

FOR LEASE

440 MONTICELLO

440 Monticello Avenue | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.

Class A Office

ONLY \$25.00 PSF!



STEPHANIE SANKER, CCIM, SIOR

Senior Vice President

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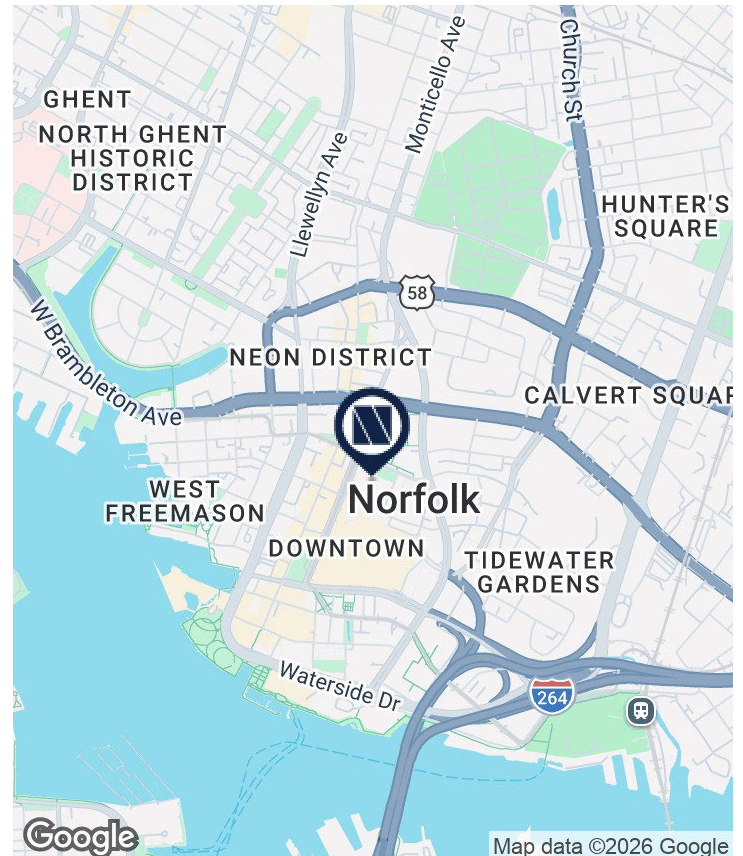
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	114,041 SF
Office Tower:	22 stories, 255,000 SF
Core Factor:	19%
Retail:	550,000 SF on Monticello
Parking:	1,859 Spaces in 2 Garages
Residential:	121 Luxury Apartments

[Click Here to View Property Video](#)

PROPERTY OVERVIEW

440 Monticello, a mixed-use development built in 2010, is located in downtown Norfolk in the five acre block bounded by Monticello Avenue, Freemason Street, Charlotte Street, and Bank Street. The LEED Gold Certified office tower is located at the northwest corner of the development at the intersection of Monticello Avenue and Charlotte Street.

PROPERTY HIGHLIGHTS

- Newest office tower in Downtown Norfolk
- Walking distance to Neon District, Chrysler Hall, SCOPE, and numerous restaurants and apartments
- Immediate access to I-264 and I-464
- Most efficient parking garage in Downtown Norfolk with limited columns making travel easy for tenants and visitors
- Building serviced by two separate electrical power circuits for automatic power supply in an outage
- Building conference facility with seating up to 50 available to all office tenants
- LEED Gold Certified by the U.S. Green Building Council
- Complimentary private shuttle service for all tenants
- 15th Floor is Plug and Play

PROPERTY DETAILS

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SPACES	SPACE SIZE	LEASE RATE
11th Floor	24,500 SF	\$25.00 SF/yr
Suite 1225	7,412 SF	\$25.00 SF/yr
Suite 1250	10,754 SF	\$25.00 SF/yr
14th Floor	24,500 SF	\$25.00 SF/yr
15th Floor	24,500 SF	\$25.00 SF/yr
16th Floor	1,398 SF	\$25.00 SF/yr
18th Floor	8,470 SF	\$25.00 SF/yr
19th Floor	10,747 SF	\$25.00 SF/yr
20th Floor	1,760 SF	\$25.00 SF/yr

OFFICE TENANTS

- S.L. Nusbaum Realty Co.
- FORVIS
- Willcox & Savage, P.C.
- Wealthway Financial Advisors
- Burgess & Niple
- UBS Financial Services Inc.
- RecoveryTrek
- PBMares

RETAIL TENANTS

- Buffalo Wild Wings
- Sushi King
- 7-Eleven
- Saffron Indian Bistro
- The Twisted Crab
- Cork & Kettle Wine and Tea Bar
- Avenue Kitchen & Cocktails
- Amale Tre Focaccia

