

# FOR LEASE

## HAGUE MEDICAL CENTER

400 W Brambleton Ave | Norfolk, VA 23510



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

**NEW RATE \$28.50/SF**  
**FULL-SERVICE**

Up to \$100 PSF of TI for  
Well-Qualified Tenant



**CLICK HERE TO VIEW  
PROPERTY VIDEO**

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# EXECUTIVE SUMMARY

## HAGUE MEDICAL CENTER

400 W Brambleton Ave | Norfolk, VA 23510



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



Lease  
Rate

**NEW RATE \$28.50/SF, FULL-SERVICE**

### OFFERING SUMMARY

Building Size:	35,358 SF
Available SF:	1,527 - 8,772 SF
Year Built:	1977
Renovated:	2023

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$28.50/SF, Full-Service	4,958 RSF/4,507 USF
Suite 201	\$28.50/SF, Full-Service	2,345 RSF/2,132 USF
Suite 300	\$28.50/SF, Full-Service	7,245 RSF/6,586 USF
Suite 301	\$28.50/SF, Full-Service	1,527 RSF/1,388 USF

### PROPERTY OVERVIEW

Located within walking distance to Eastern Virginia Medical Center, Ghent, and Downtown Norfolk, 400 W Brambleton Ave. is the perfect new home for your practice. This recently renovated medical office offers convenient and hard-to-find surface parking along with stunning waterfront views, making it a truly unique medical office setting. Ample parking, on-site management, and proximity to major transportation hubs provide unparalleled convenience for tenants.

### PROPERTY HIGHLIGHTS

- Free and abundant surface parking with covered drop-off
- Full-service medical office lease
- Recently renovated common areas in 2023
- Close proximity to Norfolk Medical Complex, Downtown Norfolk, Ghent, and a huge referral base. Easy access from a signalized intersection and short walking distance to The Tide Light Rail
- Existing tenants include: Bayview Physicians, CHKD, Norfolk Oral Surgery & Implant Center, and The Hague Center for Cosmetic and Plastic Surgery
- 2nd Generation medical suites immediately available



# MEDICAL TRADE AREA

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## EASTERN VIRGINIA MEDICAL CENTER

The subject property benefits from its immediate proximity to the Eastern Virginia Medical Center (EVMC), the largest conglomerate healthcare center in Hampton Roads. Among the providers on the 40-acre EVMC medical campus are the following:



- **Sentara Norfolk General Hospital:** A large 525-bed regional medical center, SNHG is one of just five Level 1 trauma centers in Virginia and serves as the primary teaching institution for the adjacent Eastern Virginia Medical School. It is one of just five Level 1 trauma centers in Virginia and is home to a nationally-ranked heart program at Sentara Heart Hospital. The U.S. News and World Report ranked SNHG first in Hampton Roads and sixth in the state.



- **Sentara Heart Hospital:** Located on the campus of SNHG, the Heart Hospital offers 112 inpatient beds and 45 pre- and post-outpatient procedural rooms. It is the first and only heart hospital in the Hampton Roads region. The U.S. News and World Report ranked Sentara Heart Hospital as number two in the state for Cardiology, Heart & Vascular Surgery. Their comprehensive care regimen includes advanced diagnostics and imaging, minimally invasive heart procedures, heart surgery, and heart transplants. The hospital has five cardiac operating rooms designed to conduct 2,000 cardiac surgeries per year.



- **Children's Hospital of the King's Daughters:** CHKD is a 260-bed not-for-profit hospital. It has specialties in neonatal and pediatric intensive care, cancer care, acute inpatient rehabilitation, medical and surgical care, and transitional care. It is the only freestanding pediatric hospital in Virginia. CHKD's Emergency Center attends to over 47,000 children per year.



