



**S.L. NUSBAUM**  
REALTY CO.

**FOR LEASE**

8-STORY MULTI-TENANT  
OFFICE BUILDING



355 CRAWFORD STREET  
PORTSMOUTH, VA 23704

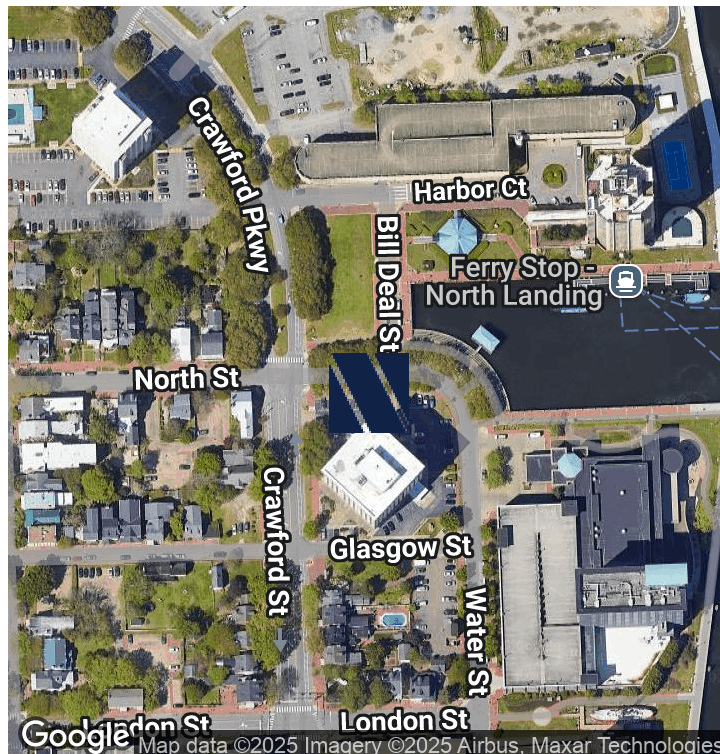
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# PROPERTY SUMMARY

355 CRAWFORD STREET  
PORTSMOUTH, VA 23704



## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	77,324 SF
Available SF:	110 - 11,359 SF
Zoning:	T6
Submarket:	Downtown Portsmouth

## PROPERTY OVERVIEW

Located on the waterfront in historic Olde Towne Portsmouth. Utilities and daily janitorial service included in lease rate. Parking spaces available for \$46.00 per month. 71 visitor parking spaces on site. Professional business park setting. Negotiable tenant improvements. Building engineer on premises. Professional property management.

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$20.00 SF/yr	2,692 SF
Suite 205-B	\$2,228 per month	1,114 SF
Suite 205-C	\$1,600 per month	800 SF
Suite 205-D	\$1,324 per month	662 SF
Suite 205-E	\$2,052 per month	1,026 SF
Suite 205-F	\$1,408 per month	704 SF
Suite 300	\$20.00 SF/yr	6,813 SF
Suite 400	\$20.00 SF/yr	11,359 SF
Suite 600-A	\$400 per month	110 SF
Suite 604	\$795 per month	396 SF

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# LOCATION MAP

355 CRAWFORD STREET  
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## LOCATION OVERVIEW

Located on the waterfront in Historic Olde Towne Portsmouth, just half a block from our U.S. Coast Guard Headquarters and only three minutes from the Naval Hospital with a full view of the Elizabeth River and the beautiful City of Norfolk Skyline.

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# ADDITIONAL PHOTOS

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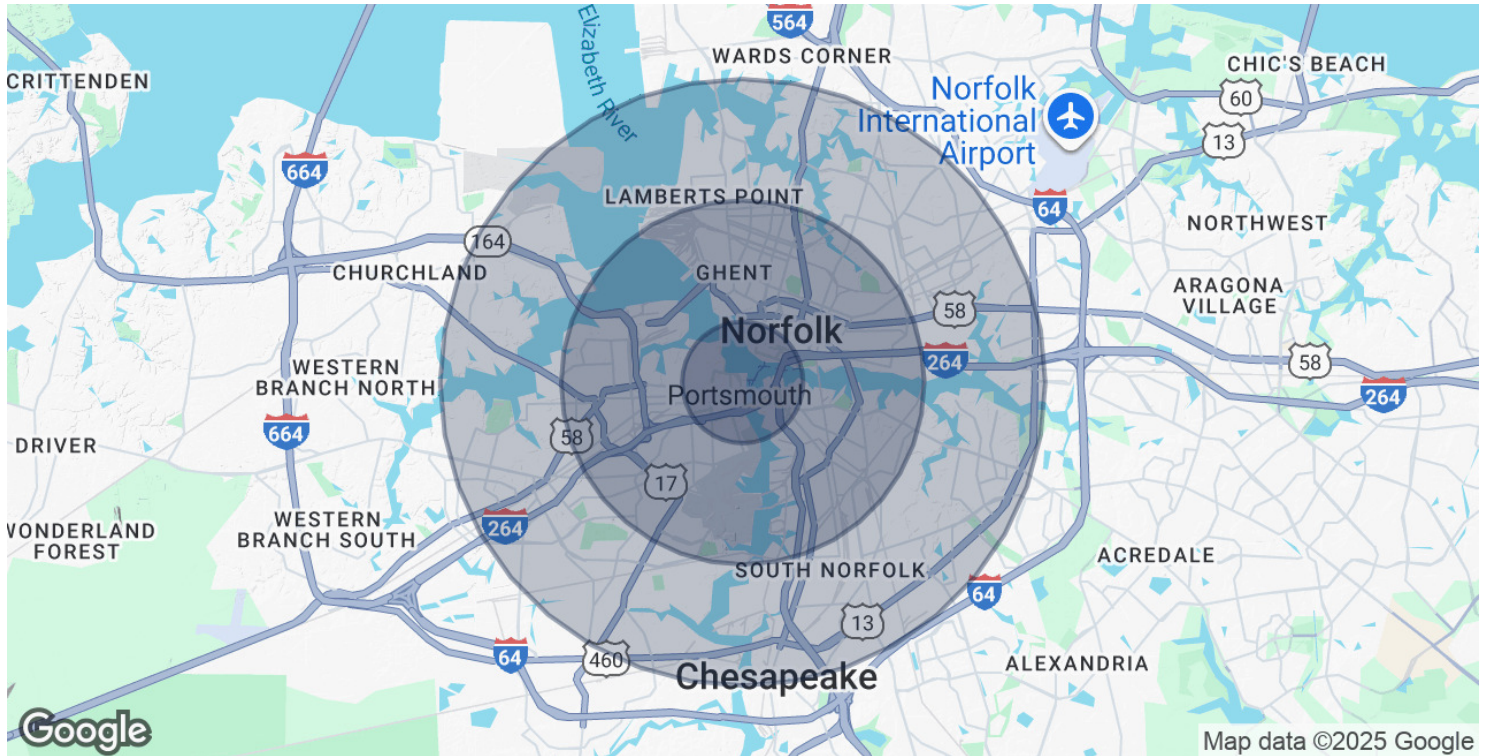




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# DEMOGRAPHICS REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,654	130,315	272,801
Average Age	40	34.20	36.00
Average Age (Male)	32.3	27.3	30.2
Average Age (Female)	40.1	32.8	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,098	42,118	96,601
# Of Persons Per HH	1.9	2.4	2.5
Average HH Income	\$70,280	\$58,531	\$66,034
Average House Value	\$240,023	\$183,702	\$192,030

\* Demographic data derived from 2020 CoStar Data

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# CONTACT ME



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