

FOR LEASE

DOWNTOWN RETAIL SPACE

440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

Senior Associate

O. 757.263.4847

lbangel@slnusbaum.com

MURRAY ROSENBACH

Senior Vice President

O. 757.640.2229

mrosenbach@slnusbaum.com

PROUD PARTNER
XTEAM
RETAIL ADVISORS

S.L. NUSBAUM REALTY CO. | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

PROPERTY SUMMARY

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



PROPERTY DESCRIPTION

420 Monticello is a vibrant mixed-use development offering 50,000 SF of premium retail space, strategically located in the heart of Downtown Norfolk. This dynamic property provides unparalleled access to the Norfolk Tide Rail Line, ensuring seamless transportation for visitors and residents. It features 1,859 on-site parking spaces, catering to the convenience of visitors and tenants. Additionally, the center boasts 121 luxury apartments, designed to offer modern and comfortable living. With its blend of retail, residential, and transit-oriented amenities, 420 Monticello stands as a foundation of urban living in Norfolk, fostering a lively and connected community to the workforce of Downtown Norfolk.

SPACES

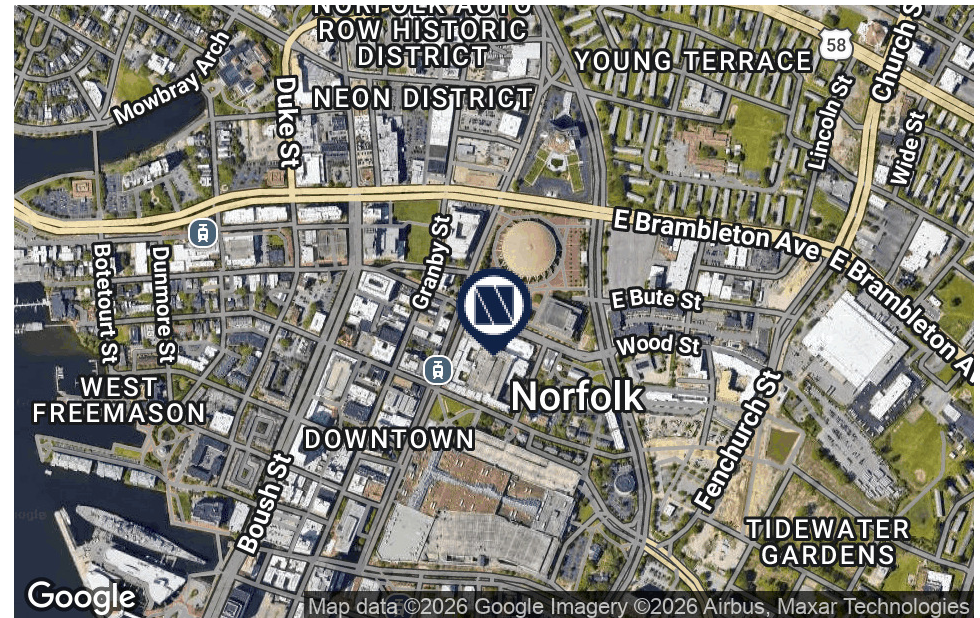
LEASE RATE

SPACE SIZE

Suite 2 - Lobby

Contact Agent

4,945 SF

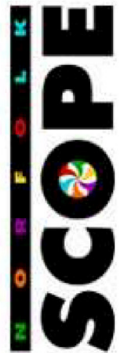


SITE PLAN

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



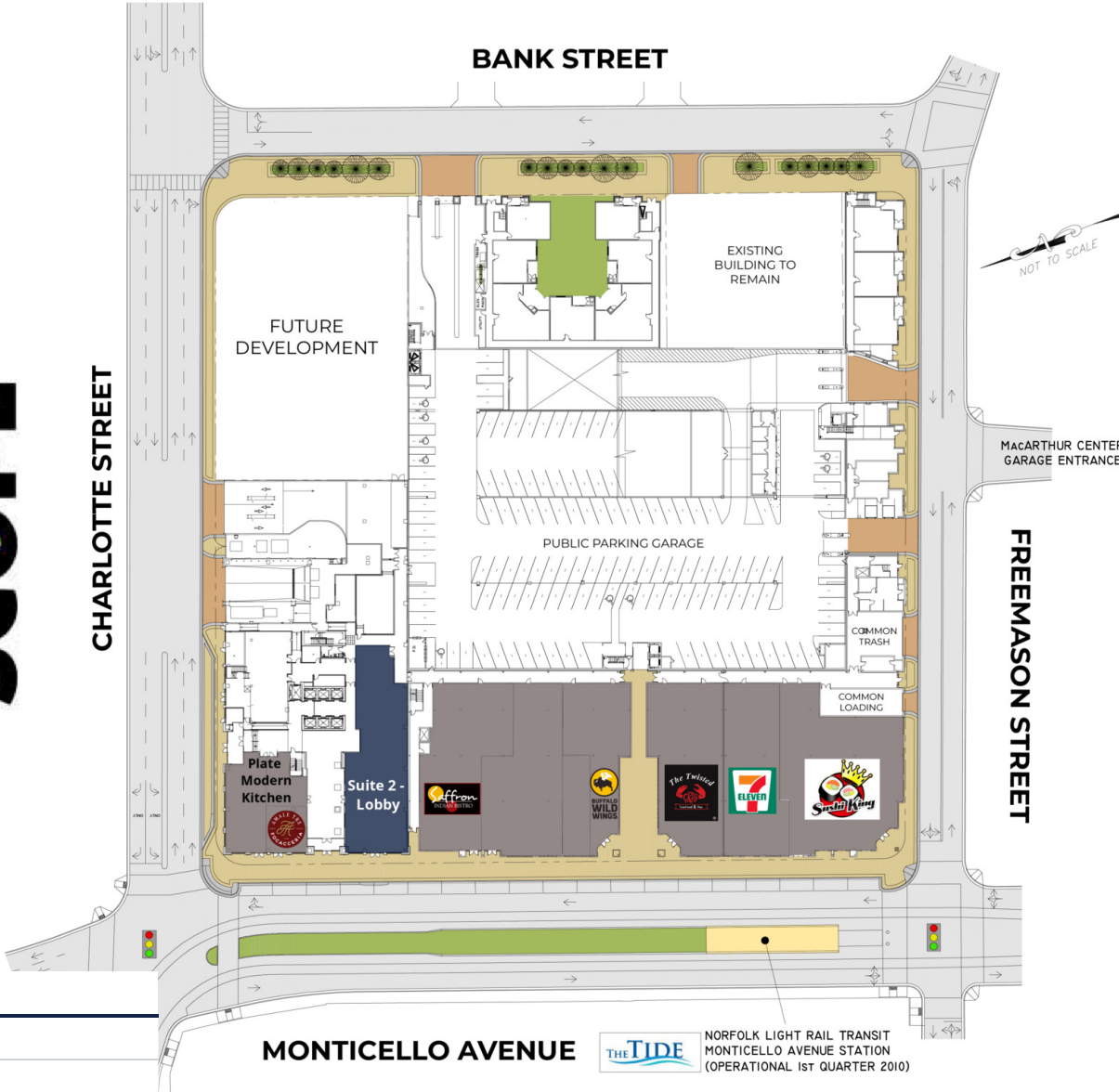
CHARLOTTE STREET

BANK STREET

FREEMASON STREET

MONTICELLO AVENUE

MacArthur Center



LEGEND

- Available
- Unavailable



NORFOLK LIGHT RAIL TRANSIT
MONTICELLO AVENUE STATION
(OPERATIONAL 1ST QUARTER 2010)

VACANCY OVERVIEW

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,945 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

