

# FOR LEASE

## SENTARA BROCK CANCER CENTER

6251 E. Virginia Beach Boulevard | Norfolk, VA 23502



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



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# EXECUTIVE SUMMARY

## SENTARA BROCK CANCER CENTER

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### OFFERING SUMMARY

Lease Rate:	\$24.02 SF/yr (NNN)
Building Size:	251,183 SF
Available SF:	3,045 - 29,770 SF

SPACES	LEASE RATE	SPACE SIZE
Fourth Floor Suite	\$24.02 SF/yr	10,511 SF
Fourth Floor Suite	\$24.02 SF/yr	3,045 SF
Fifth Floor Suite	\$24.02 SF/yr	29,770 SF

### PROPERTY HIGHLIGHTS

- 43,326 LSF available within this Class A 251,183± SF cancer treatment center which serves over 700 people a day. The center is situated on the campus of Sentara Leigh Hospital, a 250-bed, full service hospital specializing in orthopedic, cardiac, advanced imaging, general surgical, gynecological, obstetrical, and comprehensive breast care services.
- 600-vehicle parking deck.
- Strategic location with quick access to I-64 and I-264.
- In close proximity to multiple modes of public transportation that includes the Newtown Road Light Rail Station and HRT Bus Routes 22 and 27.
- First class property management.
- Generous landlord contribution to tenant's construction costs.

# FACILITY SERVICES

## SENTARA BROCK CANCER CENTER

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### SENTARA BROCK CANCER CENTER SERVICES

- This new patient-centered facility is a clinically advanced destination for hope and healing. Patients can expect a beautiful, calming environment that includes an outdoor Healing Garden, original art by local community artists, and quiet family workstations for caregivers as they assist their loved ones at appointments.
- The facility offers a comprehensive portfolio of clinical offerings to support a cancer patient in all aspects of their care, including Sentara's first outpatient supportive care clinic in the Hampton Roads community.
- Advanced diagnostic and imaging services are offered including PET, MRI, CT, X-Ray, Bone Density, and the Sentara Leigh Comprehensive Breast Center.
- Complimentary alternative medicine therapies and services are also offered to provide a holistic approach to patient care including art therapy, support groups, massage, and more.
- The facility features retail partners such as Silhouette Mastectomy Boutique, a retail shop for wig services, headwear, and mastectomy products; and the Smoothie Stop Cafe, offering delicious and healthy smoothies, cold-pressed juices, grab-and-go wraps, and salads.
- An outpatient therapy center specializing in cancer and neuro therapies is on-site.
- Luke Hillier Cancer Research Alliance, an innovative partnership between Sentara, EVMS, and Virginia Oncology Associates working to advance oncology research is provided at this facility.





# ADDITIONAL PHOTOS

SENTARA BROCK CANCER CENTER  
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# LOCATION MAP

