

FOR LEASE

SENTARA BROCK CANCER CENTER

6251 E. Virginia Beach Boulevard | Norfolk, VA 23502



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

SENTARA BROCK CANCER CENTER

6251 E. Virginia Beach Boulevard | Norfolk, VA 23502



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OFFERING SUMMARY

Lease Rate:	\$24.02 SF/yr (NNN)
Building Size:	251,183 SF
Available SF:	3,045 - 29,770 SF

SPACES	LEASE RATE	SPACE SIZE
Fourth Floor Suite	\$24.02 SF/yr	10,511 SF
Fourth Floor Suite	\$24.02 SF/yr	3,045 SF
Fifth Floor Suite	\$24.02 SF/yr	29,770 SF

PROPERTY HIGHLIGHTS

- 43,326 LSF available within this Class A 251,183± SF cancer treatment center which serves over 700 people a day. The center is situated on the campus of Sentara Leigh Hospital, a 250-bed, full service hospital specializing in orthopedic, cardiac, advanced imaging, general surgical, gynecological, obstetrical, and comprehensive breast care services.
- 600-vehicle parking deck.
- Strategic location with quick access to I-64 and I-264.
- In close proximity to multiple modes of public transportation that includes the Newtown Road Light Rail Station and HRT Bus Routes 22 and 27.
- First class property management.
- Generous landlord contribution to tenant's construction costs.

FACILITY SERVICES

SENTARA BROCK CANCER CENTER

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SENTARA BROCK CANCER CENTER SERVICES

- This new patient-centered facility is a clinically advanced destination for hope and healing. Patients can expect a beautiful, calming environment that includes an outdoor Healing Garden, original art by local community artists, and quiet family workstations for caregivers as they assist their loved ones at appointments.
- The facility offers a comprehensive portfolio of clinical offerings to support a cancer patient in all aspects of their care, including Sentara's first outpatient supportive care clinic in the Hampton Roads community.
- Advanced diagnostic and imaging services are offered including PET, MRI, CT, X-Ray, Bone Density, and the Sentara Leigh Comprehensive Breast Center.
- Complimentary alternative medicine therapies and services are also offered to provide a holistic approach to patient care including art therapy, support groups, massage, and more.
- The facility features retail partners such as Silhouette Mastectomy Boutique, a retail shop for wig services, headwear, and mastectomy products; and the Smoothie Stop Cafe, offering delicious and healthy smoothies, cold-pressed juices, grab-and-go wraps, and salads.
- An outpatient therapy center specializing in cancer and neuro therapies is on-site.
- Luke Hillier Cancer Research Alliance, an innovative partnership between Sentara, EVMS, and Virginia Oncology Associates working to advance oncology research is provided at this facility.

