

FOR LEASE

HAGUE MEDICAL CENTER
400 W Brambleton Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.

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VIDEO



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EXECUTIVE SUMMARY

HAGUE MEDICAL CENTER

400 W Brambleton Ave | Norfolk, VA 23510



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OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	35,358 SF
Available SF:	1,527 - 4,958 SF
Year Built:	1977
Renovated:	2023

SPACES	LEASE RATE	SPACE SIZE
Suite 200	Call Agent	4,958 SF
Suite 201	Call Agent	2,345 SF
Suite 301	Call Agent	1,527 SF

PROPERTY OVERVIEW

Located within walking distance to Eastern Virginia Medical Center, Ghent, and Downtown Norfolk, 400 W Brambleton Ave. is the perfect new home for your practice. This recently renovated medical office offers convenient and hard-to-find surface parking along with stunning waterfront views, making it a truly unique medical office setting. Ample parking, on-site management, and proximity to major transportation hubs provide unparalleled convenience for tenants.

PROPERTY HIGHLIGHTS

- Free and abundant surface parking with covered drop-off
- Full-service medical office lease
- Recently renovated common areas in 2023
- Close proximity to Norfolk Medical Complex, Downtown Norfolk, Ghent, and a huge referral base
- Easy access from signalized intersection and short walking distance to The Tide Light Rail
- Existing tenants include: Bayview Physicians, CHKD, Norfolk Oral Surgery & Implant Center, and the Hague Center for Cosmetic and Plastic Surgery
- 2nd Generation medical suites immediately available

