

# Montgomery Square Shoppes

725 High Street  
Portsmouth, VA 23704



Broker Contact:  
Mark Pendleton  
(757) 486.1000 TTY 711

WELCOME TO  
Montgomery Square Apartments  
Studios, 1, 2 & 3 Bedroom with Lofts  
757-778-0801  
MontgomerySquareApartments.com  
Visit Our  
Leasing Office  
714 King Street  
in back of the building









# Why Choose Montgomery Square Shoppes?

**118,000**

Over 118,000 potential customers reside within a three (3) mile radius.

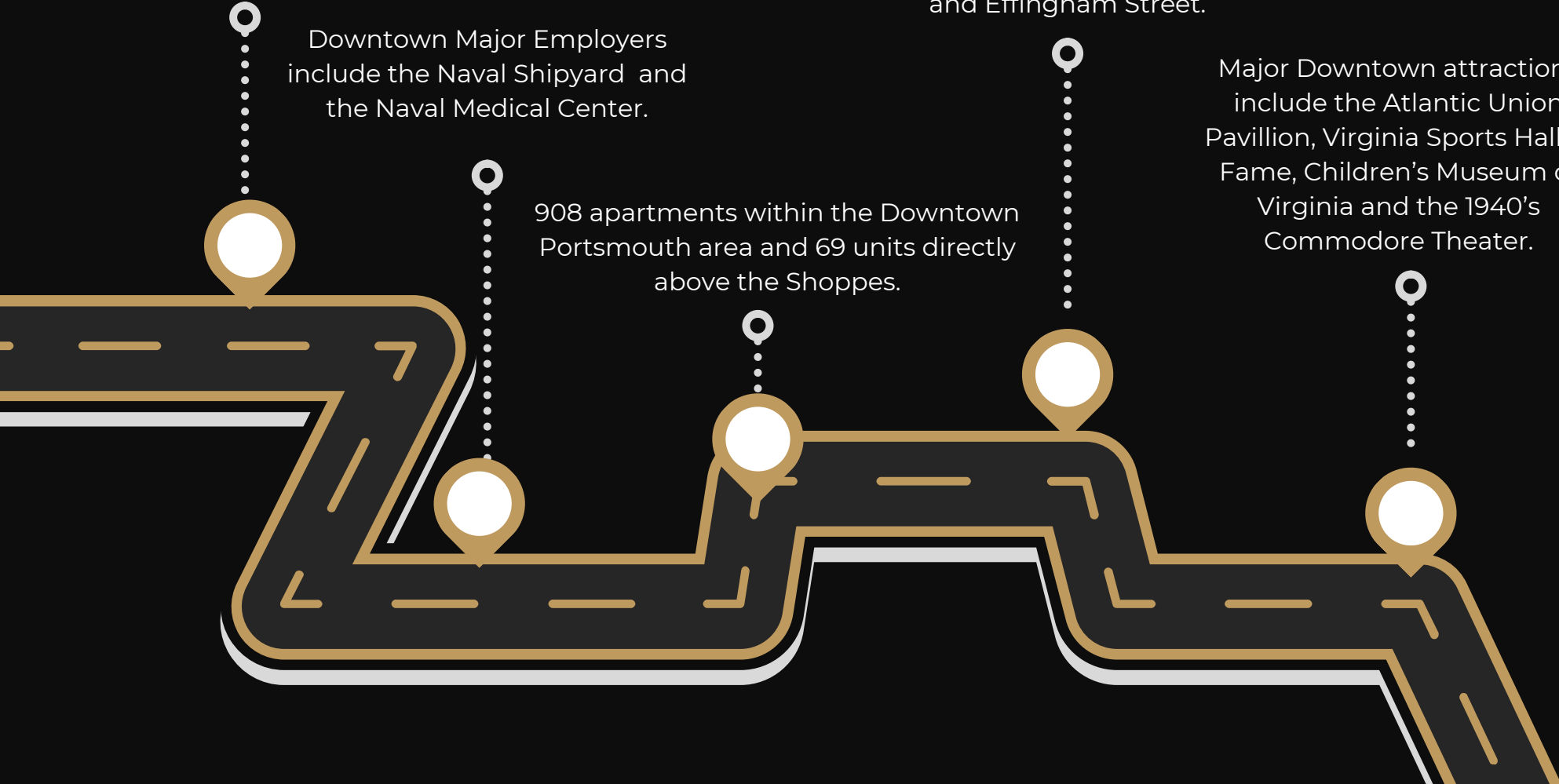
Downtown Major Employers include the Naval Shipyard and the Naval Medical Center.

908 apartments within the Downtown Portsmouth area and 69 units directly above the Shoppes.

