

FOR LEASE

850 WEST 40TH STREET
Norfolk, VA 23508



New to Market

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RACE FOY

Associate

C. 757.679.1589

O. 757.640.2401

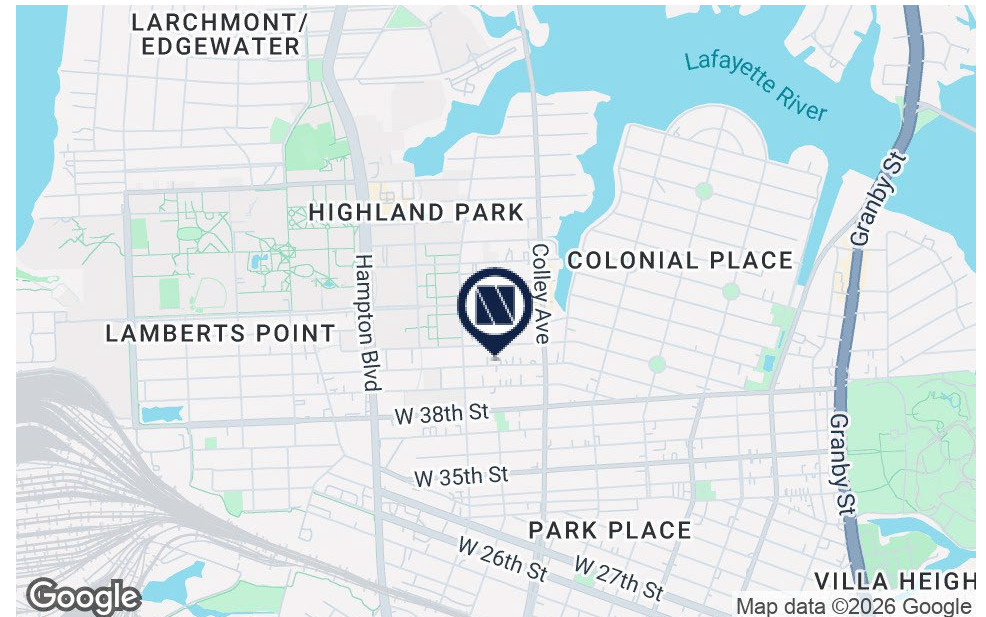
rfoyl@slnusbaum.com

EXECUTIVE SUMMARY

850 WEST 40TH STREET
Norfolk, VA 23508



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr FS Net of Janitorial
Building Size:	± 1,825 SF
Available SF:	± 1,825 SF
Zoning:	I-L

PROPERTY OVERVIEW

Excellent opportunity to lease a versatile office space conveniently located near Old Dominion University in Norfolk, Virginia. This ±1,825 SF office suite features multiple offices, conference rooms, and private restrooms, providing a functional layout suitable for a variety of office users. The flexible two-story configuration allows the upper level to function independently from the main floor, creating opportunities for separate departments, executive offices, training space, or administrative operations. Utilities are included, offering a streamlined occupancy cost in a highly accessible location with convenient access to Hampton Boulevard, Colley Avenue, Downtown Norfolk, Naval Station Norfolk, and the regional interstate network.