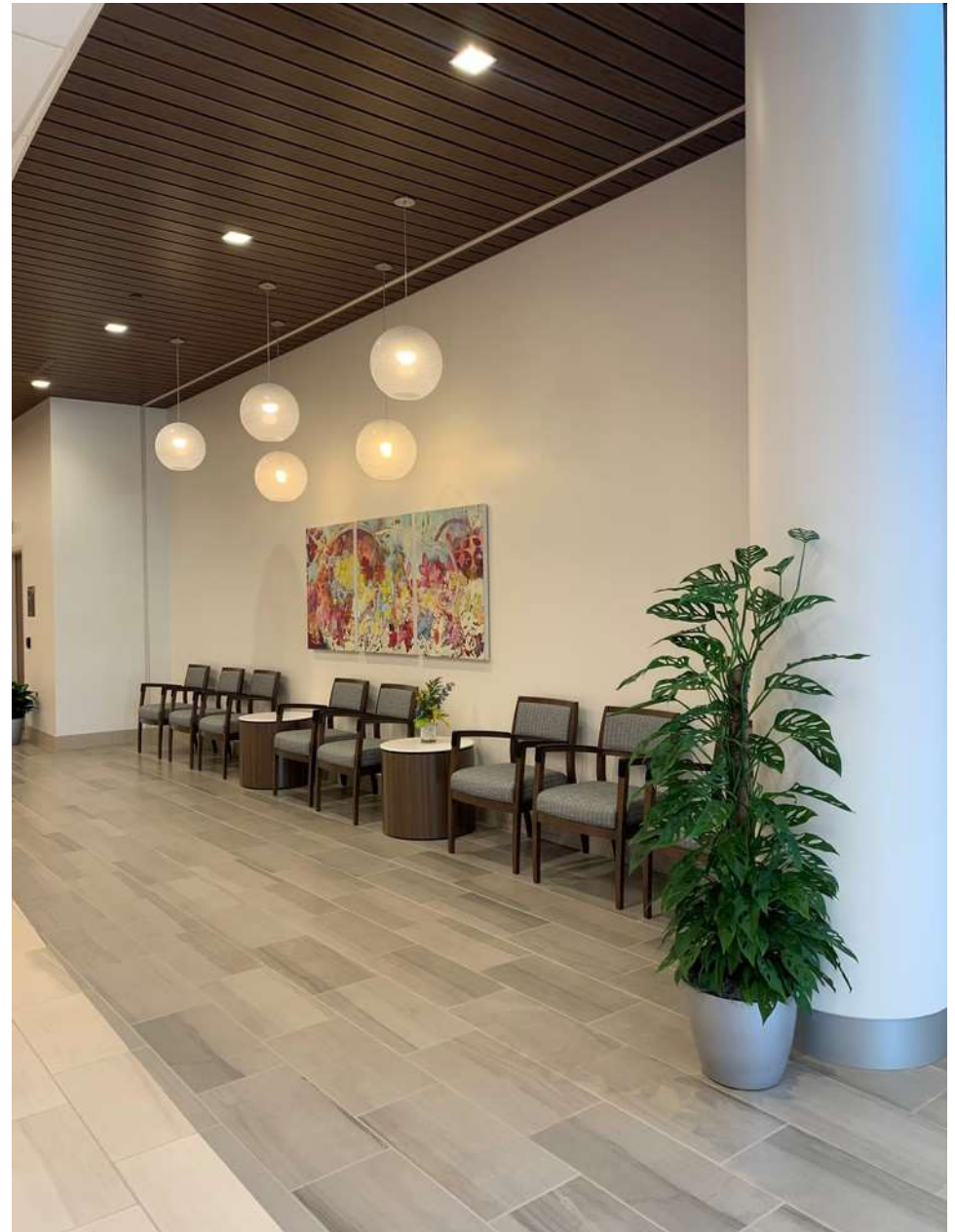


ADDITIONAL PHOTOS

SENTARA BROCK CANCER CENTER
6251 E. Virginia Beach Boulevard | Norfolk, VA 23502



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