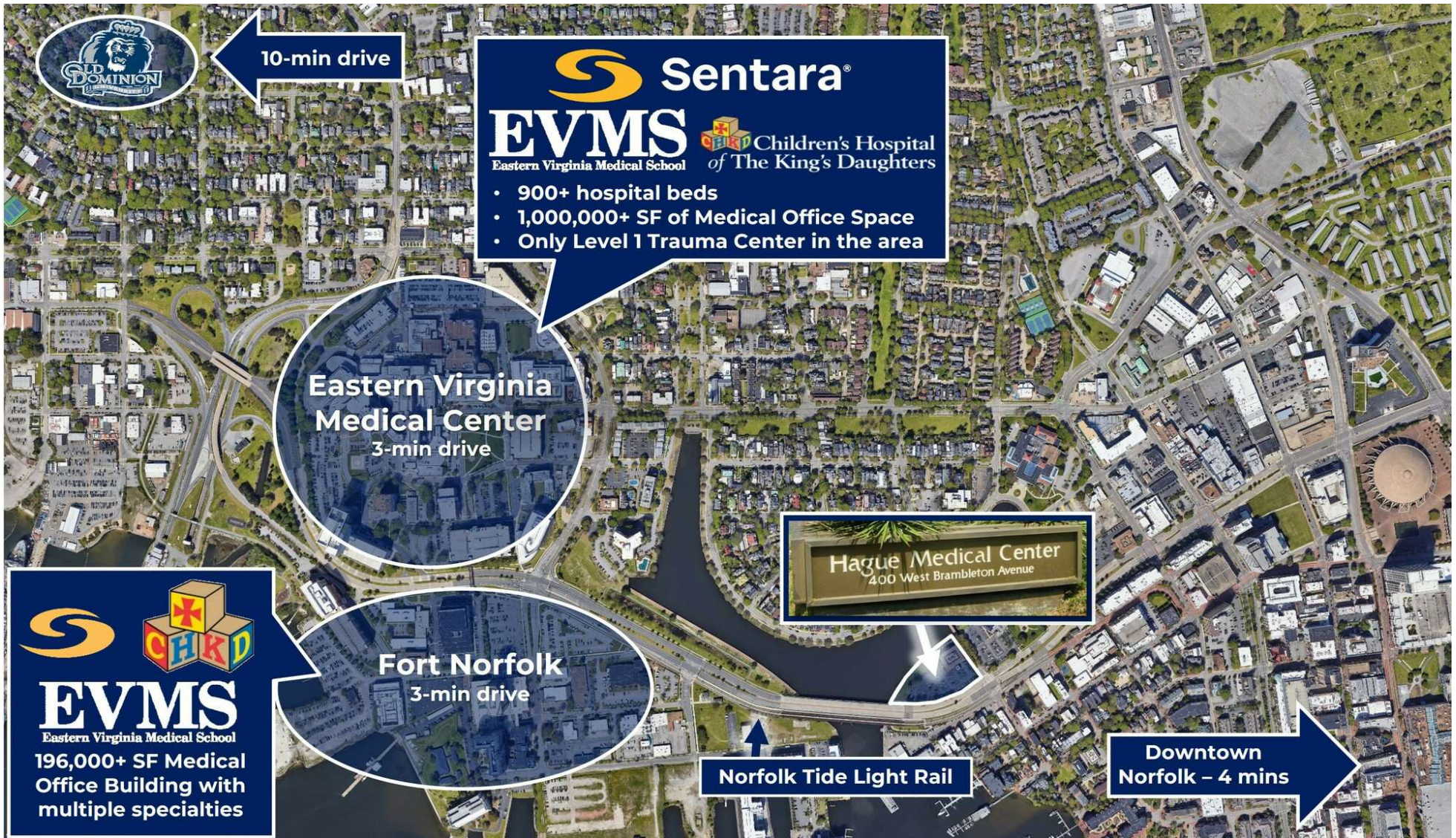
MEDICAL TRADE AREA

HAGUE MEDICAL CENTER

400 W Brambleton Ave | Norfolk, VA 23510



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EASTERN VIRGINIA MEDICAL CENTER

The subject property benefits from its immediate proximity to the Eastern Virginia Medical Center (EVMC), the largest conglomerate healthcare center in Hampton Roads. Among the providers on the 40-acre EVMC medical campus are the following:



SENTARA®

- **Sentara Norfolk General Hospital:** A large 525-bed regional medical center, SNGH is one of just five Level 1 trauma centers in Virginia and serves as the primary teaching institution for the adjacent Eastern Virginia Medical School. It is one of just five Level 1 trauma centers in Virginia and is home to a nationally-ranked heart program at Sentara Heart Hospital. The U.S. News and World Report ranked SNGH first in Hampton Roads and sixth in the state.



- **Sentara Heart Hospital:** Located on the campus of SNGH, the Heart Hospital offers 112 inpatient beds and 45 pre- and post-outpatient procedural rooms. It is the first and only heart hospital in the Hampton Roads region. The U.S. News and World Report ranked Sentara Heart Hospital as number two in the state for Cardiology, Heart & Vascular Surgery. Their comprehensive care regimen includes advanced diagnostics and imaging, minimally invasive heart procedures, heart surgery, and heart transplants. The hospital has five cardiac operating rooms designed to conduct 2,000 cardiac surgeries per year.



- **Children's Hospital of the King's Daughters:** CHKD is a 260-bed not-for-profit hospital. It has specialties in neonatal and pediatric intensive care, cancer care, acute inpatient rehabilitation, medical and surgical care, and transitional care. It is the only freestanding pediatric hospital in Virginia. CHKD's Emergency Center attends to over 47,000 children per year.



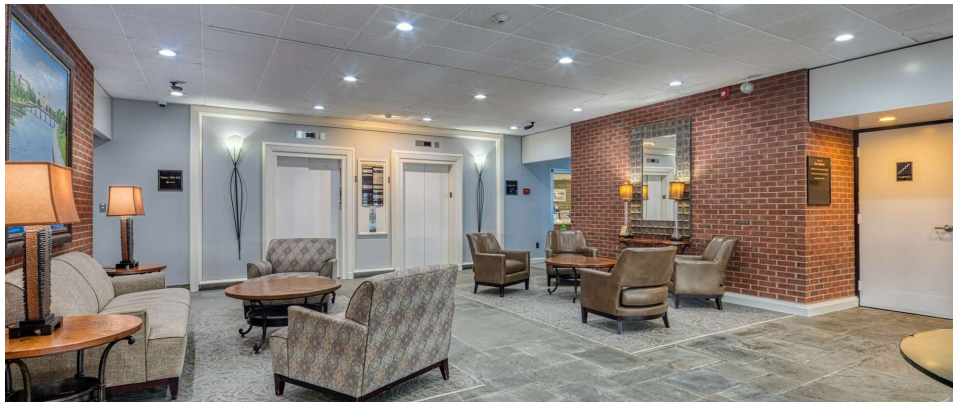
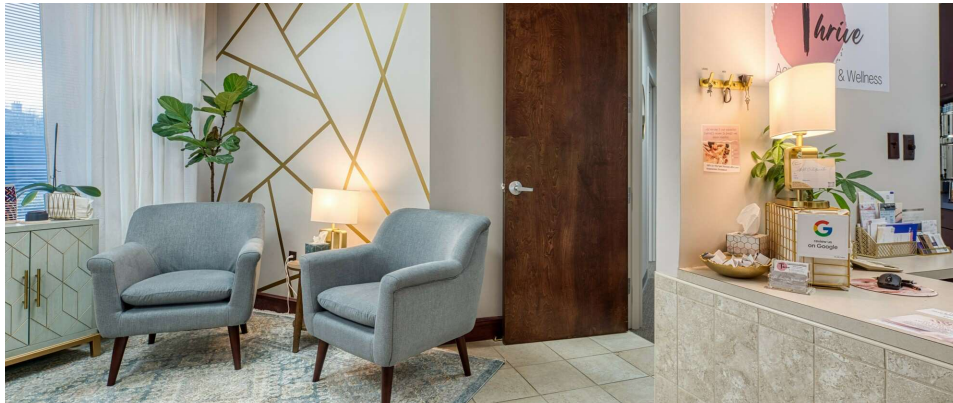
- **Eastern Virginia Medical School:** EVMS is a medical school whose campus includes Sentara Norfolk General Hospital, EVMS' main teaching institution, and the Children's Hospital of the King's Daughters, the home of its Pediatric Residency Training Program. There are over 1,400 students enrolled in 21 programs. EVMS is home to the Strelitz Diabetes Center and the Jones Institute for Reproductive Medicine, the first IVF clinic in America. It is also known for its Cancer Research Center, which has received national recognition for new cancer detection treatment.