PROPERTY HIGHLIGHTS

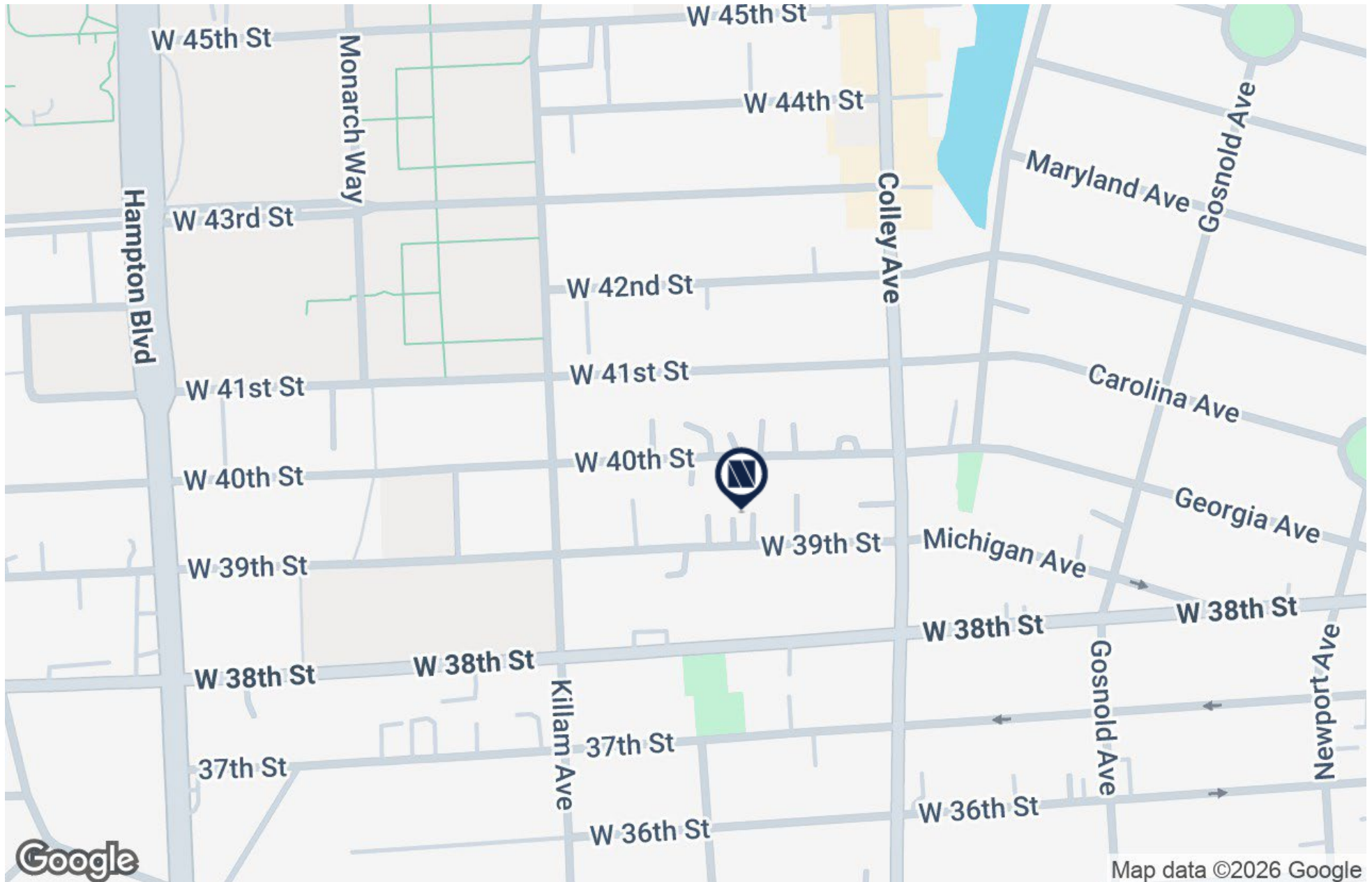
- Approximately ±1,825 SF of walk-up office space
- Multiple offices
- Conference room(s)
- Utilities included
- Full-service lease structure (janitorial excluded)
- Flexible two-story layout with potential for subdivision
- Suitable for a variety of office and administrative uses
- Convenient location near Old Dominion University
- Easy access to Hampton Boulevard, Downtown Norfolk, and I-64
- Proximity to restaurants, and retail amenities
- Move-in ready
- Available immediately
- Signage Available

LOCATION MAP

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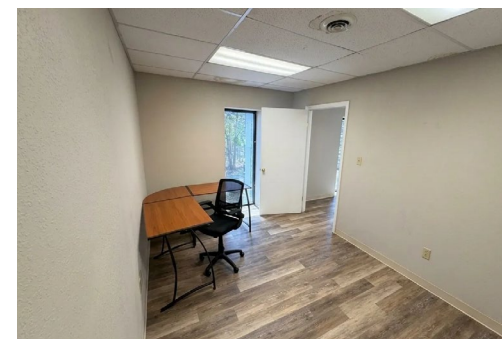


ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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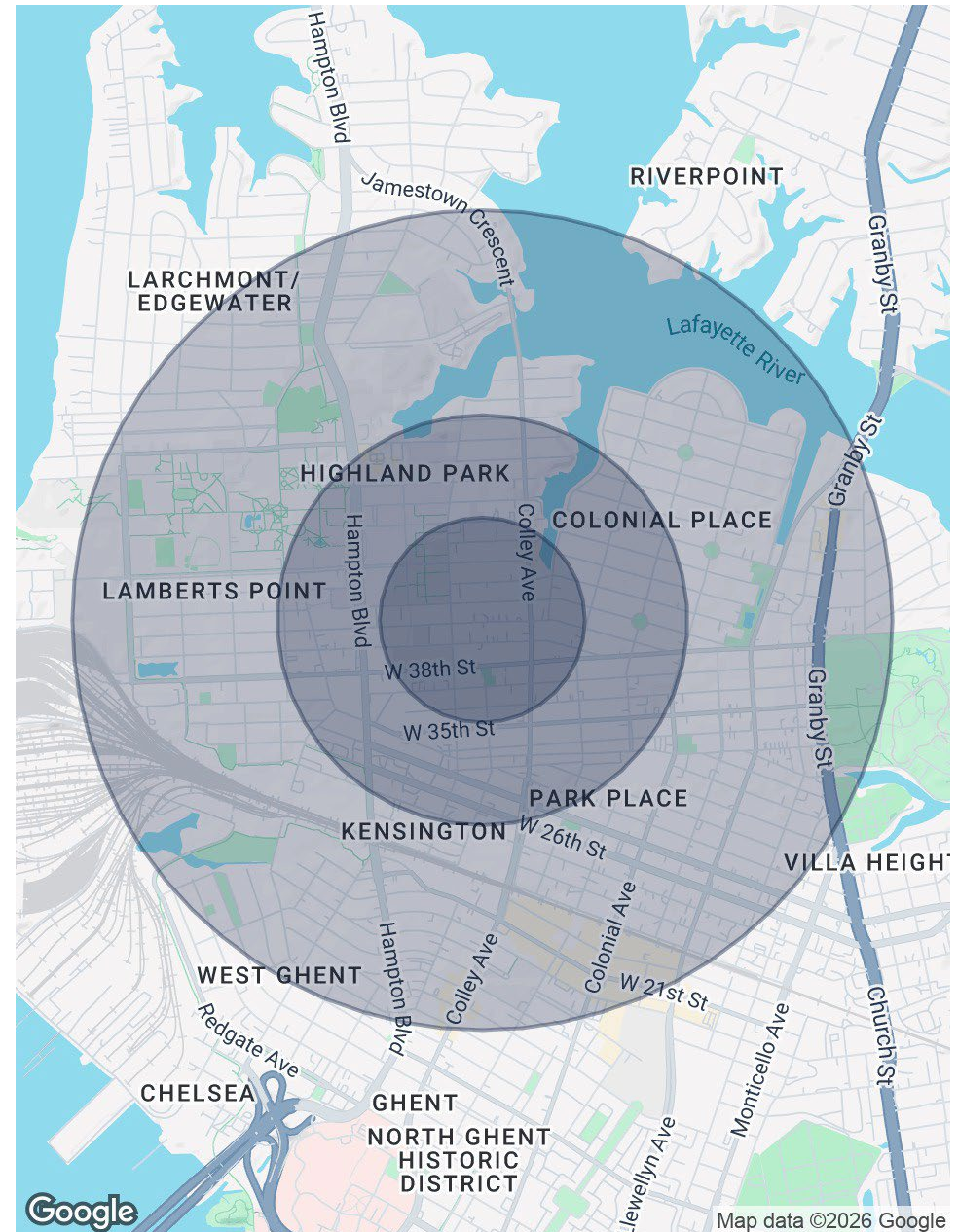
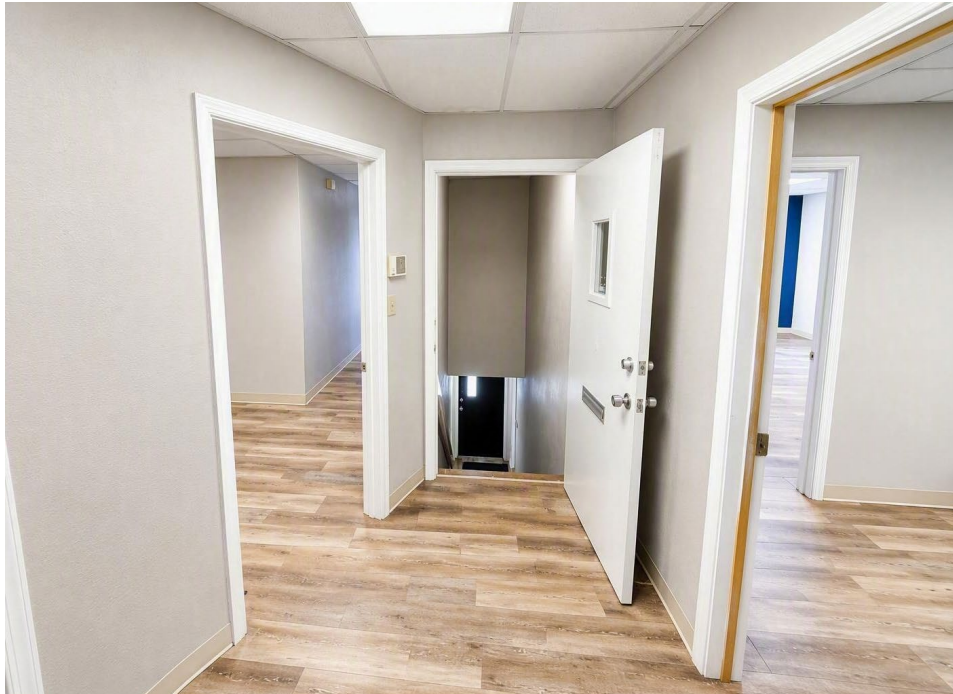


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,735	6,956	22,479
Average Age	24.4	26.8	31.4
Average Age (Male)	25.0	26.7	31.3
Average Age (Female)	24.2	27.3	31.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	495	2,060	8,239
# Of Persons Per HH	3.5	3.4	2.7
Average HH Income	\$52,908	\$65,319	\$89,631
Average House Value	\$222,068	\$335,288	\$411,571

2023 American Community Survey (ACS)



CONTACT INFORMATION

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