LOCATION MAP

SENTARA BROCK CANCER CENTER

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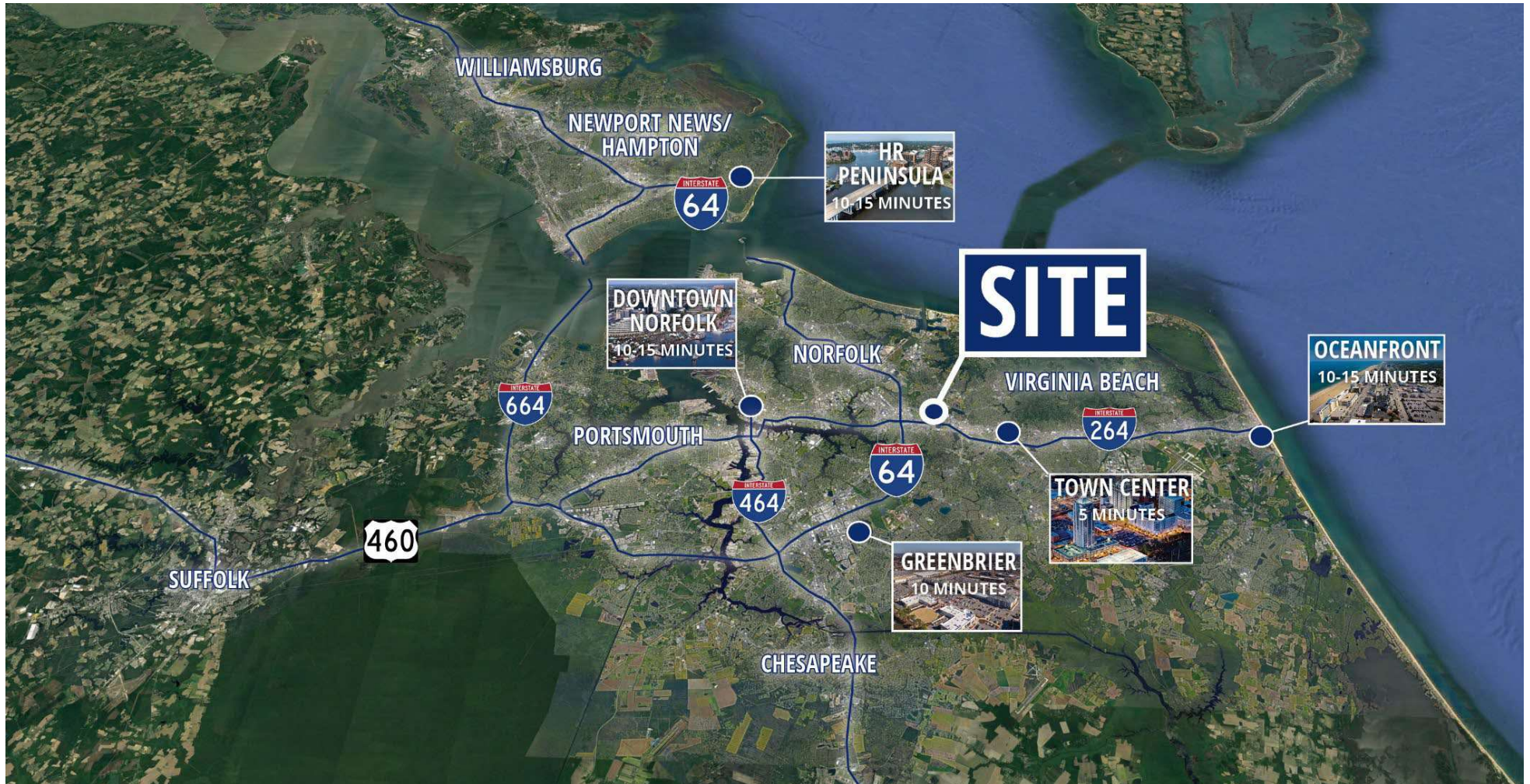
REGIONAL AERIAL