SENTARA BROCK CANCER CENTER

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# REGIONAL AERIAL

SENTARA BROCK CANCER CENTER

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# AERIAL MAP

SENTARA BROCK CANCER CENTER

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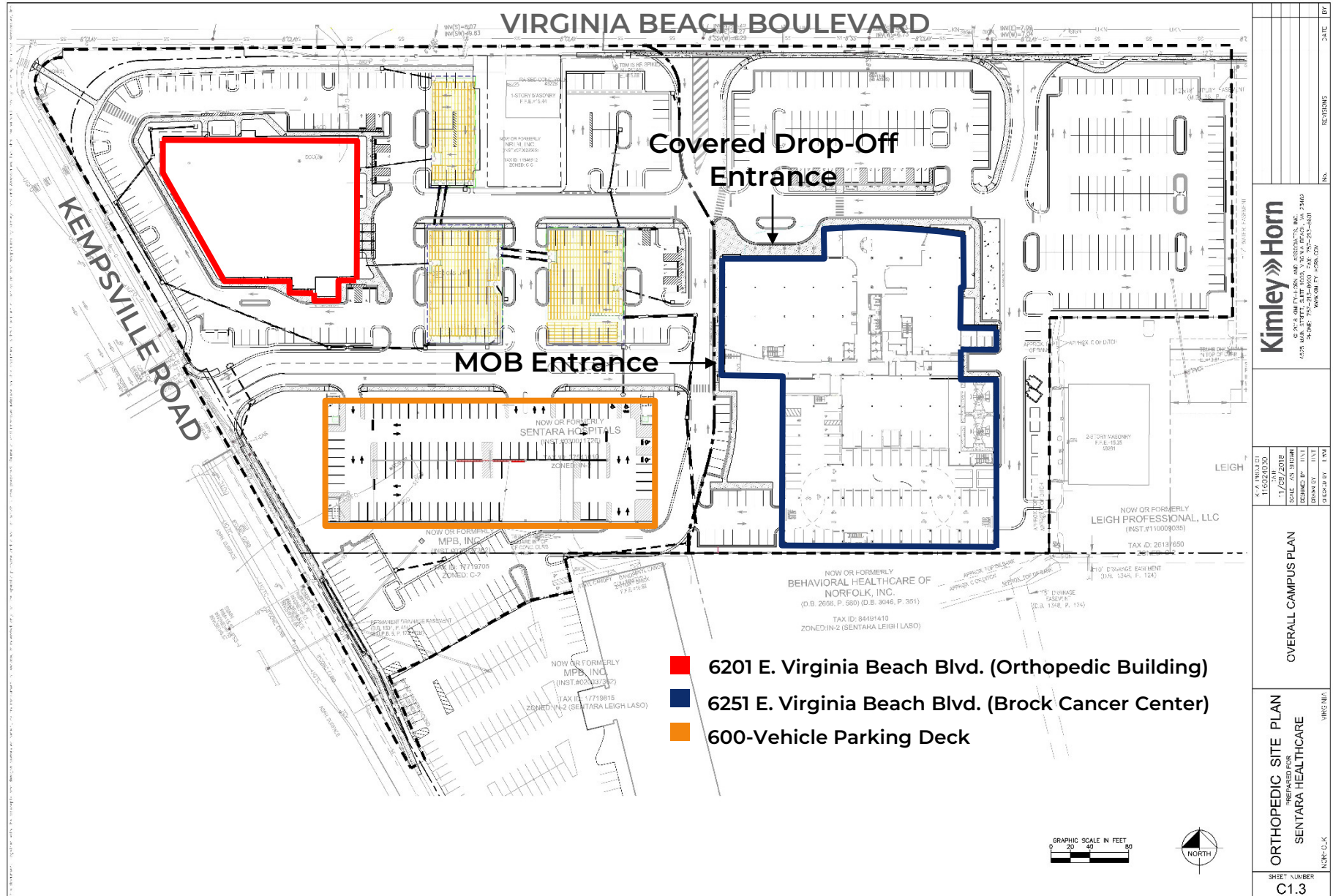
# SITE PLAN