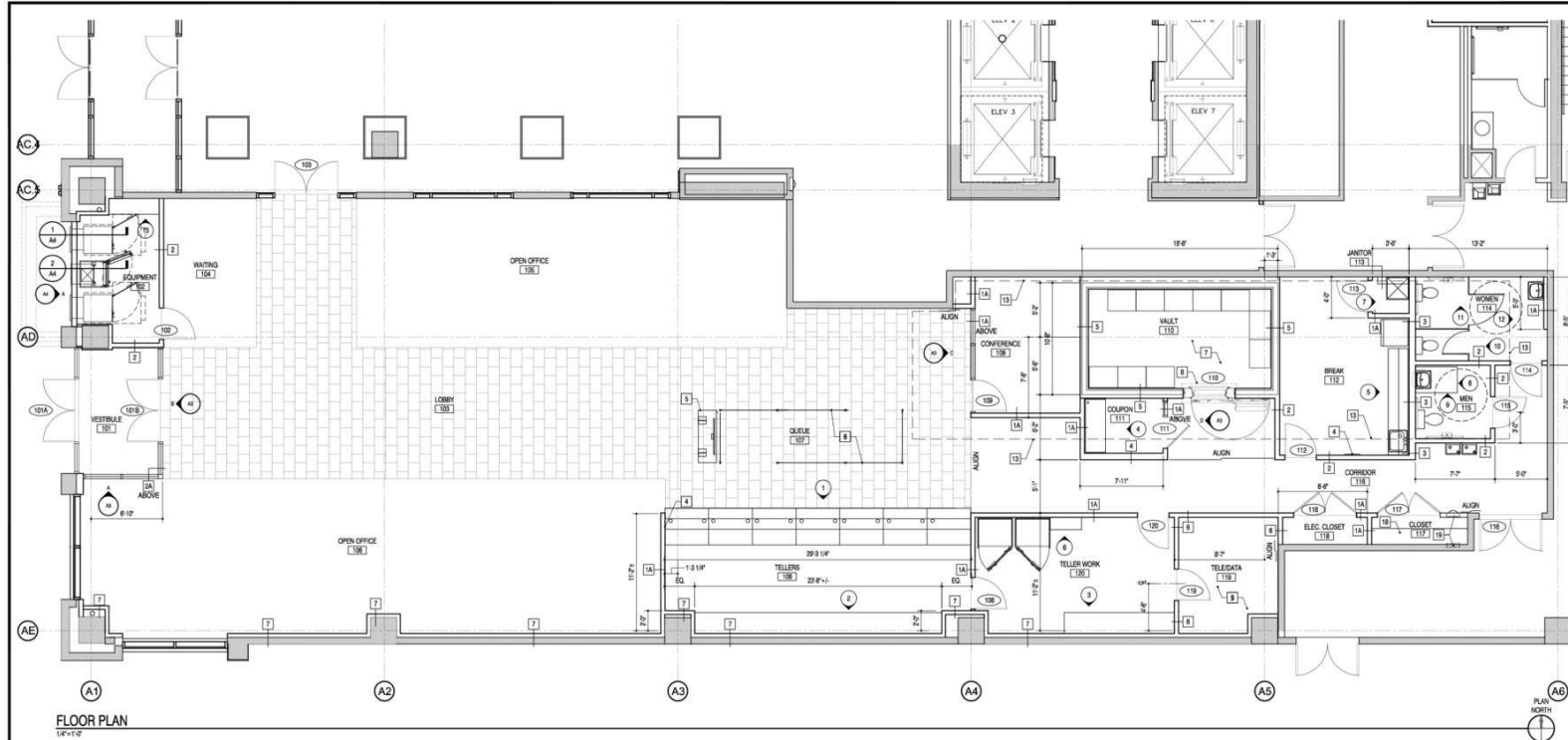
SUITE	SIZE	TYPE	DESCRIPTION
■ Suite 2 - Lobby	4,945 SF	NNN	Second generation bank.

SUITE 2 - LOBBY FLOOR PLAN

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510

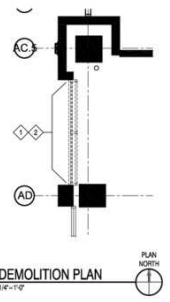


S.L. NUSBAUM
REALTY CO.

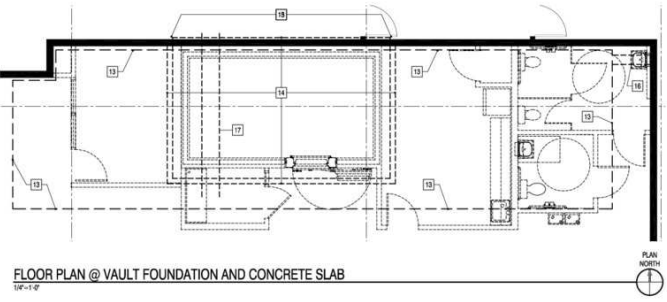


FLOOR PLAN
1/4"=1'-0"