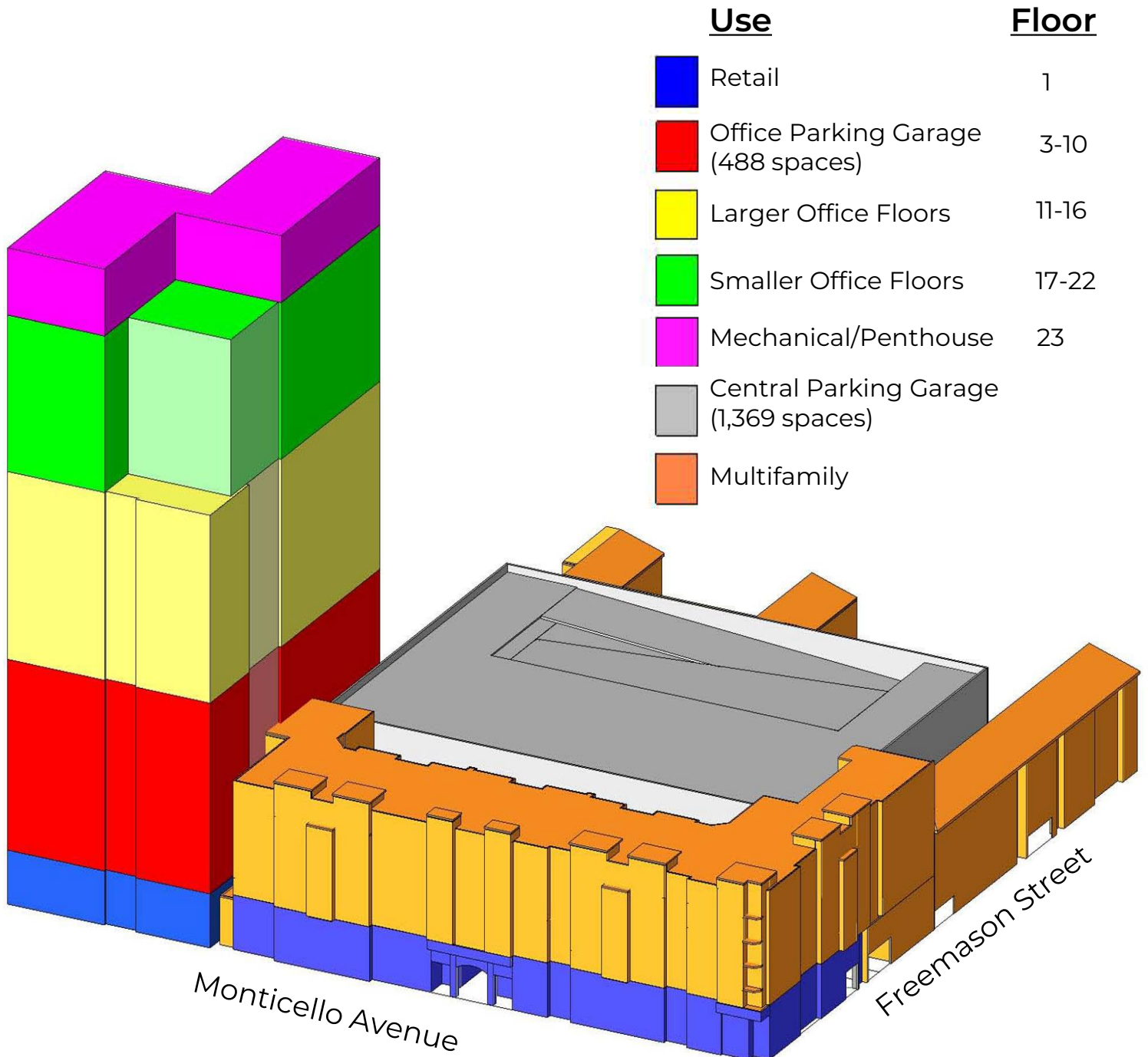
STACKING PLAN

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FLOOR PLATES

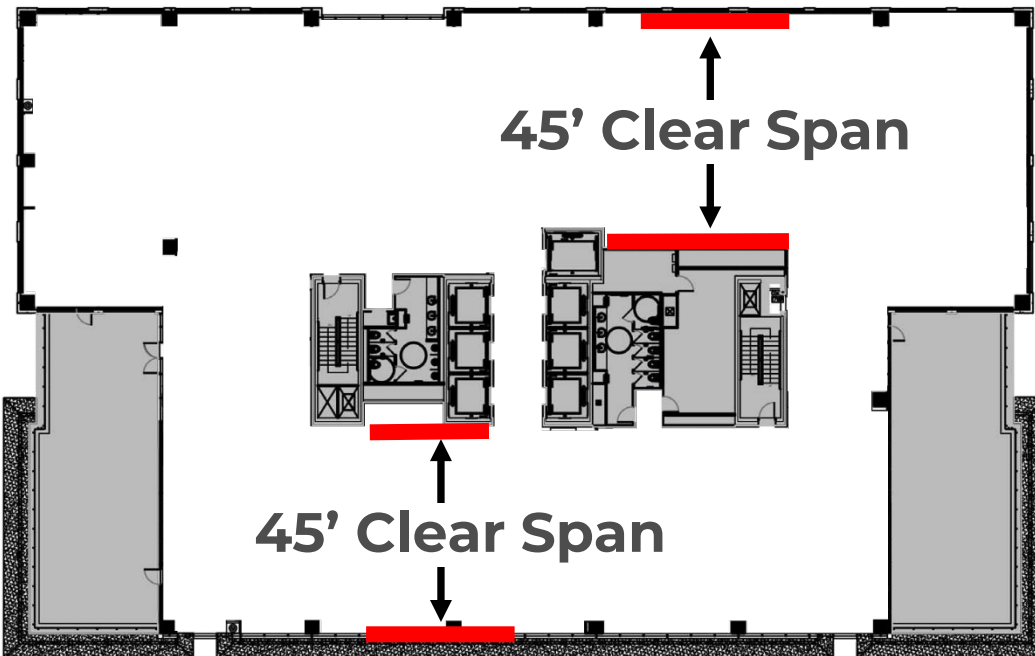
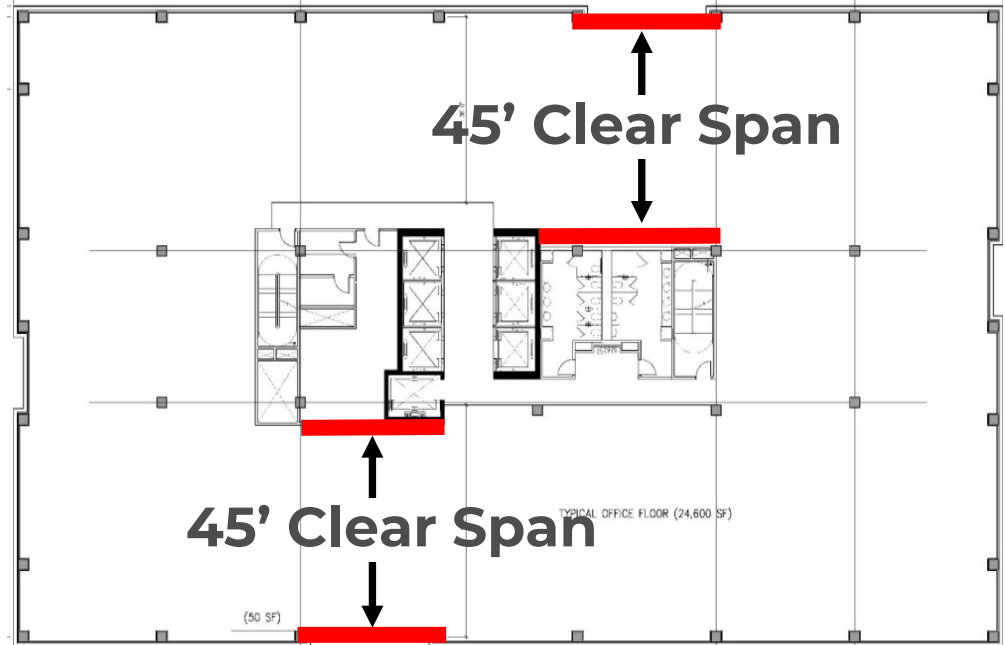
