


94,027 SF CLASS A OFFICE BUILDING FOR SALE

RIVERSIDE CORPORATE CENTER
240 CORPORATE BOULEVARD
NORFOLK, VA 23502

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

 www.harveylindsay.com  757.640.8700

 999 Waterside Drive | Suite 1400 | Norfolk, Virginia 23510

PROPERTY INFORMATION

RIVERSIDE CORPORATE CENTER

PROPERTY ADDRESS:	240 Corporate Boulevard Norfolk, Virginia 23502
BUILDING AREA:	94,027 rentable square feet
STORIES:	4
LAND AREA:	4.9 acres
YEAR BUILT:	1989
SIGNAGE:	Monument and Building
ZONING:	Office (O). Permitted uses include office, medical, college/university, adult day care, and hotel/motel.
PARKING:	331 spaces (3.52 spaces per 1,000)
LOCATION:	Located in the center of Hampton Roads at the convergence of Interstate 64, Interstate 264 and South Military Highway halfway between downtown Norfolk and Virginia Beach Town Center.
FOR LEASE:	\$20 PSF FULL SERVICE
FOR SALE:	Reduced: \$13,500,000 \$11,000,000

					
5.0 Miles to Downtown Norfolk	5.0 Miles to Virginia Beach Town Center	5.0 Miles to Norfolk International Airport	12 Miles to Norfolk Naval Station	12 Miles to Virginia Port Authority	18 Miles to Virginia Beach Oceanfront

EXECUTIVE SUMMARY

Riverside Corporate Center is in the heart of Hampton Roads at I-64 and I-264 with immediate access to The Tide Light Rail at Military Highway Station and an HRT bus stop at Corporate and Military. This corporate park setting features a walking trail and offers a professional environment with neighbors, Virginia Eye Consultants, CVP Physicians, Portfolio Recovery Associates, and U.S. Marine Management. Its close proximity to Sentara Leigh Hospital and Brock Cancer Center creates a synergy for medical providers and patients. The signalized intersection of South Military Highway and Corporate Boulevard creates an easy ingress and egress for employees and visitors of the building. Enjoy multiple nearby amenities including restaurants, retail, and the City of Norfolk's Military Circle Mall which is slated for a new mixed-use redevelopment.



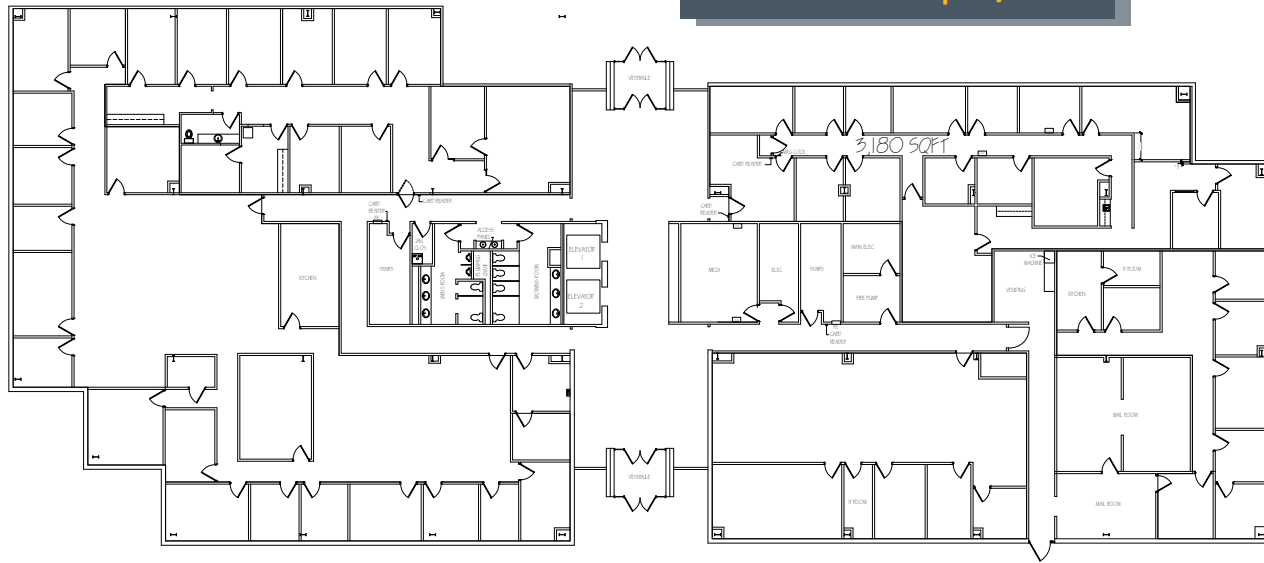
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EXISTING FLOOR PLANS

