

FOR SALE OR LEASE

OWNER-USER & INVESTMENT OPPORTUNITY

7440 Central Business Park Drive | Norfolk, VA 23513



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

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EXECUTIVE SUMMARY

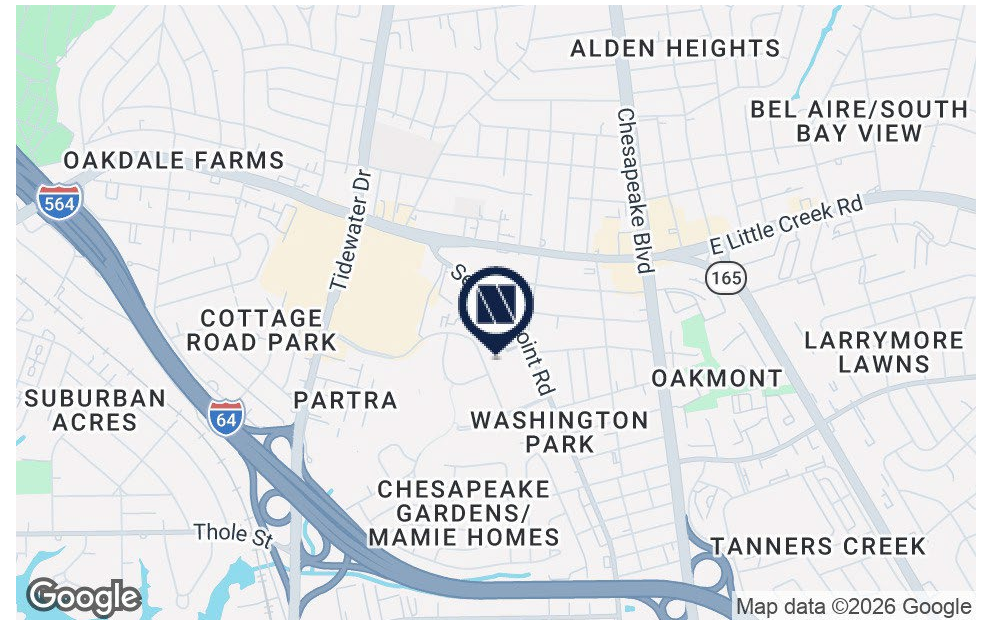
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OFFERING SUMMARY

Sale Price:	\$2,210,000
Lease Rate:	\$13 PSF NNN
Building Size:	11,704 SF
Available SF:	2,500 SF
Lot Size:	1.02 Acres
Year Built:	2008
Zoning:	BC-O (Business and Commerce Park - Office)

[Click Here For BC-O Permitted Uses](#)

PROPERTY OVERVIEW

7440 Central Business Park Drive offers a compelling opportunity for both owner-users and investors. The 11,704 SF property is approximately 75% leased to Proud Moments ABA, providing stable in-place income, while the remaining $\pm$ 2,500 SF office/warehouse suite is available for immediate occupancy. The property is strategically located near I-64, Norfolk International Airport, and Naval Station Norfolk.

PROPERTY HIGHLIGHTS

- **Owner-User & Investment Opportunity:** Approximately 75% leased to Proud Moments ABA, providing stable in-place income, with the remaining $\pm$ 2,500 SF available for immediate occupancy or lease.
- **Long-Term Cash Flow:** Proud Moments ABA is committed under a 7+ year lease, providing stable, predictable in-place income.
- **High-Quality Construction & Finishes:** Built in 2008, the property offers modern office finishes, extensive glass, quality construction, and has been professionally maintained.
- **Strategic Location:** Convenient access to I-64, Norfolk International Airport, and Naval Station Norfolk.

