

OWNER/USER OPPORTUNITY

OFFICE FOR SALE OR LEASE

TRADEWINDS CENTER
5445 HENNEMAN DRIVE
NORFOLK, VA 23513



THALHIMER

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
757 499 2900 | Thalhimer.com



TRADEWINDS CENTER

AVAILABLE

TOTAL BUILDING SIZE: 9,991 RSF

SALES PRICE: \$1,350,000

FOR LEASE: Suite 200 – 5,026 SF
ASKING RENT: \$17.00 RSF, Full Service

HIGHLIGHTS

- First floor provides cash flow with a 5-year lease through May 2031
- Two-story professional office building on 0.73 acres
 - Marquee signage
 - Zoned BC-1
 - Parking ratio of 4.6/1,000
- Nearby amenities include Norfolk Premium Outlets and IKEA
- Excellent access to I-64 and Norfolk International Airport

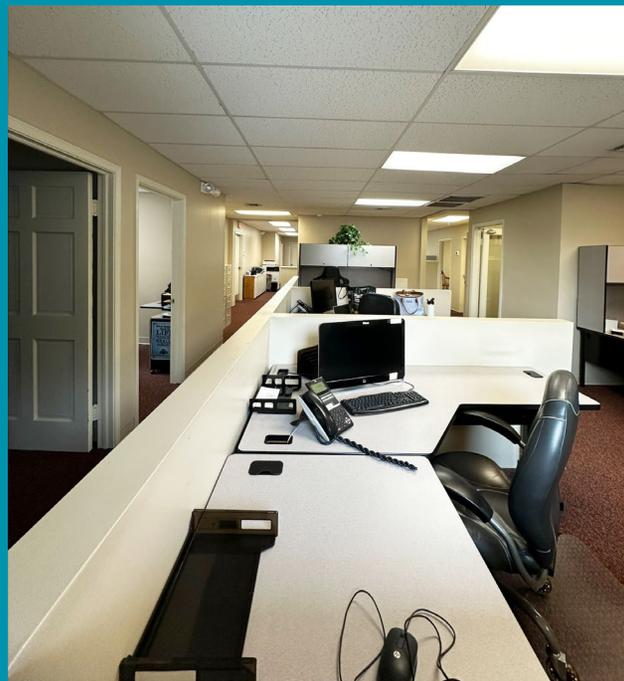
DEMOGRAPHICS – 3 MILES

Population – 102,052 | Median HH Income - \$63,636 | Daytime Population – 48,900

DEMOGRAPHICS – 5 MILES

Population – 299,733 | Median HH Income - \$67,341 | Daytime Population – 125,674

PROPERTY PHOTOS



TRADEWINDS CENTER



5445 HENNEMAN DRIVE

TRADEWINDS
CENTER

AZALEA GARDEN ROAD

N. MILITARY HIGHWAY

NORTHAMPTON BOULEVARD

E. PRINCESS ANNE ROAD

NORFOLK COMMERCE PARK

NORFOLK PREMIUM OUTLETS



Coastal Mechanical Systems
Where safety and quality come first



U.S. Department of Veterans Affairs



Booz | Allen | Hamilton



OFFICE FOR SALE OR LEASE



**TRADEWINDS CENTER
5445 HENNEMAN DRIVE
NORFOLK, VA 23513**



THALHIMER

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
757 499 2900 | Thalhimer.com



CONTACT INFORMATION:

NICOLE CAMPBELL

Vice President
757 499 0783
nicole.campbell@thalhimer.com

GEOFF POSTON, SIOR

Senior Vice President
757 650 8437
geoff.poston@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.