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AERIAL MAP

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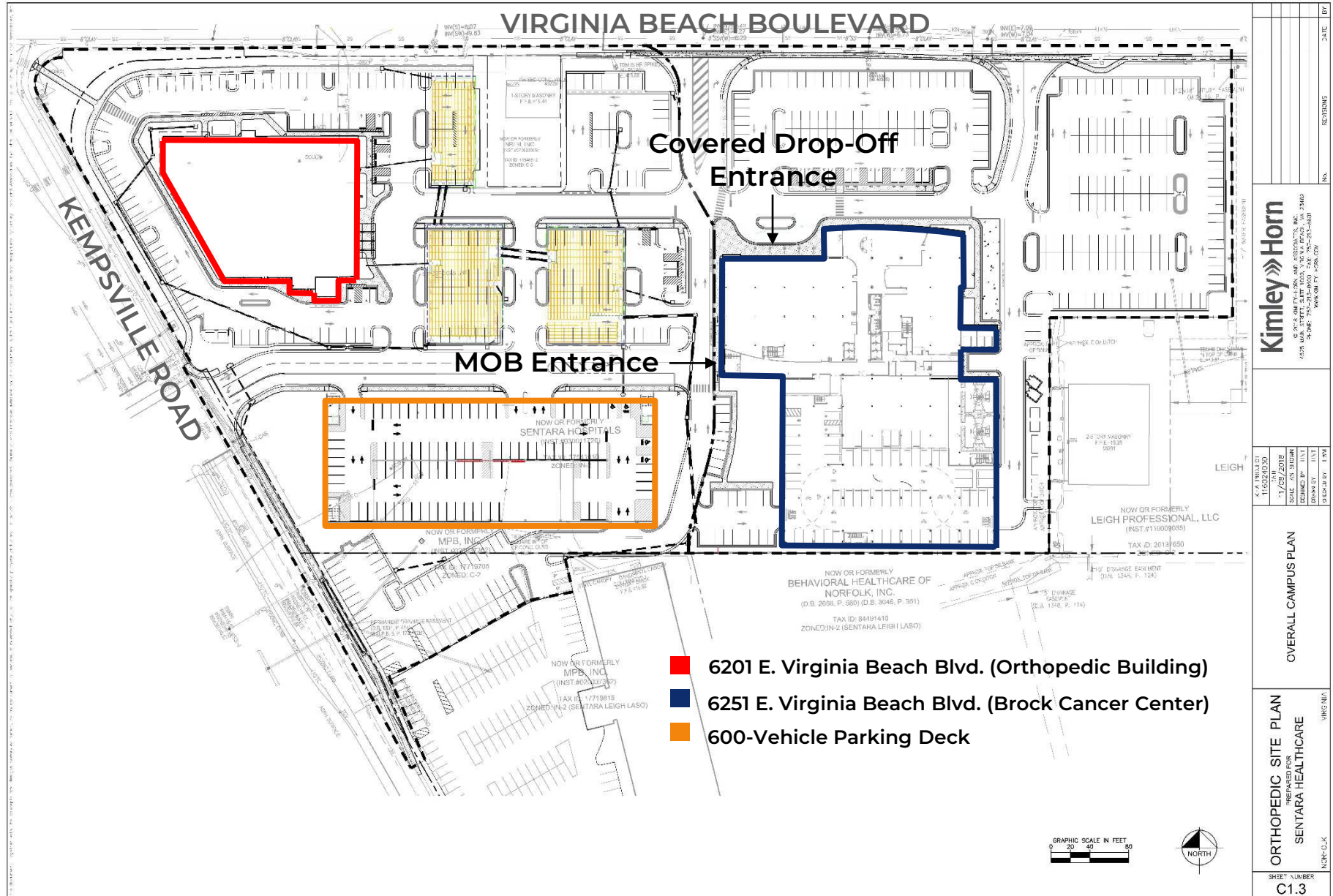
SITE PLAN

