



COMMERCIAL PROPERTY – RETAIL / OFFICE

“FOR LEASE”: 21st STREET CORRIDOR

TENANT IMPROVEMENT ALLOWANCE OF \$15/SF

(can be subdivided into 2,500sq. ft. units)

Location:	344 & 350 W. 21st Street, Norfolk, VA
Building Size:	* ± 10,000 sq. ft. (Total) • 5,000 sq. ft. 344 West 21 st Street • 5,000 sq. ft. 350 West 21 st Street
Zoning:	C-2 (Commercial Corridor)
Construction:	Roof: Built-up Floor: Slab Structure: Masonry HVAC: Gas heat, conventional air (<i>units to be installed at Landlord's expense</i>) 350 W 21 st Street has one roll-up door @ back alley 344 W 21 st Street has two sets of double exit doors @ back alley Both units currently in cold vanilla shell condition
Ceiling Heights:	10 - 12' (approx.)
Lease Rate:	\$20.00/sq. ft. modified net 2 UNITS OF 5,000 sq. ft. each unit (<i>sub-division rate for 2,500 sf @ 350 W. 21st Street, Corner Location = \$25.00/ sq. ft. modified net</i>) <u>Tenant improvement allowance @ \$15.00/sf for minimum 5 year lease commitment.</u>
Amenities:	Prime Retail/Office location on the 21st Street Ghent Corridor, contiguous to the “Palace Shops” Retail/Office Complex
Contact:	Frank P. Thomas, III SAM SEGAR & ASSOCIATES, INC. 315 Edwin Drive, Suite 103, Virginia Beach VA 23462 (757) 497-4446 Office / (757) 285-9004 Cell <u>Frank@SamSegar.com</u>

This information is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease; errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making final decision.