**65,000**

Strong traffic counts of over 65,000 cars per day at the intersection of High Street and Effingham Street.

Major Downtown attractions include the Atlantic Union Pavillion, Virginia Sports Hall of Fame, Children's Museum of Virginia and the 1940's Commodore Theater.





Montgomery Square ShoppesB  
1725 High Street  
Portsmouth, VA 23704

Size:  
43,816 SF

Parking:  
Street Parking & Public Parking Lot

Rental Rate:  
Price Negotiable

Space Available:  
Unit 104B 10,922 SF

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## Montgomery Square Tenants

Suite #	Tenant
101	Bloom Coworking
102	Cure Coffee and Bakery Cafe
103A	Post Secondary Brewing
103B	Partnership Development Foundation
104	Bloom Coworking
<b>104B</b>	<b>Available 10,922 SF</b>





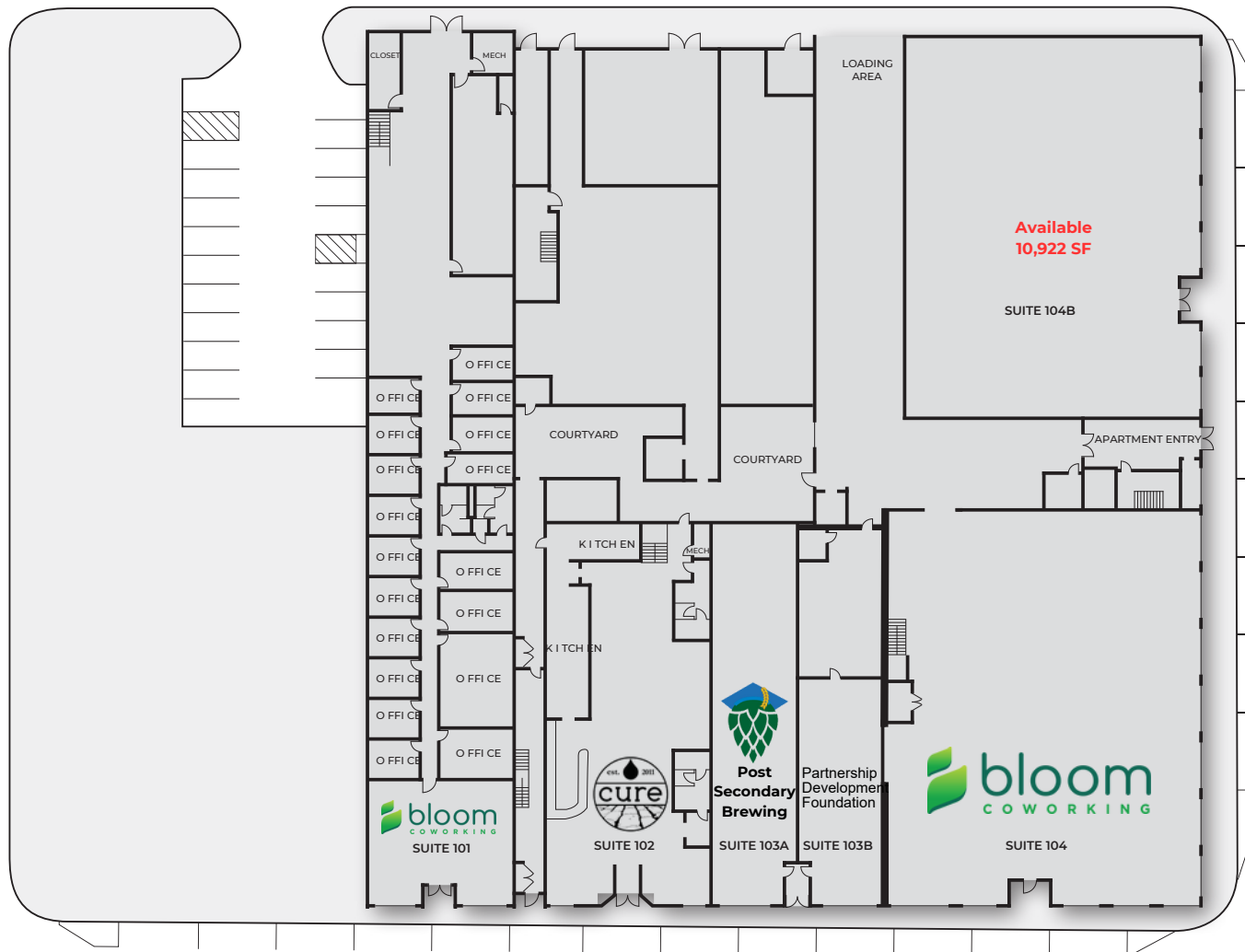
# Montgomery Square Shopping Center

725 High St. • Portsmouth, VA 23704 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

King St.