FIRST FLOOR | 21,640 SF

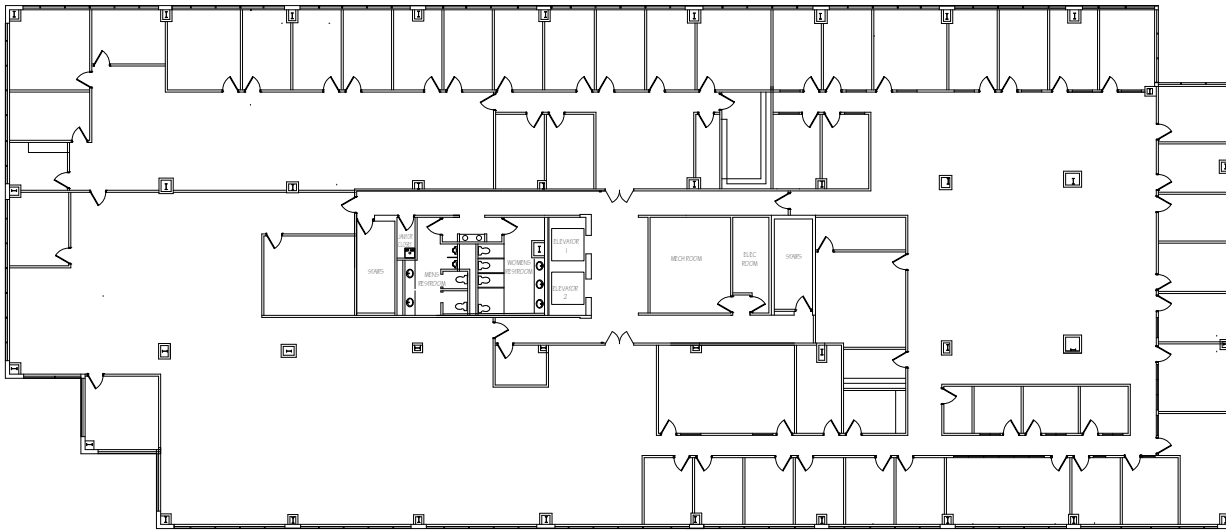


SECOND FLOOR | 23,208 SF