ADDITIONAL PHOTOS

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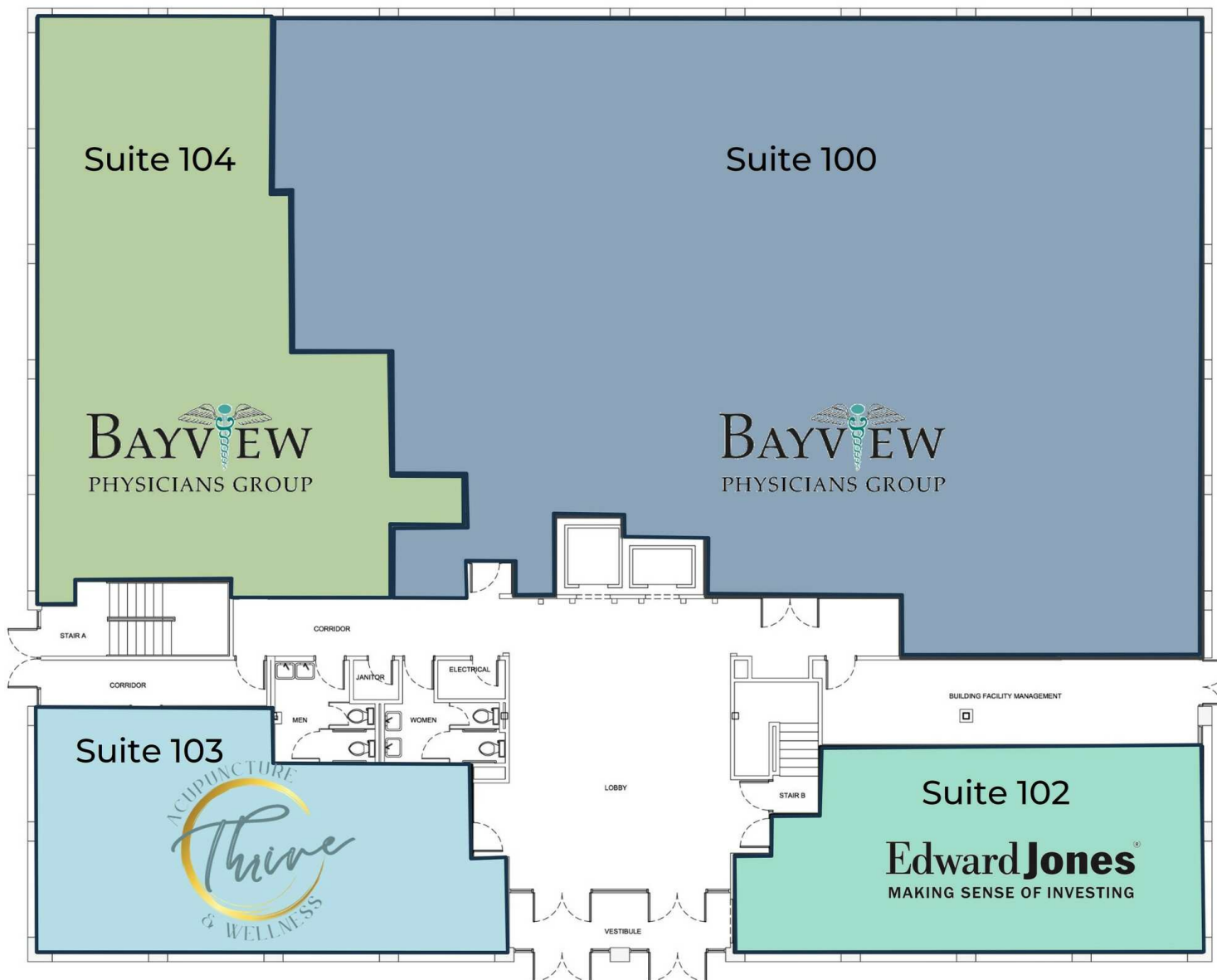
FLOOR PLAN - FIRST FLOOR