- **Eastern Virginia Medical School:** EVMS is a medical school whose campus includes Sentara Norfolk General Hospital, EVMS' main teaching institution, and the Children's Hospital of the King's Daughters, the home of its Pediatric Residency Training Program. There are over 1,400 students enrolled in 21 programs. EVMS is home to the Strelitz Diabetes Center and the Jones Institute for Reproductive Medicine, the first IVF clinic in America. It is also known for its Cancer Research Center, which has received national recognition for new cancer detection treatment.



# ADDITIONAL PHOTOS

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# FLOOR PLAN - FIRST FLOOR

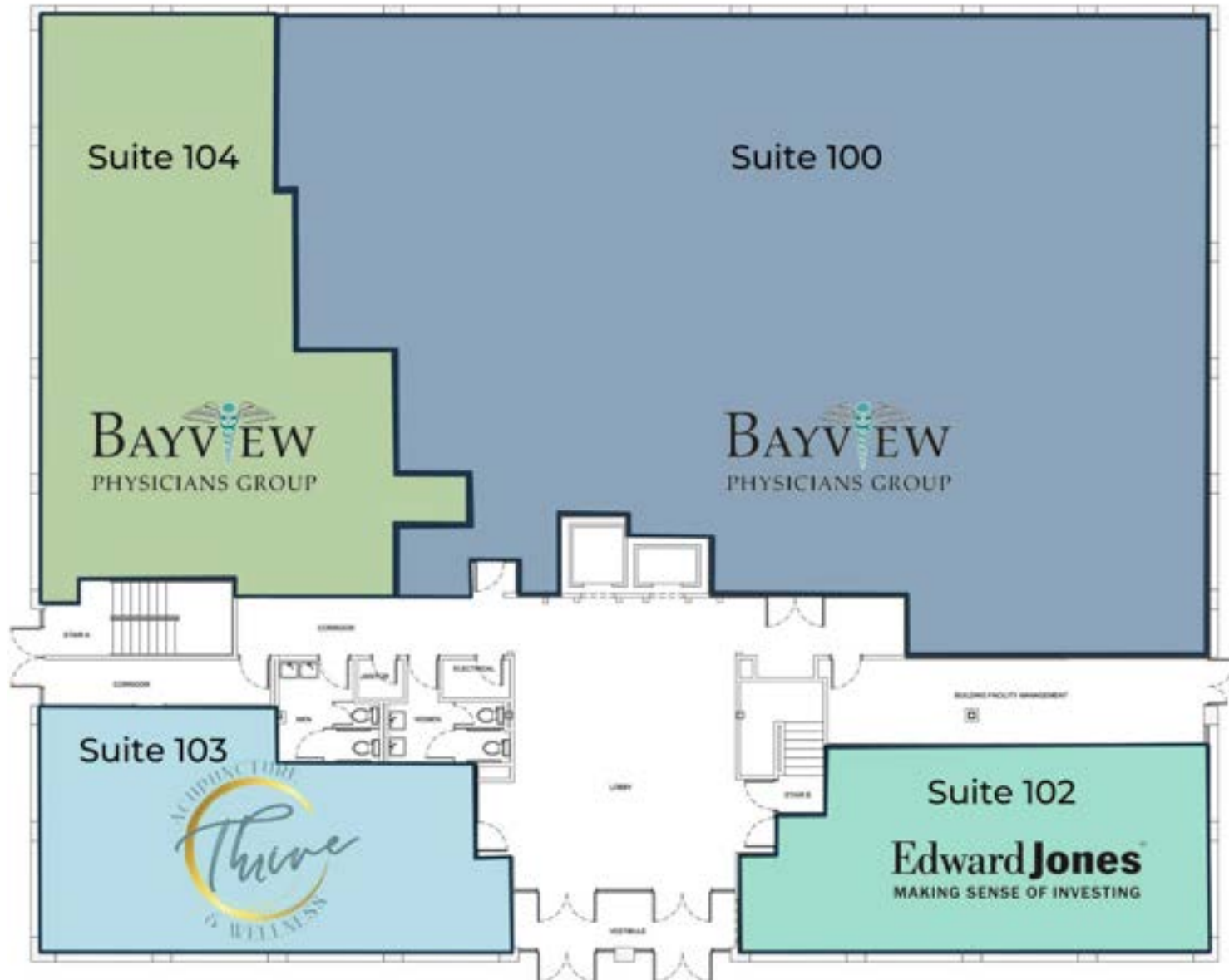
HAGUE MEDICAL CENTER

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Fully Leased – 9,517 SF



# FLOOR PLAN - SECOND FLOOR

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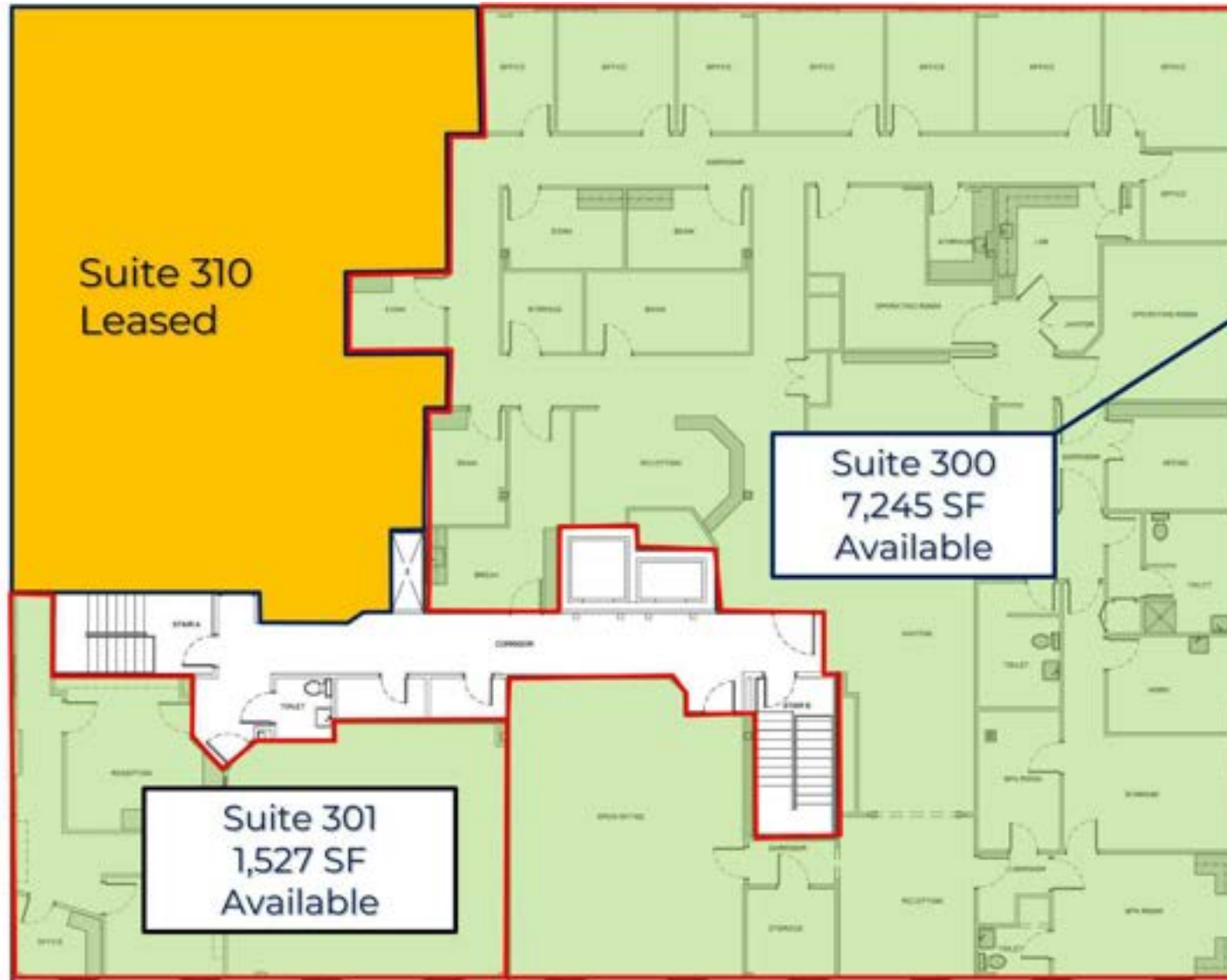
# FLOOR PLAN - THIRD FLOOR