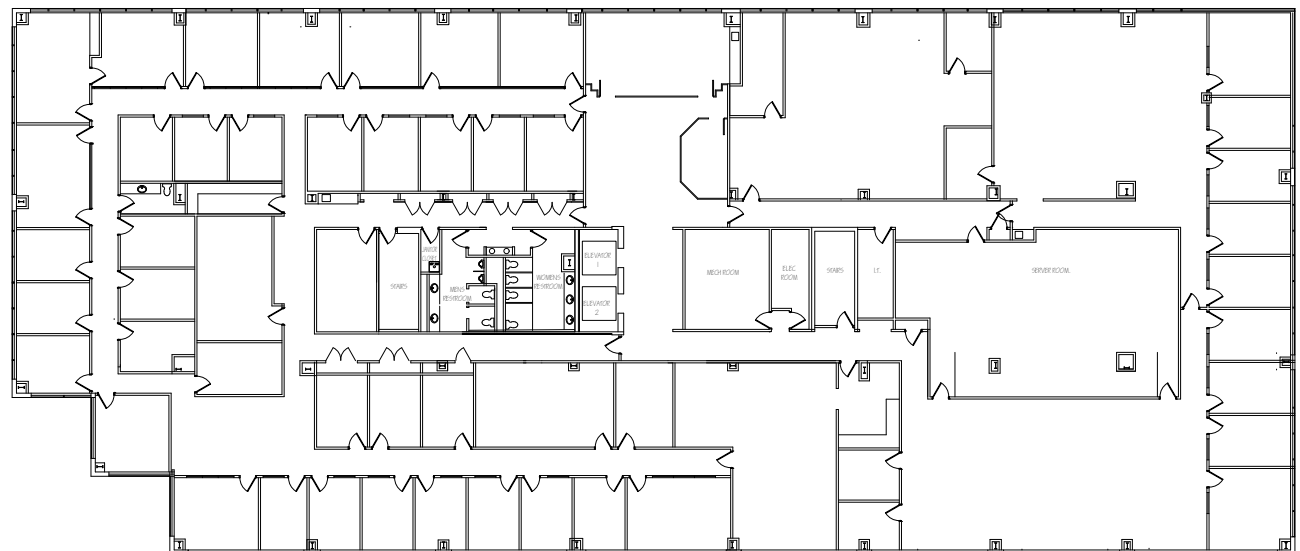
EXISTING FLOOR PLANS

THIRD FLOOR | 24,477 SF