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THIRD FLOOR PLAN

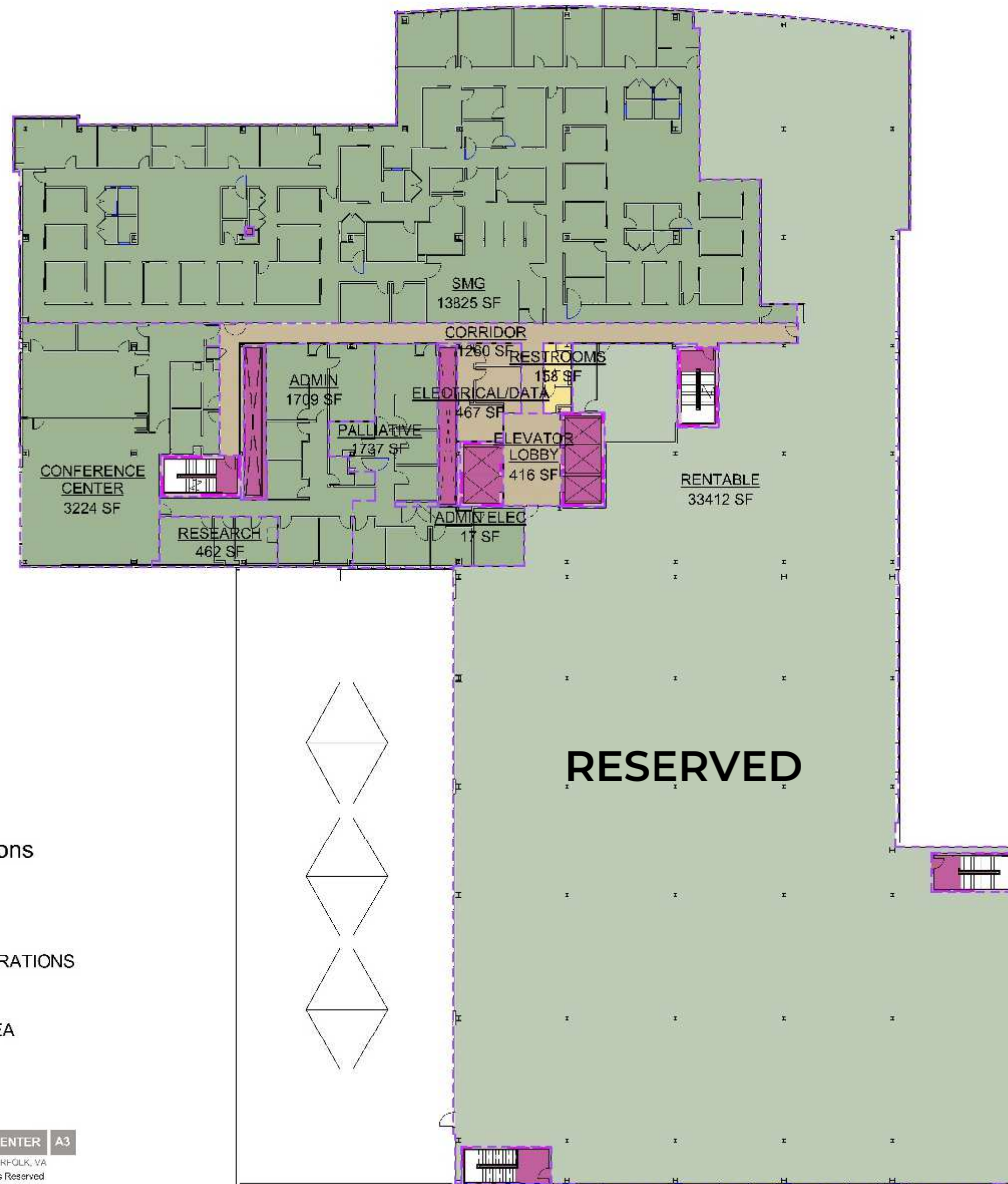
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BOMA Space Designations

- FLOOR AMENITY AREAS
- FLOOR SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- OCCUPANT AREA
- RENTABLE BUILDING AREA