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FLOORS 11 – 16
24,500 SF Floor Plate
(123' x 200')



FLOORS 17 – 22
21,000 SF Floor Plate
6 corner offices

AIR QUALITY

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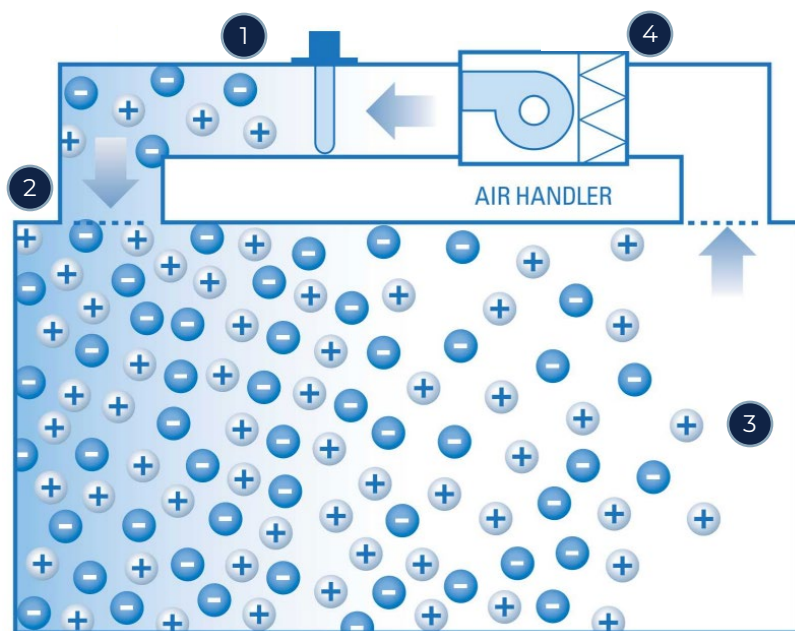