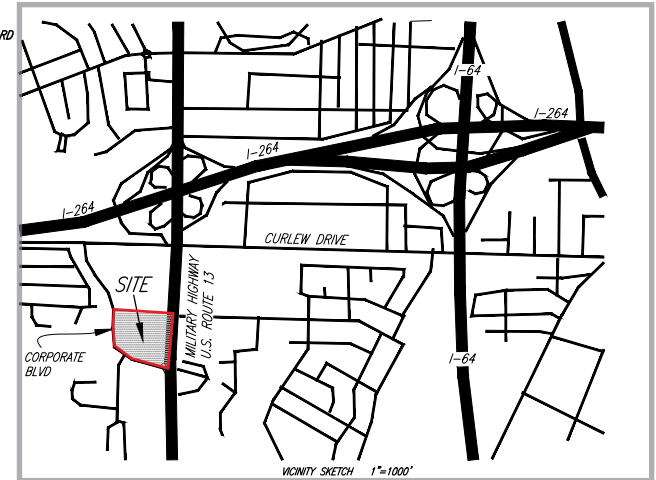
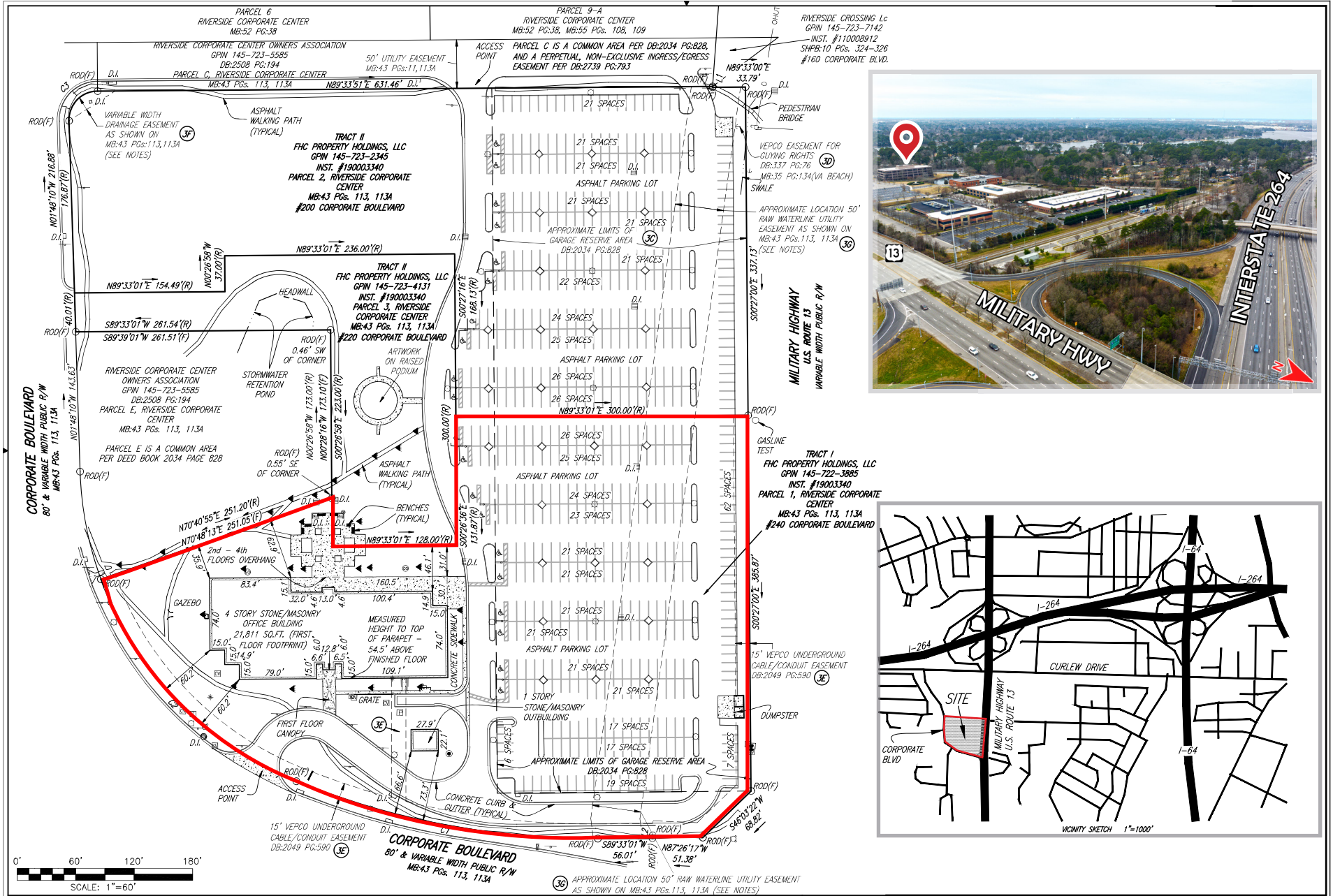