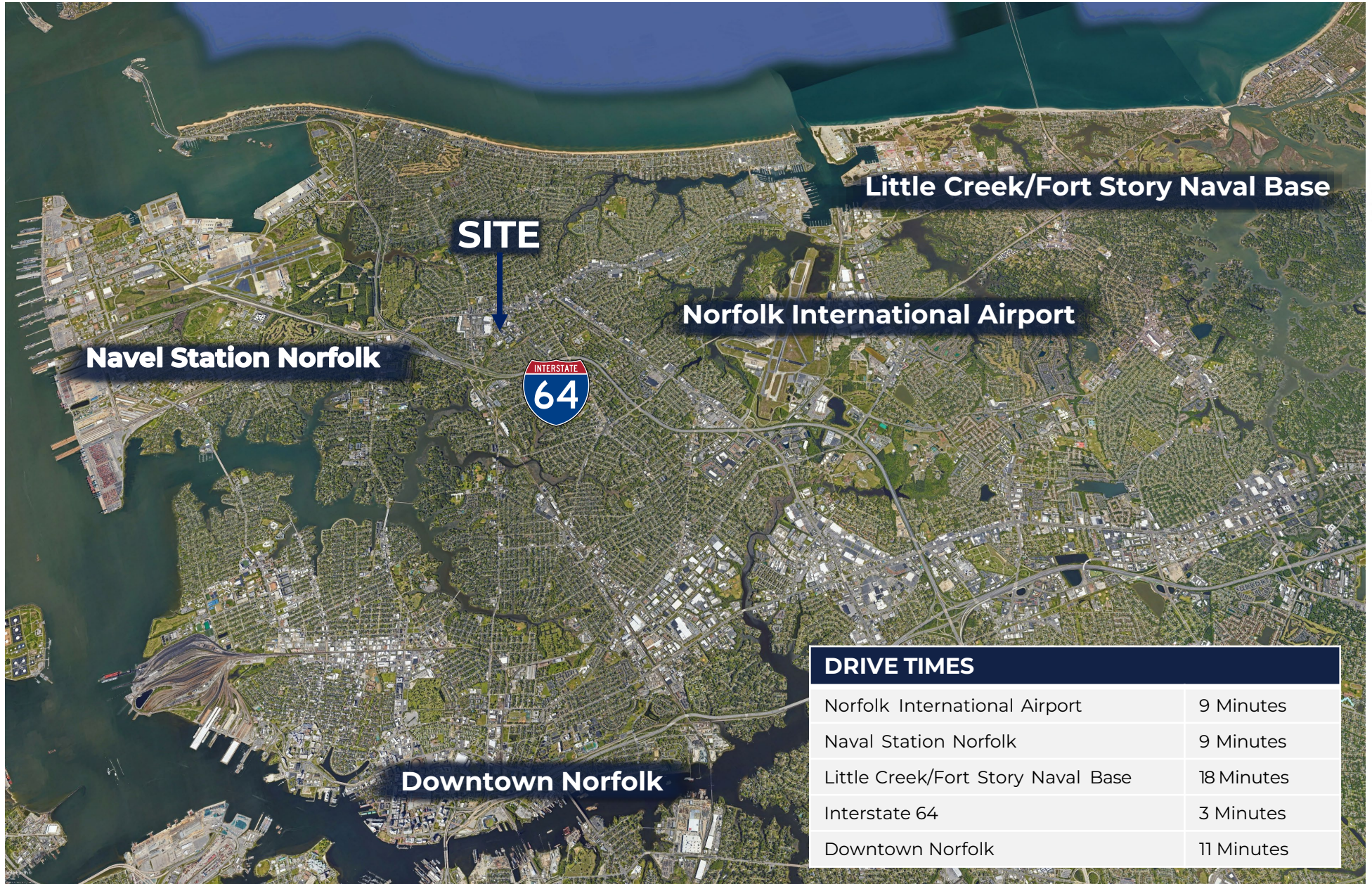
LOCATION MAP

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DRIVE TIMES	
Norfolk International Airport	9 Minutes
Naval Station Norfolk	9 Minutes
Little Creek/Fort Story Naval Base	18 Minutes
Interstate 64	3 Minutes
Downtown Norfolk	11 Minutes