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440 Monticello provides a safe environment with which to conduct your business. The central air handling units on floors 11 – 22 each supply a combination of recirculated building return air and code-required outside air to all occupied spaces, exchanging the air multiple times per hour, during all occupied hours. The units are also equipped with CDC recommended MERV-13 filters.

To further protect occupant health and building resiliency, Needlepoint Bipolar Ionization devices have now been integrated into each of the air handling units throughout all tenant spaces and the building common area. The technology utilizes specialized tubes that take oxygen molecules from the air and convert them into charged atoms that then cluster around microparticules, surrounding and deactivating harmful substances like airborne mold, bacteria, allergens, and viruses. They also attach to expelled breath droplets and dust particles that can transport viruses, enlarging them so they're more easily caught in filters. It is an active process that provides continuous disinfection. The technology has proven effective against SARS and has become a constant in our designs of public school buildings across the state of Virginia.

FILTRATION PROCESS



- 1.** Specialized tubes take oxygen molecules from the air and convert them into charged atoms.
- 2.** The charged atoms cluster around microparticles.
- 3.** The atoms deactivate harmful substances like airborne mold, bacteria, allergens, and viruses.
- 4.** The atoms also attach to expelled breath droplets and dust particles that can transport viruses, enlarging them so they're more easily caught in filters.

SHUTTLE SERVICE

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440 Monticello offers a complimentary private shuttle service that provides rides to and from locations along sections of Monticello Avenue, City Hall Avenue, Granby Street, and Waterside Drive.



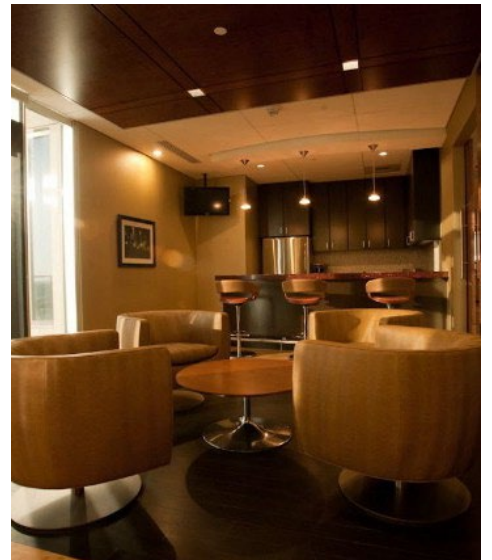
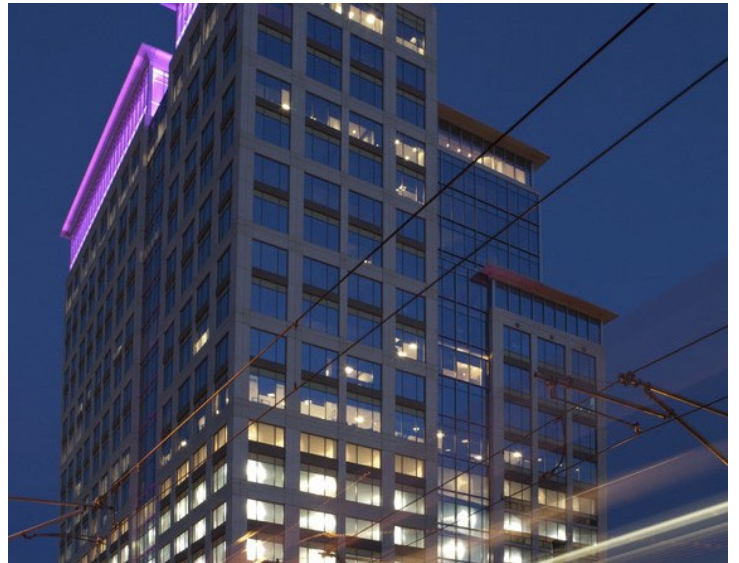
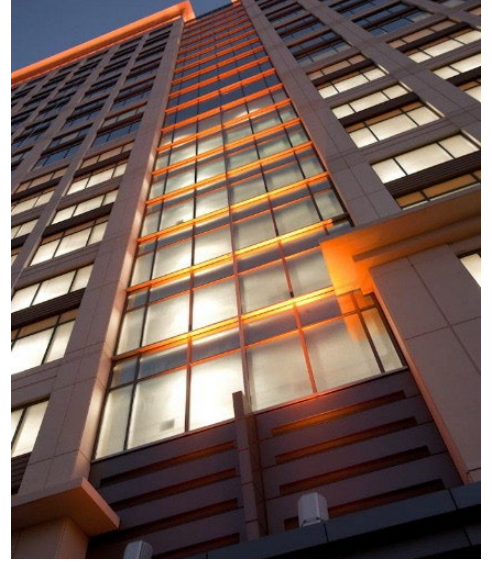
BUILDING PHOTOS