FOURTH FLOOR LOBBY

FOURTH FLOOR | 24,702 SF



BUILDING SURVEY



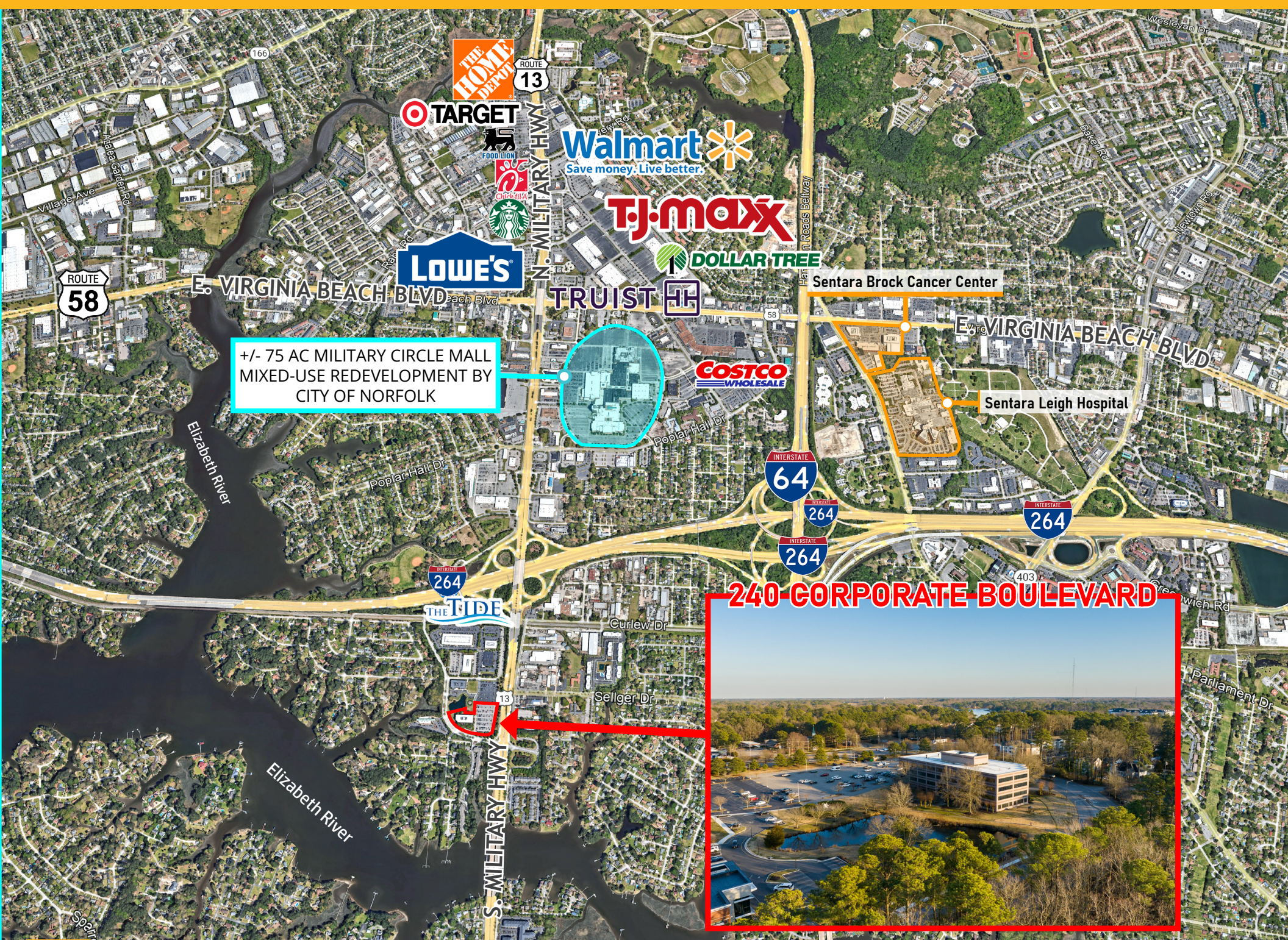
LOCATION MAP



Distance to:
Virginia Beach - 18 mi
Downtown Norfolk - 5 mi
Greenbrier, Chesapeake - 8 mi
Harbour View, Suffolk - 18 mi

- 1. 241 Corporate Blvd, Norfolk, VA**
Owner - Montecito Medical
Tenant - Virginia Eye Consultants
- 2. 200 Corporate Blvd, Norfolk, VA**
Owner - Montecito Medical
Tenant - Virginia Eye Consultants
(Surgery Center)
- 3. 220 Corporate Blvd, Norfolk, VA**
Owner Occupied - Centria Healthcare
- 4. 150 Corporate Blvd, Norfolk, VA**
Owner - Real Estate Value Advisors
Tenant - PRA Group
- 5. 140 Corporate Blvd, Norfolk, VA**
Owner - The Overton Group
Tenant - U.S. Marine Management
- 6. 130 Corporate Blvd, Norfolk, VA**
Owner - Generation Income Properties
Tenant - PRA Group
- 7. 120 Corporate Blvd, Norfolk, VA**
Owner - Robinson Development
Tenant - PRA Group
- 8. The Tide Rail at Military Highway**

240 Corporate Blvd



+/- 75 AC MILITARY CIRCLE MALL
MIXED-USE REDEVELOPMENT BY
CITY OF NORFOLK



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