## SENTARA BROCK CANCER CENTER

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# THIRD FLOOR PLAN

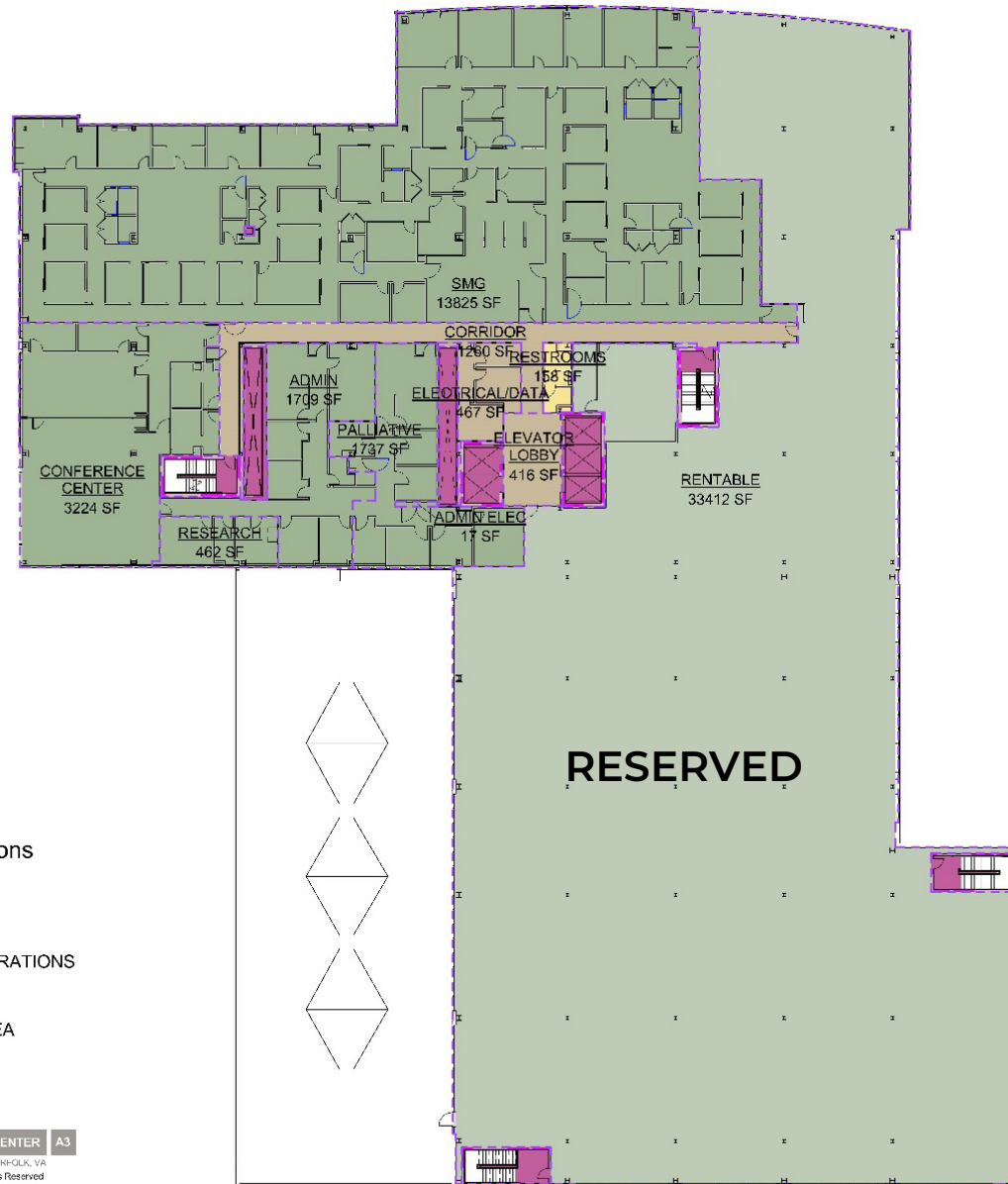
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## BOMA Space Designations

- FLOOR AMENITY AREAS
- FLOOR SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- OCCUPANT AREA
- RENTABLE BUILDING AREA