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14TH FLOOR PHOTOS

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15TH FLOOR PHOTOS

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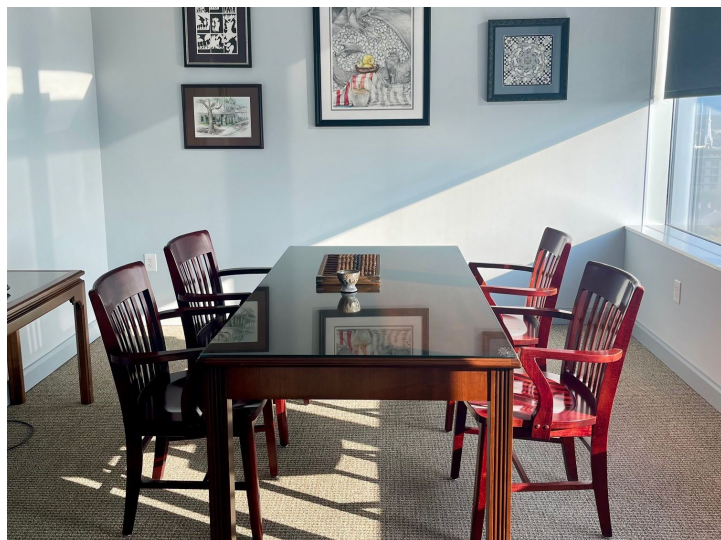
16TH FLOOR PHOTOS

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AERIAL VIEW

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Aerial View from Northwest



Rooftop terrace available to all office tenants upon request

LIGHT RAIL ROUTE

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Norfolk CBD Station Locations