- | NEW WORK NOTES # | DEMOLITION NOTES |
|--|---|
| 1. CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO MAKE FLOOR CONCRETE FINISH TO MATCH EXISTING. MILLING/GRIND FINISH SUPPLIED BY OWNER TO MATCH ALL UTILITIES AND SYSTEMS ARE FULLY FUNCTIONAL. WALLS TO BE DEMOLISHED. | 1A. MILLWORK CONTRACTOR TO PROVIDE AND INSTALL FIVE ROWS OF 1/2" DEEP PLASTIC LAMINATE COVERED FINISHES OVER 1/2" OF FINISHES. |
| 2. CONTRACTOR SHALL PROVIDE WALL OPENINGS, RECESSES, FLOOR OPENINGS, STRUCTURE AND BAR OPENINGS FOR UNDESIGNED/AS-BUILT EQUIPMENT AS SHOWN ON SHOP DRAWINGS FINISHED BY WORK EQUIPMENT MANUFACTURER. | 1B. REMOVE AND REINSTALL EXISTING FAN EXTRACTOR CABINET FINISHED UNDER SHELL BUILDING CONSTRUCTION. |
| 3. SHELLS/NOB BROOM FINISHES AND METALLED BY S.C. SEE TOILET ACCESSORIES SCHEDULE SHEET A1. | |
| 4. T1 AND SUFFICIENCY BRACKET BY DANNER, BUCKING AND ELECTRICAL BY S.C. | |
| 5. CHECK DESK. SEE SHEET A1. | |
| 6. TENSARGARER GUESS LINE BY LAWRENCE METAL PRODUCTS, INC. | |
| 7. SELF-SERVE VULT, NO COMPUTER ACCESS CONTROL. | |
| 8. SEE PLAT 115E EQUIPMENT VENDORS SHOP DRAWINGS AND STRUCTURAL SHEET 11. | |
| 9. METAL BY PLWOOD FROM FLOOR TO 4' ABOVE CEILING FINISHED ON ALL PORTALS. | |
| 10. PROVIDE SOUND INSULATION IN ALL INTERIOR WALLS AROUND WOMEN'S ROOM 111A, MEN'S ROOM 111B, AND EQUIPMENT 112. | |
| 11. ALL DOOR FRAMES TO BE LOCATED STANDARD 4' FROM ADJACENT EXTERIOR WALL. | |
| 12. SEE SHEET F1 FOR FINISHES AND FURNITURE. | |
| 13. APPROXIMATE AREA OF CONCRETE SLAB TO BE CUT BY BASE BUILDING CONTRACTOR FOR THE RELOCATION OF UTILITIES AND VULT SLAB PROVIDE AND INSTALL VULT FOUNDATION AND SLAB TO MATCH AREA AS SHOWN ON SHOP DRAWINGS. SLAB SHALL BE 4" THICK ON GRADE OR 6" THICK 1' TO 1' OVER VULT BARBER DATA WALL. 4" THICK ABOVE SLAB TO BE CONCRETE AND REINFORCING AS SHOWN. SEE SHEET F1 FOR REINFORCING AND SHOP DRAWINGS AND DIRECTIONS. | 1. REMOVE EXISTING CONCRETE FRAMING SYSTEMS AND SLAB COMPT 111A FOR FULL WIDTH AND HEIGHT OF OPENING. SAVING CUSTOMER WALLS AND SLABS OR REINFORCING. |
| 14. GENERAL CONTRACTOR TO PROVIDE AND INSTALL VULT FOUNDATION AS INDICATED ON STRUCTURAL DRAWING SHEET 11. | 2. REMOVE EXISTING ONE (1) WALL COMPLETE TO TOP OF EXISTING SLAB. |
| 15. EXISTING CORRIDOR SLAB TO REMAIN INTACT. GENERAL CONTRACTOR TO DEMOLISH EXISTING SLAB AS REQUIRED TO INSTALL VULT FOUNDATION. | |
| 16. CONTRACTOR TO SAW CUT EXISTING SLAB AS REQUIRED BY INSTALLATION OF NEW FINISHES. | |
| 17. GENERAL CONTRACTOR TO ENGAGE NEW BARRIY LINE IN CONCRETE FOUNDATION. | |