BOMA AREAS - THIRD FLOOR

SENTARA CANCER CENTER

A3

12/13/19

CITY OF NORFOLK, VA

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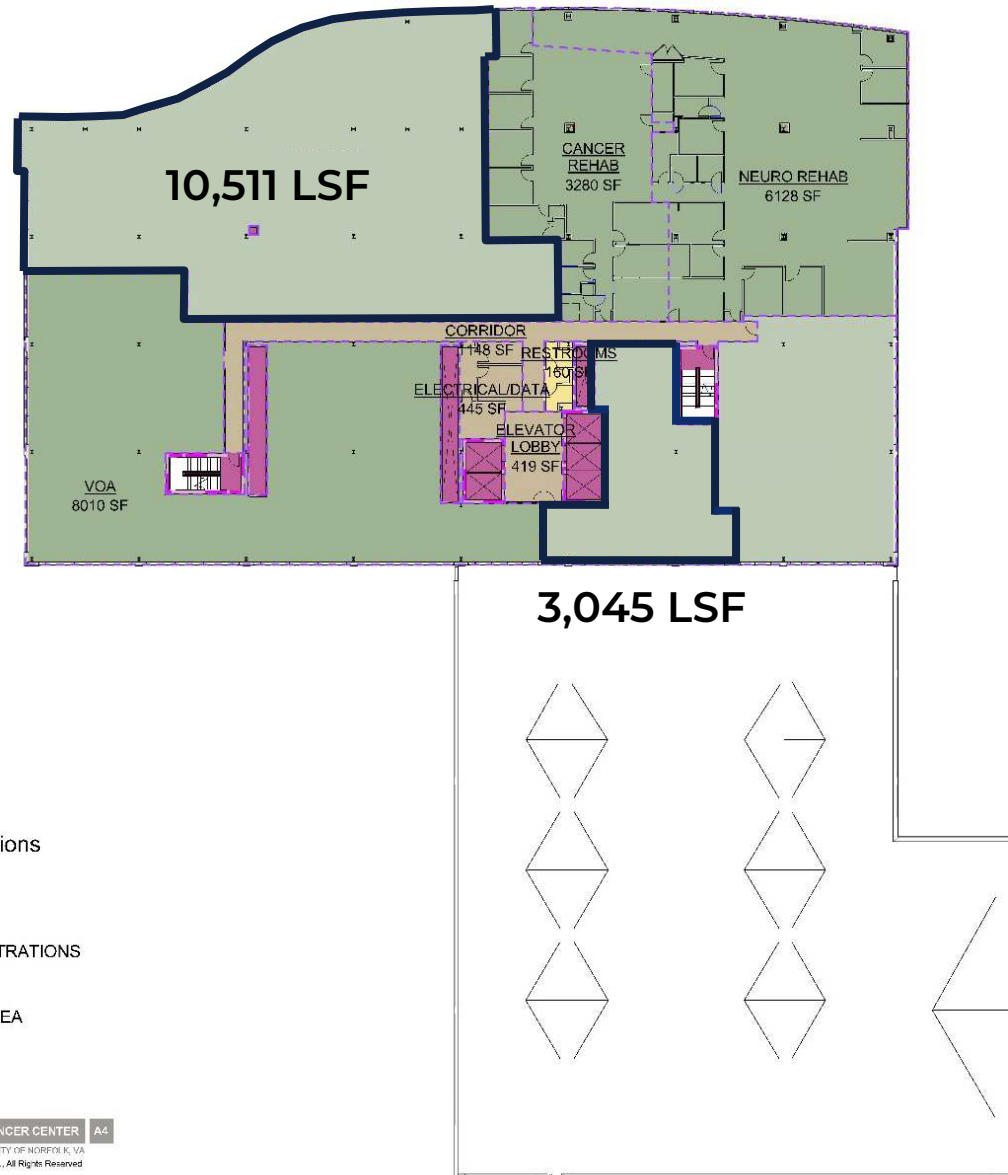
FOURTH FLOOR PLAN