BOMA AREAS - THIRD FLOOR

SENTARA CANCER CENTER

A3

12/13/19

CITY OF NORFOLK, VA

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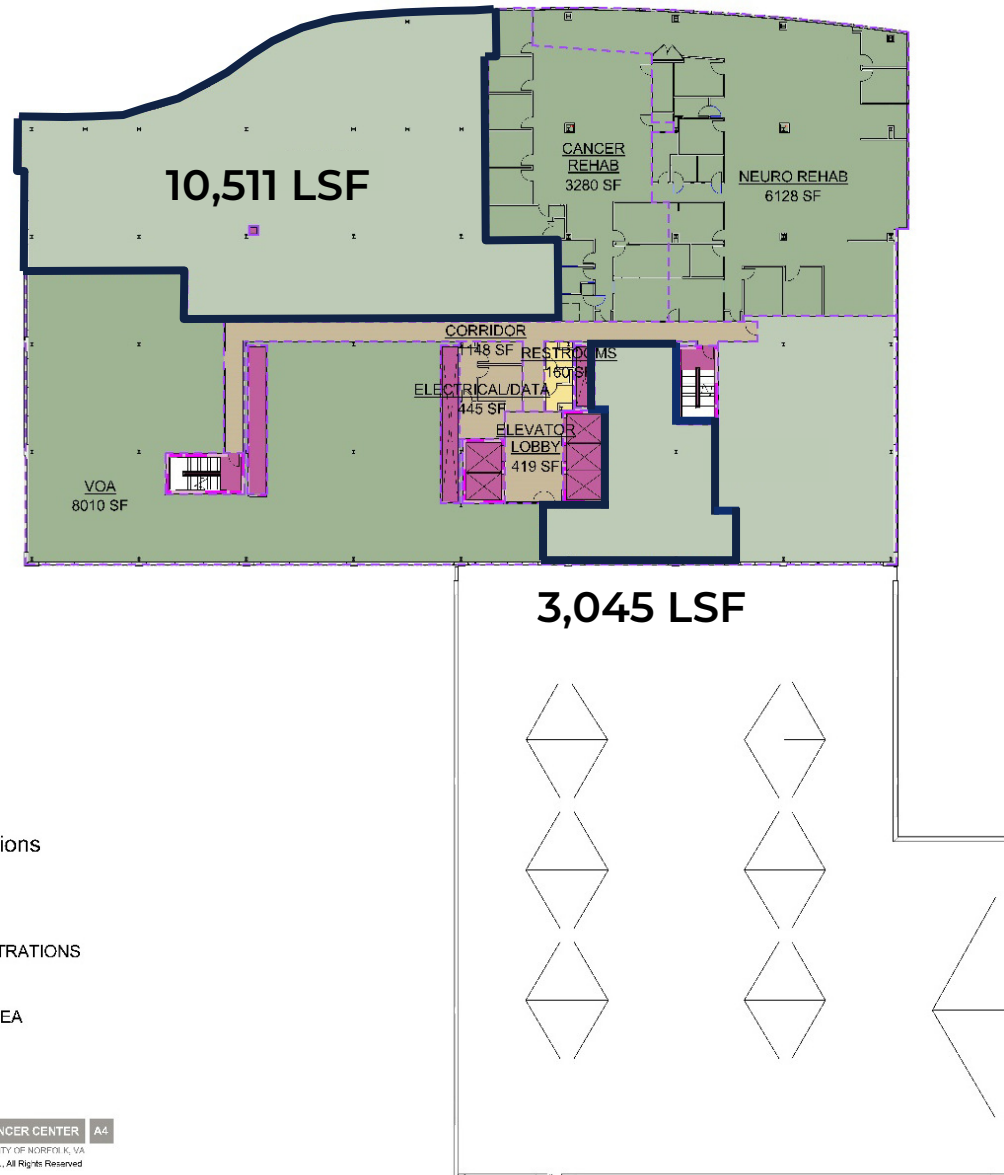
# FOURTH FLOOR PLAN