HAGUE MEDICAL CENTER
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S.L. NUSBAUM
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Fully Leased – 9,517 SF



FLOOR PLAN - SECOND FLOOR

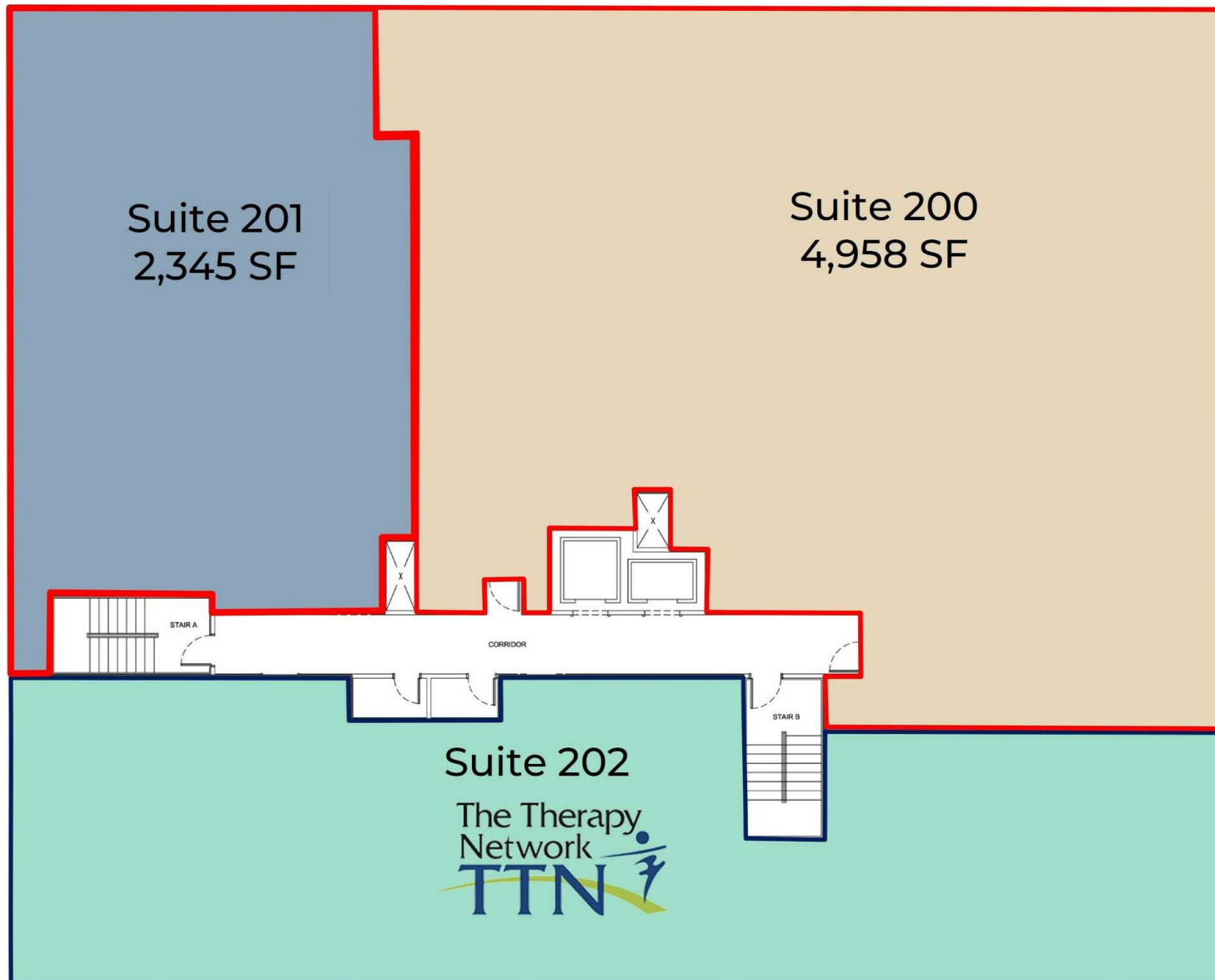
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2,345 SF – Available