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BOMA AREAS - FOURTH FLOOR

SENTARA CANCER CENTER

A4

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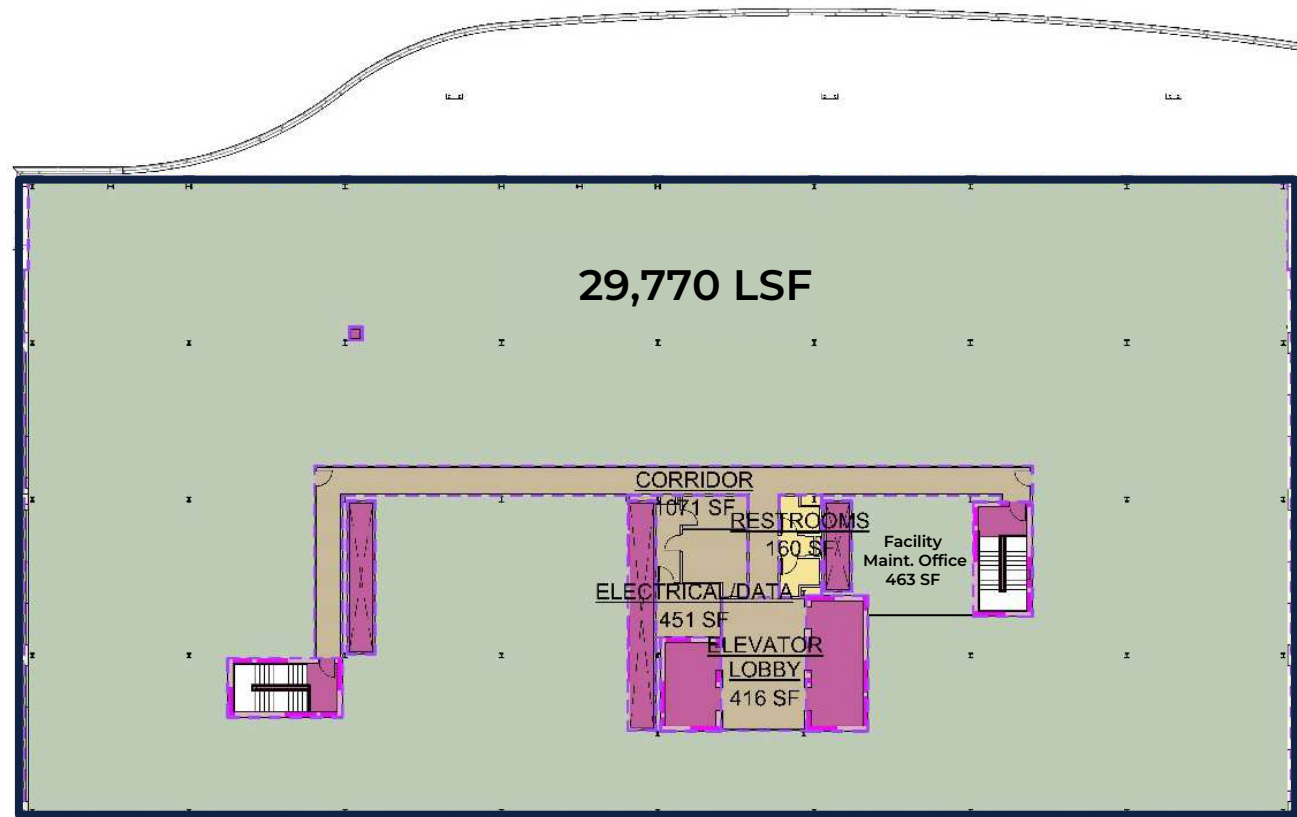
FIFTH FLOOR PLAN