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BOMA AREAS - FOURTH FLOOR

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A4

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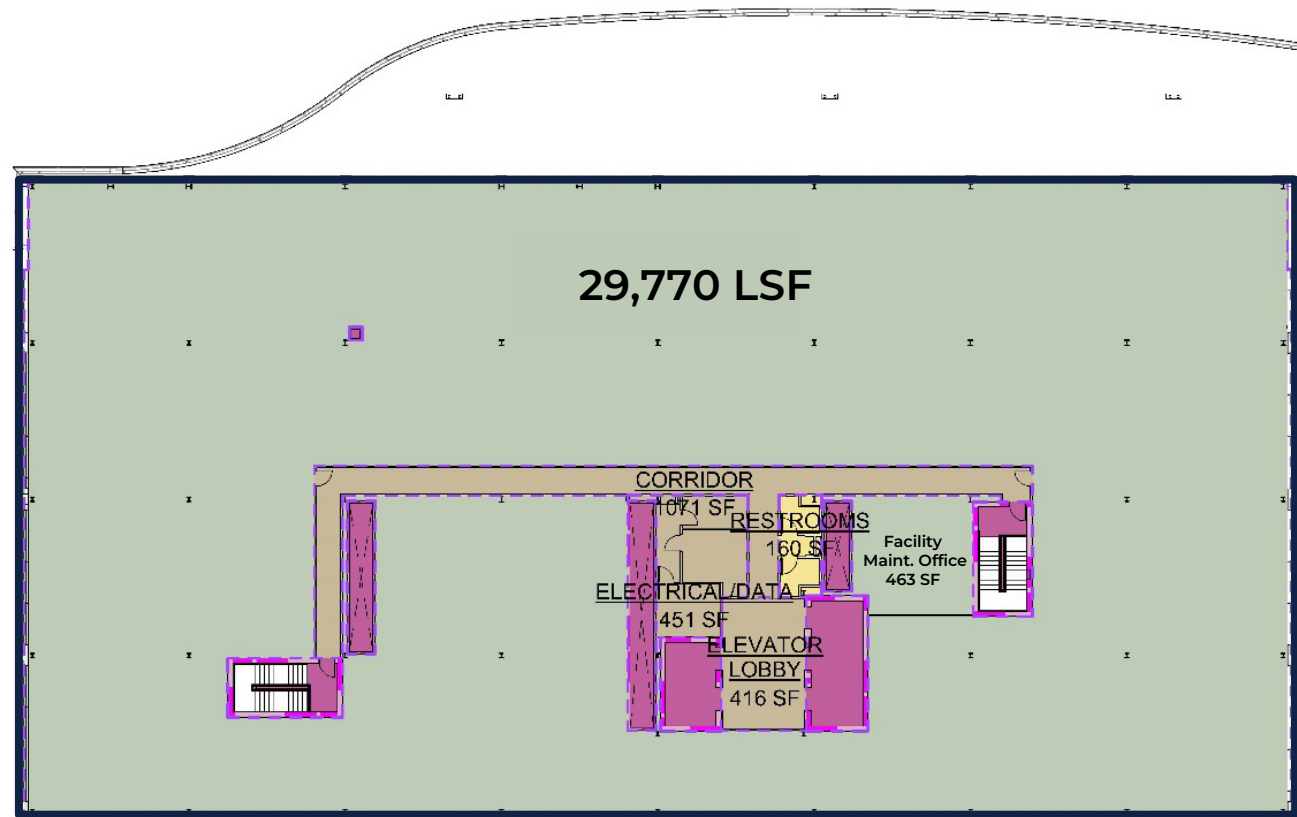
# FIFTH FLOOR PLAN

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## BOMA Space Designations

- FLOOR AMENITY AREAS
- FLOOR SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- RENTABLE BUILDING AREA



BOMA AREAS - FIFTH FLOOR

SENTARA CANCER CENTER A5

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# POTENTIAL LAYOUT

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SCHEMATIC PLAN - OPTION 1

SENTARA CANCER CENTER

1

November 2, 2020

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### SCHEMATIC PLAN - OPTION 2