4,958 SF - Available



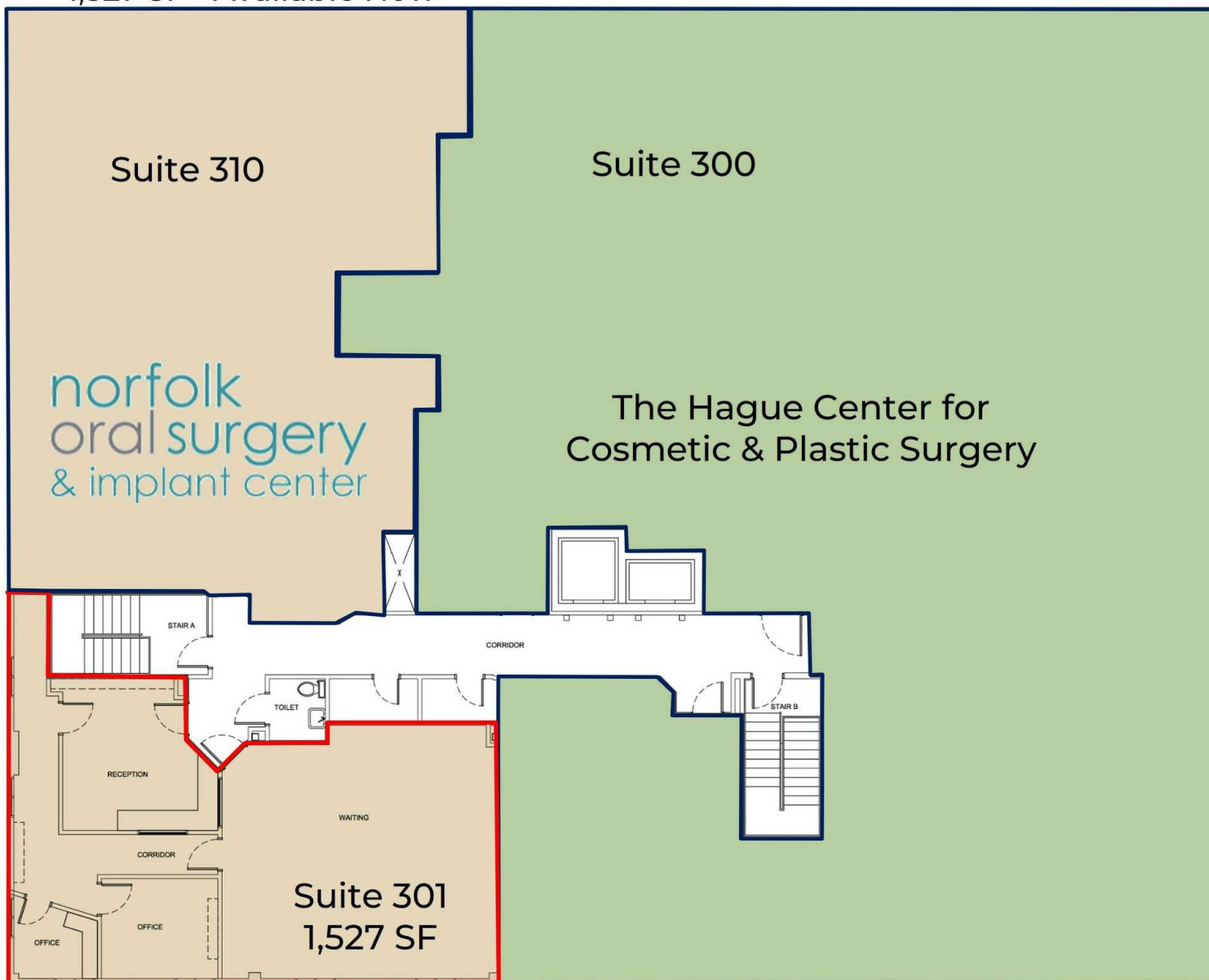
FLOOR PLAN - THIRD FLOOR

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1,527 SF - Available Now



CONTACT INFORMATION

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