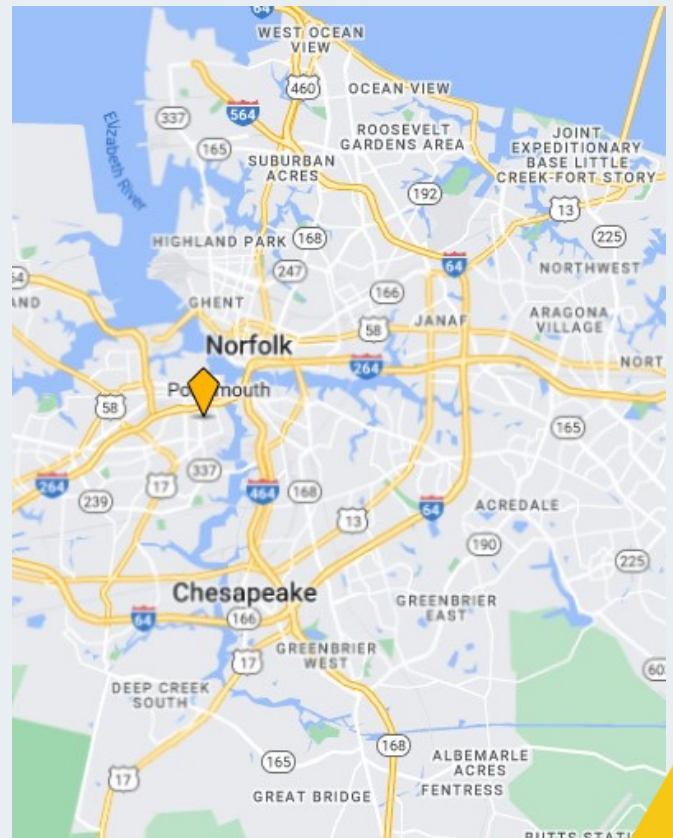


# OFFICE/FLEX SPACE FOR LEASE



## 670 LINCOLN ST-SOUTHSIDE SHOPPING CENTER

- **3,645 SF Space Available**
- **Showroom/Office/Flex Space Available with Garage Door Access**
- **Easy access to I-264 and Downtown Tunnel to Norfolk**
- **112 Surface Parking Spaces**
- **Bus Line, Commuter Rail, Freeway Visibility, Signage**
- **\$12.00 PSF Net Utilities**
- **Additional Land Available for Ground Lease**
- **Call to set up a Tour  
757-816-0182**



# PHOTOS





# SPACE PLAN



## UNIT 664 FLOOR PLAN

3/32" = 1'-0"

### LIFE SAFETY LEGEND

MAX. TRAVEL DISTANCE = X' - X"  
TO EACH EXIT →

EXIT SIGN WITH EMERGENCY LIGHTING  
FIXED EMERGENCY LIGHTING

- LINCOLN CENTER -  
PORTSMOUTH, VA 23704

### BUILDING CODE DESIGN SUPPORTING DATA

#### GENERAL INFORMATION:

NAME OF PROJECT: 664 LINCOLN ST.  
PROJECT DESCRIPTION: OCCUPANCY FOR EXISTING TENANT SPACE  
ADDRESS: 664 LINCOLN ST., PORTSMOUTH, VA 23704  
OWNER / AGENT: PHONE #

#### DESIGN PROFESSIONALS:

DESIGNER FIRM NAME LICENSE NO. PHONE NO.  
ARCHITECTURAL RBA ARCHITECTS TOM RETNAUER, AIA 010812 (757) 446-2471

#### APPLICABLE BUILDING CODE:

2021 VIRGINIA CONSTRUCTION CODE (VCC)

#### AREA TABULATIONS:

DISPLAY/SHOWROOM: 2,170 SF  
BUSINESS AREAS: 1,475 SF  
TOTAL TENANT SPACE AREA: 3,645 SF

#### BUILDING OCCUPANCY:

USE GROUP (PER VCC 902.1): "M" MERCANTILE

#### CONSTRUCTION TYPE:

CONSTRUCTION TYPE (PER VCC 602): V-B

#### FIRE PROTECTION SYSTEMS:

FIRE SPRINKLER SYSTEM (PER VCC 903): ☒ NO ☐ YES (PER VCC 903, THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, AND NFPA 13 PER VCC 903.3.1)

#### AREA ALLOWANCE PER OCCUPANT:

BUSINESS AREAS: 1,475 SF / 150 GROSS SF PER PERSON= 10 OCCUPANTS  
MERCANTILE AREA: 2,170 SF / 50 GROSS SF PER PERSON= 37 OCCUPANTS  
TABULAR OCCUPANCY TOTAL: 47 OCCUPANTS

#### MEANS OF EGRESS:

EXIT TRAVEL DISTANCE (W/O SPRINKLER): 200 FEET  
EXITS PER FLOOR - WHEN OCCUPANT LOAD > 50: 1 MINIMUM

#### PLUMBING FIXTURE CALCULATIONS:

MENS RESTROOM: 1 EXISTING TO REMAIN  
WOMENS RESTROOM: 1 EXISTING TO REMAIN  
WATER FOUNTAIN: REQUIRED 1 PROVIDED 1



THESE DRAWINGS CAN NOT BE USED, COPIED, TRACED OR REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RETNAUER BARNES ASSOCIATES, LLC.

02/21/24

# GROUND LEASE PARCELS