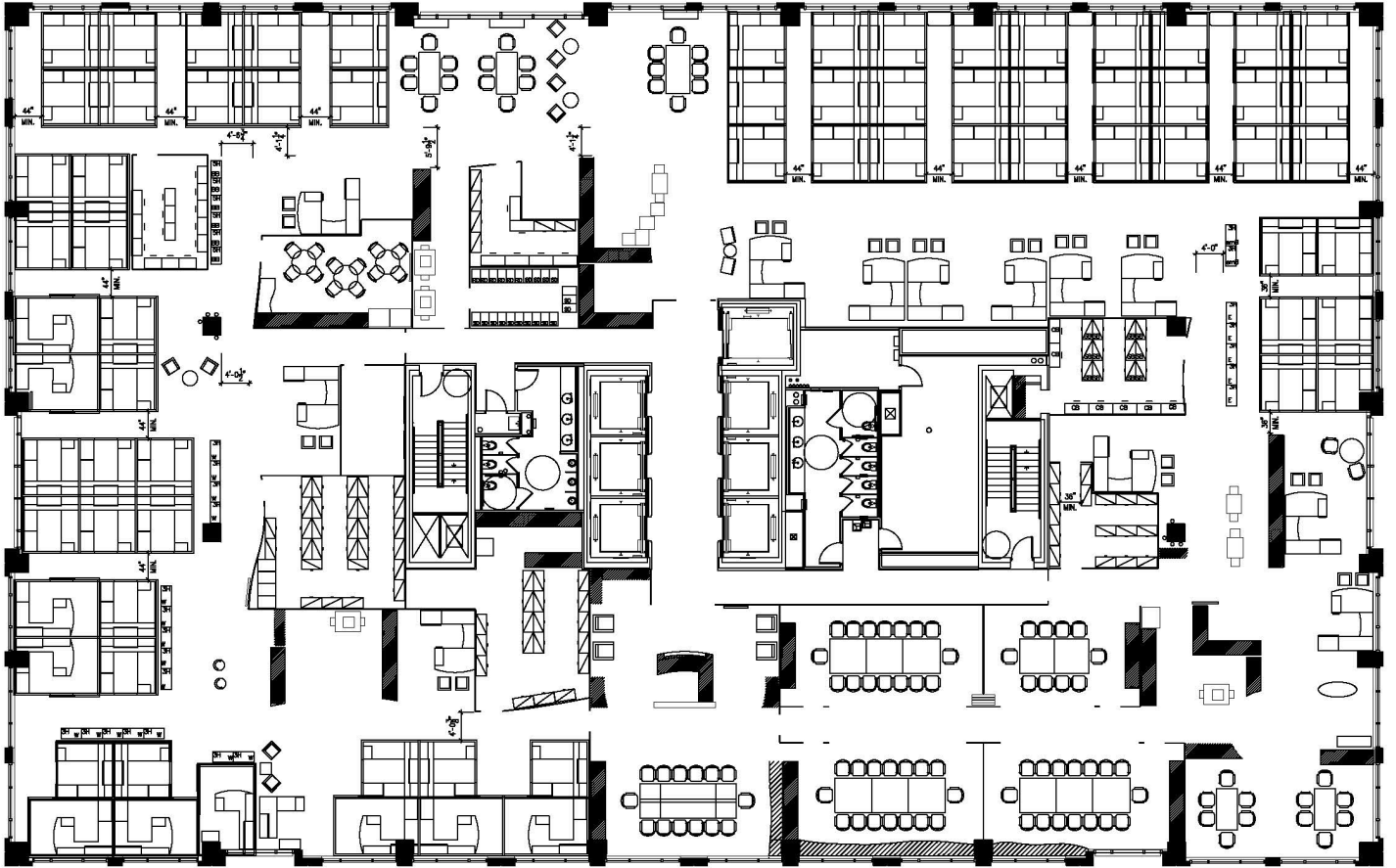
ELEVENTH FLOOR

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**24,500 RSF Available
(Full Floor)**

TWELFTH FLOOR

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SUITE 1225
7,412 RSF

SUITE 1250
10,754 RSF



LEASED

18,166 RSF Available

FOURTEENTH FLOOR

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**24,500 RSF Available
(Full Floor)**

FIFTEENTH FLOOR

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**24,500 RSF Available
(Full Floor)**