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## Suite 300 Highlights

- Second-generation plastic surgery suite available
- Floor Plan Layout
  - (1) Operating Room
  - (1) Procedure Room
  - (2) Recovery Rooms
  - (5) Exam Rooms
  - ± (10) Private Offices
  - Kitchen/Breakroom
  - (3) In-Suite Restrooms
  - Washer/Dryer
  - Lobby/Reception



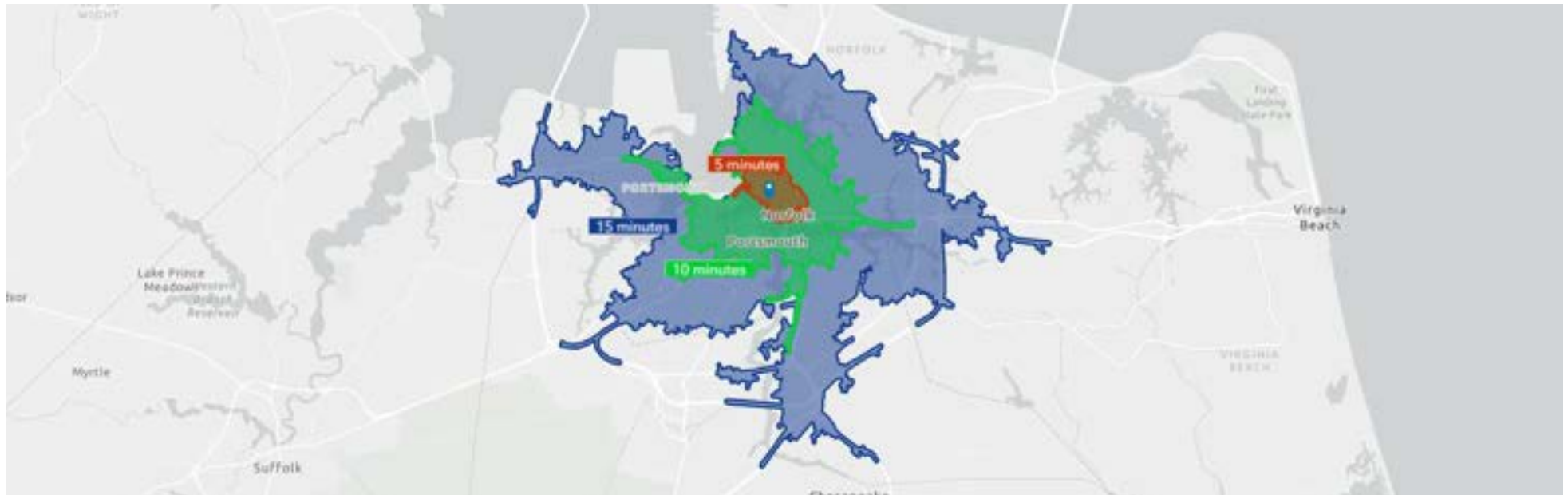
# DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	23,826	112,374	376,126
Average Age	34.4	33.4	35.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,221	46,347	152,218
# Of Persons Per HH	1.83	2.23	2.37
Average HH Income	\$118,386	\$93,813	\$94,370
Average House Value	\$363,804	\$218,576	\$207,823

*Demographics data derived from ESRI*

# CONTACT INFORMATION

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