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BOMA Space Designations

- FLOOR AMENITY AREAS
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BOMA AREAS - FIFTH FLOOR

SENTARA CANCER CENTER A5

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POTENTIAL LAYOUT

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SCHEMATIC PLAN - OPTION 1

SENTARA CANCER CENTER

1

November 2, 2020

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POTENTIAL LAYOUT

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SCHEMATIC PLAN - OPTION 2

SENTARA CANCER CENTER

2

November 2, 2020

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DEMOGRAPHICS MAP & REPORT

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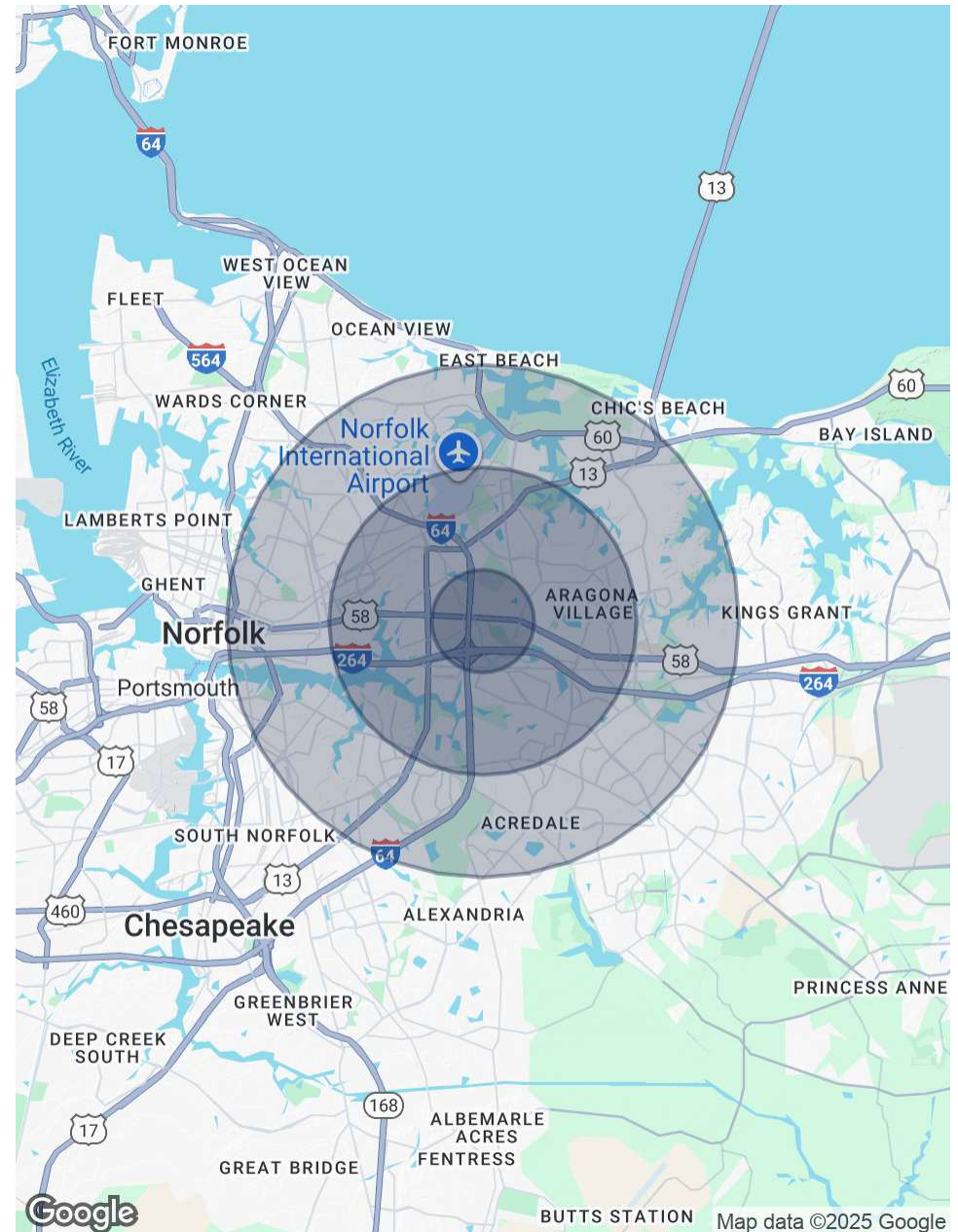
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,112	87,205	283,495
Average Age	33.0	35.0	34.4
Average Age (Male)	30.4	33.1	32.9
Average Age (Female)	35.8	37.6	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,464	32,766	105,515
# Of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$56,654	\$65,392	\$63,916
Average House Value	\$241,579	\$236,424	\$256,006

2020 American Community Survey (ACS)



CONTACT INFORMATION

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