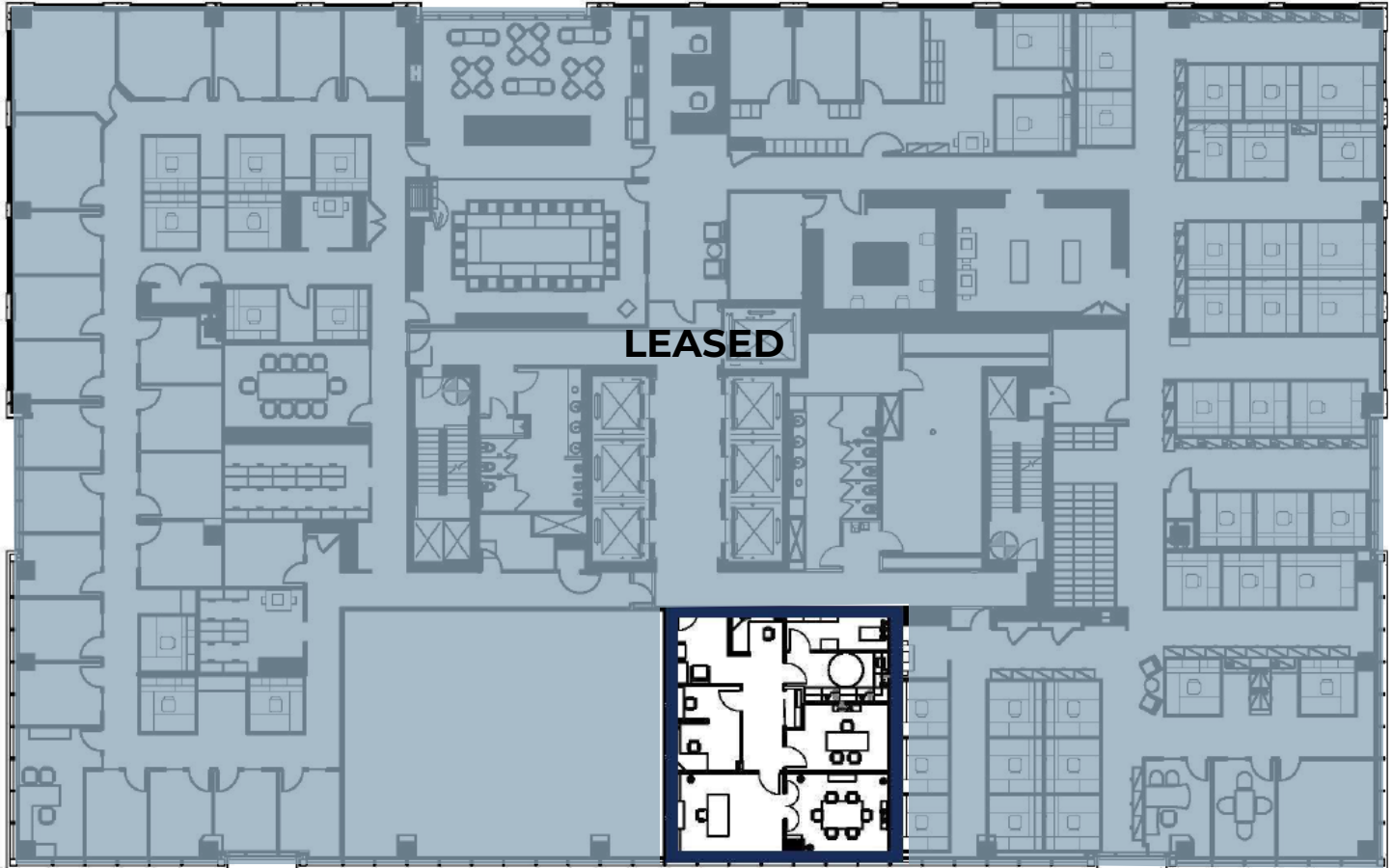
SIXTEENTH FLOOR

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1,398 RSF Available

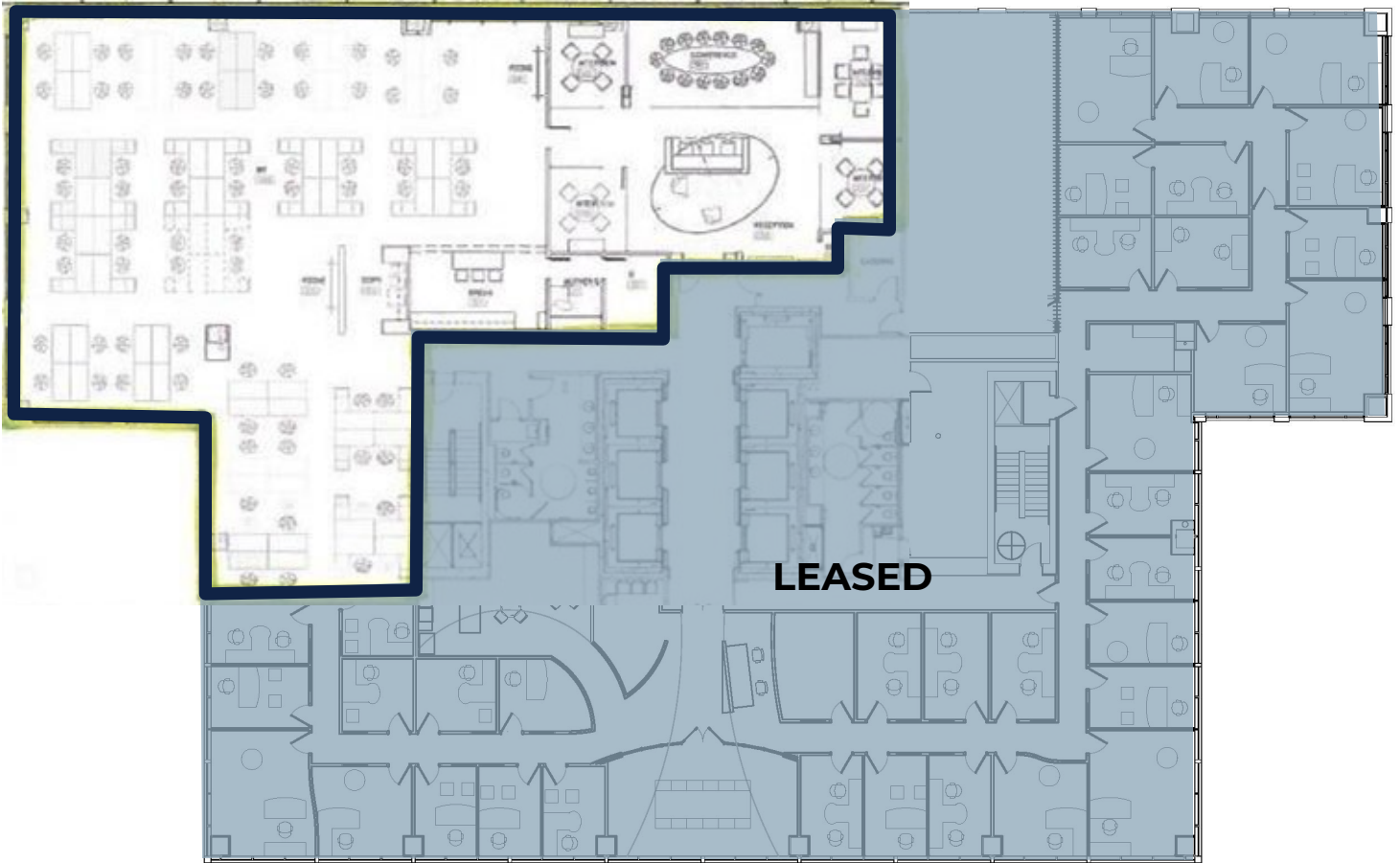
EIGHTEENTH FLOOR

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8,470 RSF Available

NINETEENTH FLOOR

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10,747 RSF Available