Green St.

Effingham St.



High St.







# OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

## **BELIEF**

We believe our success will always lie in our integrity.

## **RELATIONSHIPS**

We believe every relationship is our most important one.

## **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

## **EXPERTISE**

We believe in hiring and training the best.

## **DILIGENCE**

We believe the smallest detail is of the greatest importance.

## **ENTHUSIASM**

We believe in serving passionately and positively.

## **NO EXCUSES**

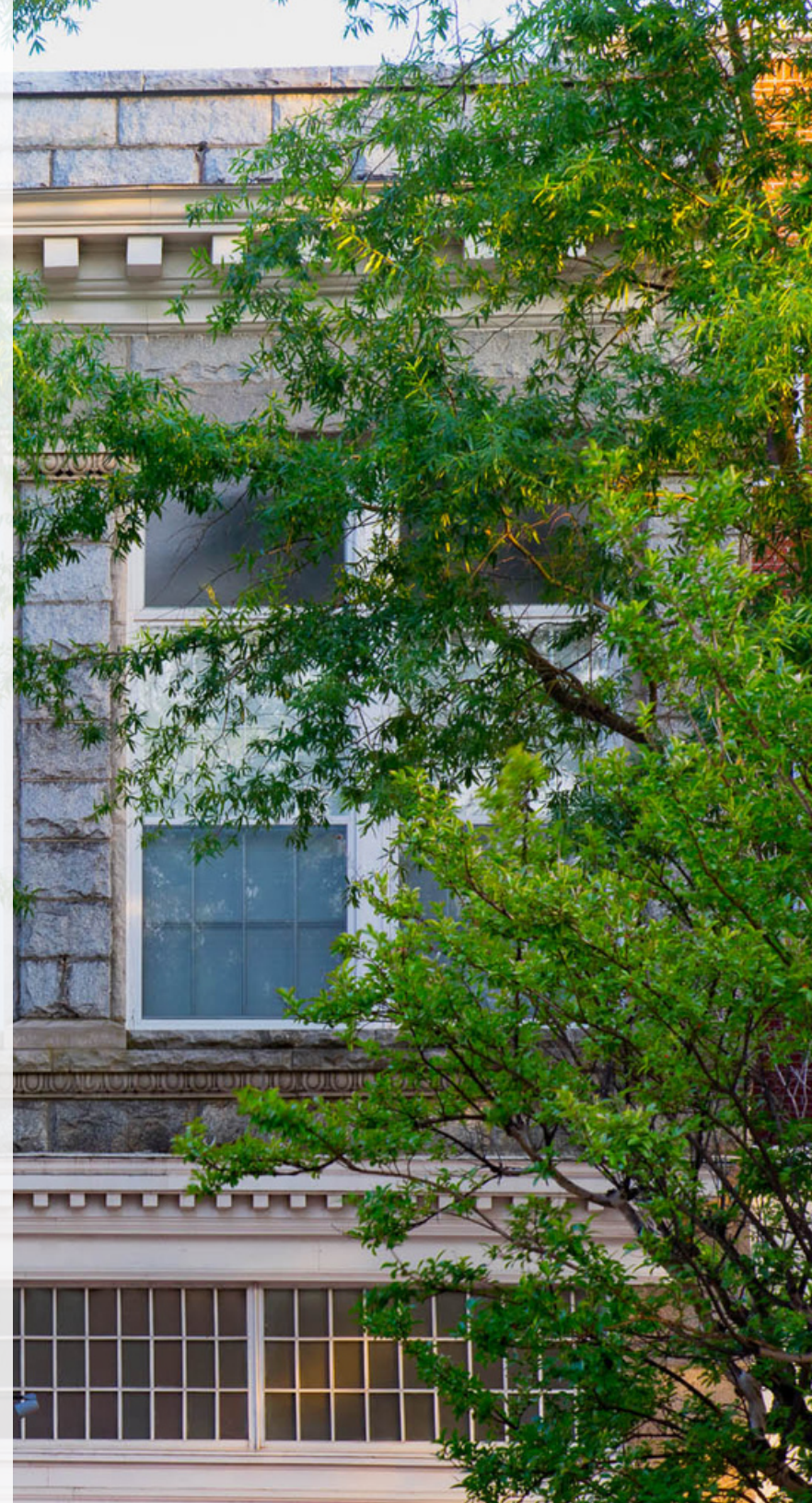
We believe in finding solutions, not problems.



# WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is is the 9th largest CRE firm in Virginia (Virginia Business, October 2022).





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Virginia Beach, VA 23456  
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