DEMOLITION PLAN
1/4"=1'-0"



FLOOR PLAN @ VAULT FOUNDATION AND CONCRETE SLAB
1/4"=1'-0"

HBA
HBA ARCHITECTURE & INTERIOR DESIGN, INC.
ONE WASHINGTON BLVD., SUITE 1000
NORFOLK, VA 23510
PHONE: (757) 460-7000
FAX: (757) 460-7001

NEW FINANCIAL CENTER FOR
WACHOVIA
NORFOLK FINANCIAL CENTER
NORFOLK, VA

FLOOR PLAN

DATE: 11/11/2019
TIME: 10:00 AM
SCALE: AS SHOWN
PROJECT: WACHOVIA NORFOLK FINANCIAL CENTER
SHEET: 0100

A1

AREA RETAIL

440 MONTICELLO RETAIL

440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM

REALTY CO.



ADDITIONAL PHOTOS

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.

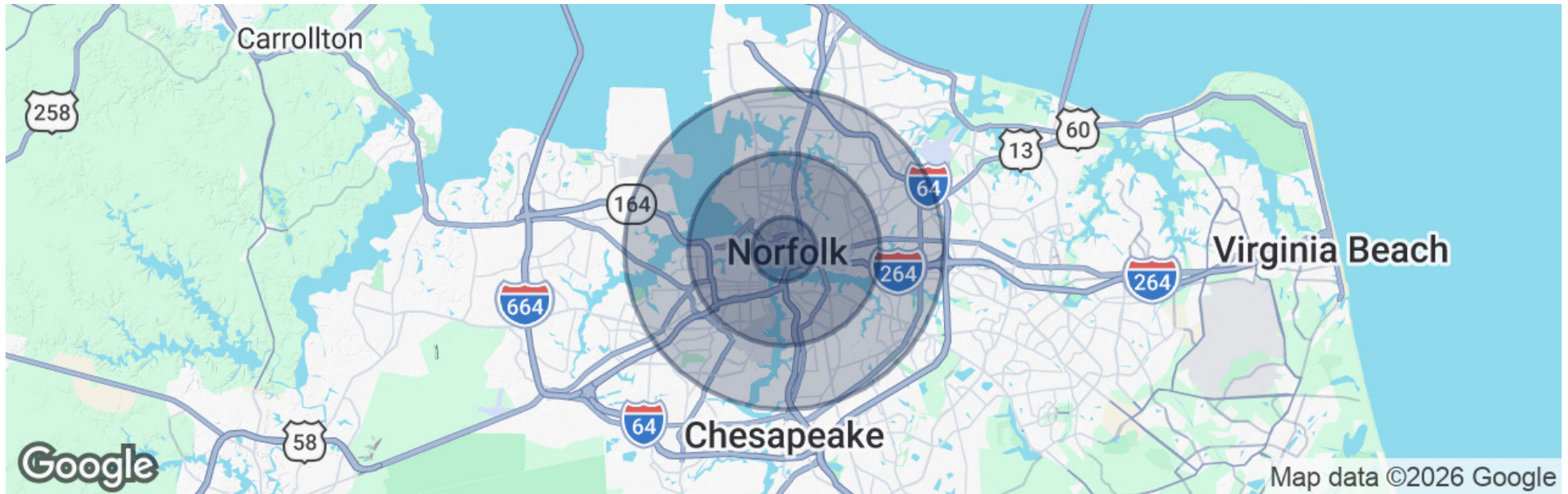


DEMOGRAPHICS MAP & REPORT

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,089	113,053	255,206
Average Age	38	37	38
Average Age (Male)	36	35	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,756	46,695	104,605
# Of Persons Per HH	2	2.4	2.4
Average HH Income	\$89,164	\$79,234	\$83,415
Average House Value	\$457,645	\$336,247	\$311,696

* Demographic data derived from 2020 ACS - US Census

CONTACT INFORMATION

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

Senior Associate

O. 757.263.4847

lbangel@slnusbaum.com

MURRAY ROSENBACH

Senior Vice President

O. 757.640.2229

mrosenbach@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

XTEAM

RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed 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 or the property's (or properties') compliance with applicable laws, regulations, and codes.