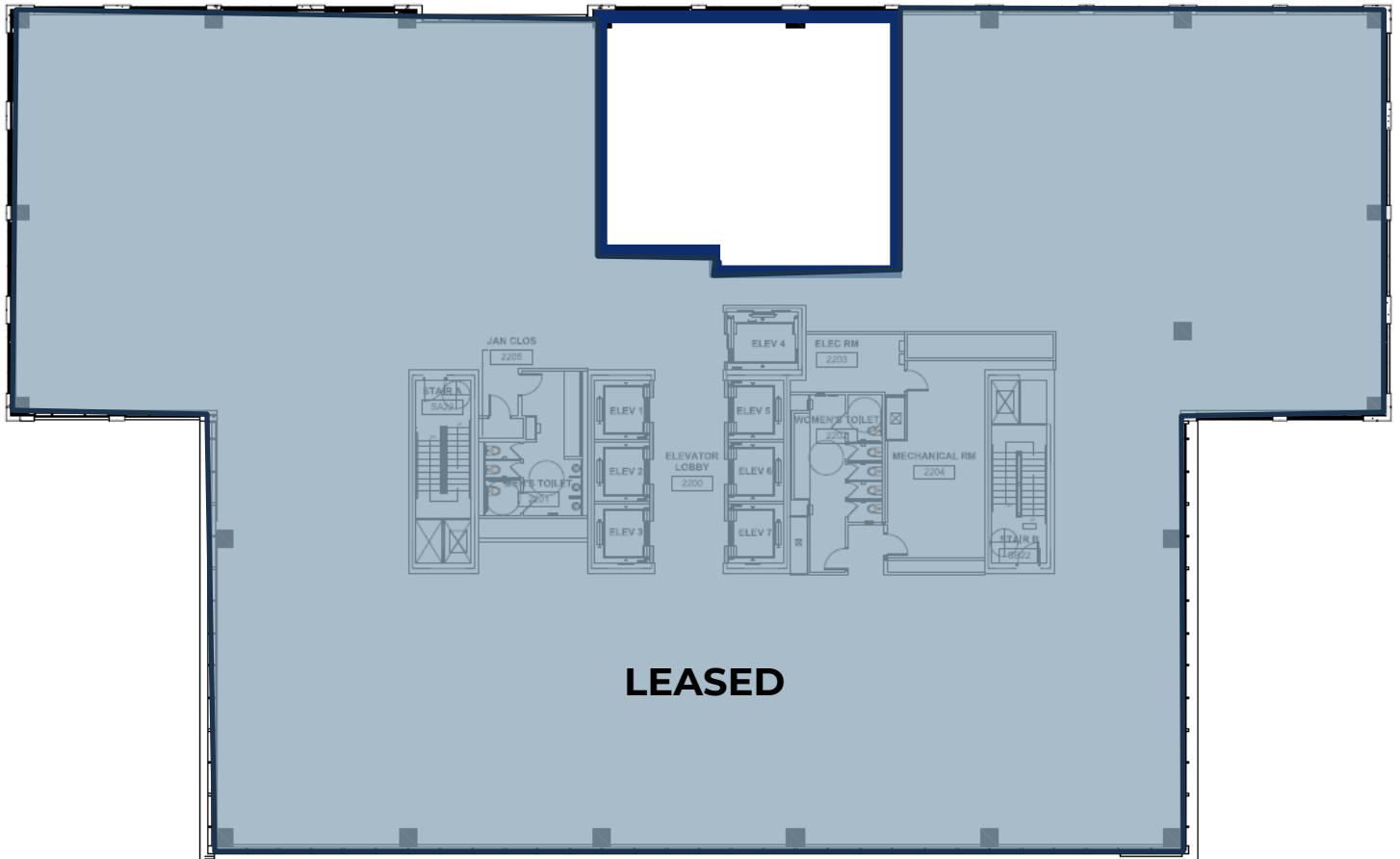
TWENTIETH FLOOR

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S.L. NUSBAUM
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1,760 RSF Available

CONTACT INFORMATION

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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.

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