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November 2, 2020

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# DEMOGRAPHICS MAP & REPORT

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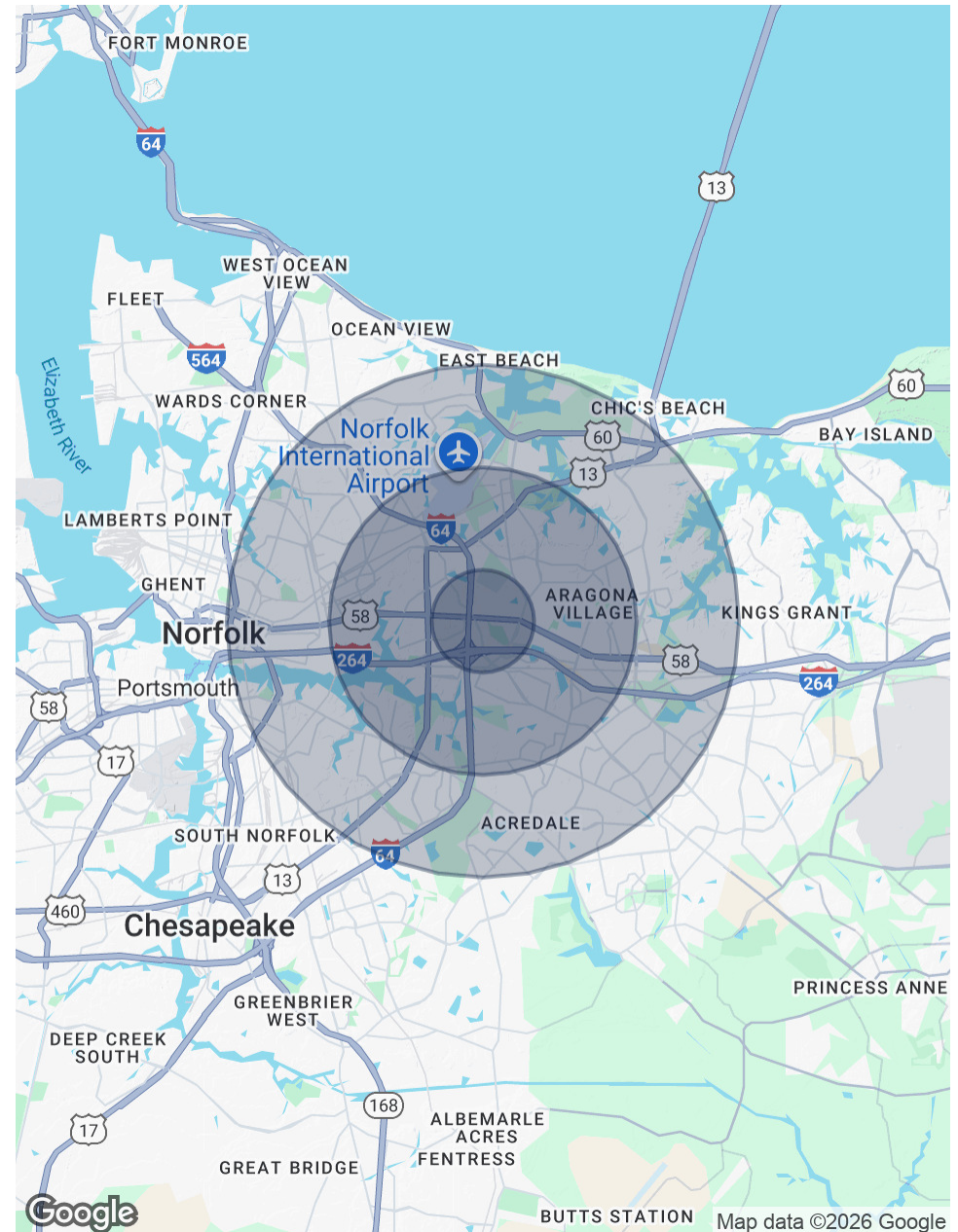
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,112	87,205	283,495
Average Age	33.0	35.0	34.4
Average Age (Male)	30.4	33.1	32.9
Average Age (Female)	35.8	37.6	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,464	32,766	105,515
# Of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$56,654	\$65,392	\$63,916
Average House Value	\$241,579	\$236,424	\$256,006

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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