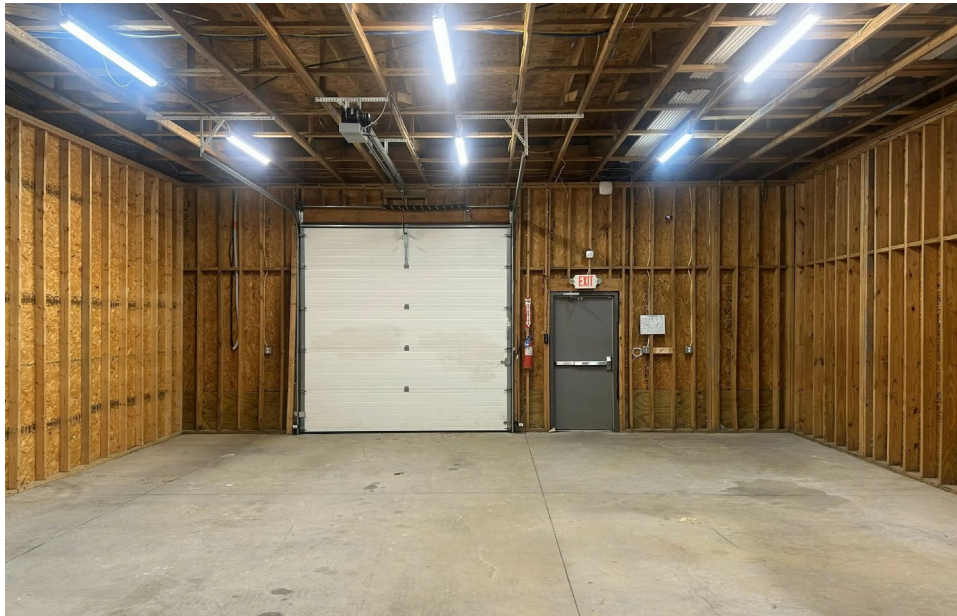
ADDITIONAL PHOTOS

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ABOUT THE TENANT

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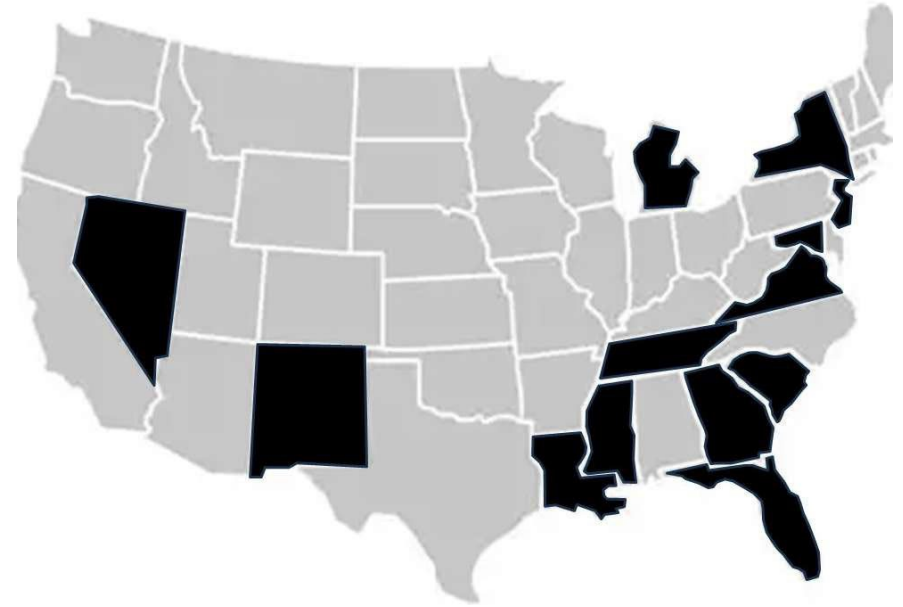


Proud Moments ABA

National Leader in Autism Therapy Services

Proud Moments ABA is one of the nation's leading providers of Applied Behavior Analysis (ABA) therapy for children diagnosed with autism spectrum disorder. Through a network of locations across multiple states, Proud Moments delivers evidence-based behavioral therapy focused on improving communication, social interaction, daily living, and developmental skills.

As one of the fastest-growing providers in the autism services industry, Proud Moments continues to expand its national footprint while serving thousands of families across the United States. The Norfolk location represents the company's continued investment in the Hampton Roads market and demonstrates its long-term commitment to providing specialized behavioral healthcare services throughout the region.



Tenant Highlights

- National provider of Applied Behavior Analysis (ABA) therapy
- Proud Moments ABA operates more than 75 locations across 12 states
- 7+ Year Lease Term providing stable, predictable rental income from a national healthcare tenant
- Essential healthcare service with recurring patient demand
- Long-term commitment to the Hampton Roads market

LEASE ABSTRACT & FINANCIAL HIGHLIGHTS

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LEASE INFORMATION

Tenant	Proud Moments ABA
Premises	Suite 101
Physical Occupancy	9,204 SF
Leased Area	8,778 RSF
Lease Commencement	May 1, 2026
Initial Lease Term	7 years, 9 months
Base Rent	\$ 16.50 PSF NNN
Annual Rent Increases	3%
Lease Expiration	January 31, 2034
Tenant Type	National ABA Healthcare Provider

OCCUPANCY SUMMARY

Total Building Area	11,704 SF
Leased	8,778 SF
Available	2,500 SF
Occupancy	75%

INCOME SUMMARY

DESCRIPTION	ANNUAL INCOME
Current Base Rent (Proud Moments)	\$144,837
Potential Rent – Suite 102 (2,500 SF @ \$12.00 PSF NNN)	\$30,000
Projected Annual Base Rental Income	\$174,837

NOI SNAPSHOT

Scenario	Annual NOI
Current Stabilized NOI	Approximately \$144,837
Projected NOI (Suite 102 Leased @ \$12.00 PSF NNN)	Approximately \$174,837

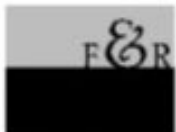
SITE PLAN

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7440 CENTRAL BUSINESS PARK DRIVE AS-BUILT DRAWING
NORFOLK, VIRGINIA

11,704 S.F.

TRANSMICROVIEW 8.24.2026

FLOOR PLANS

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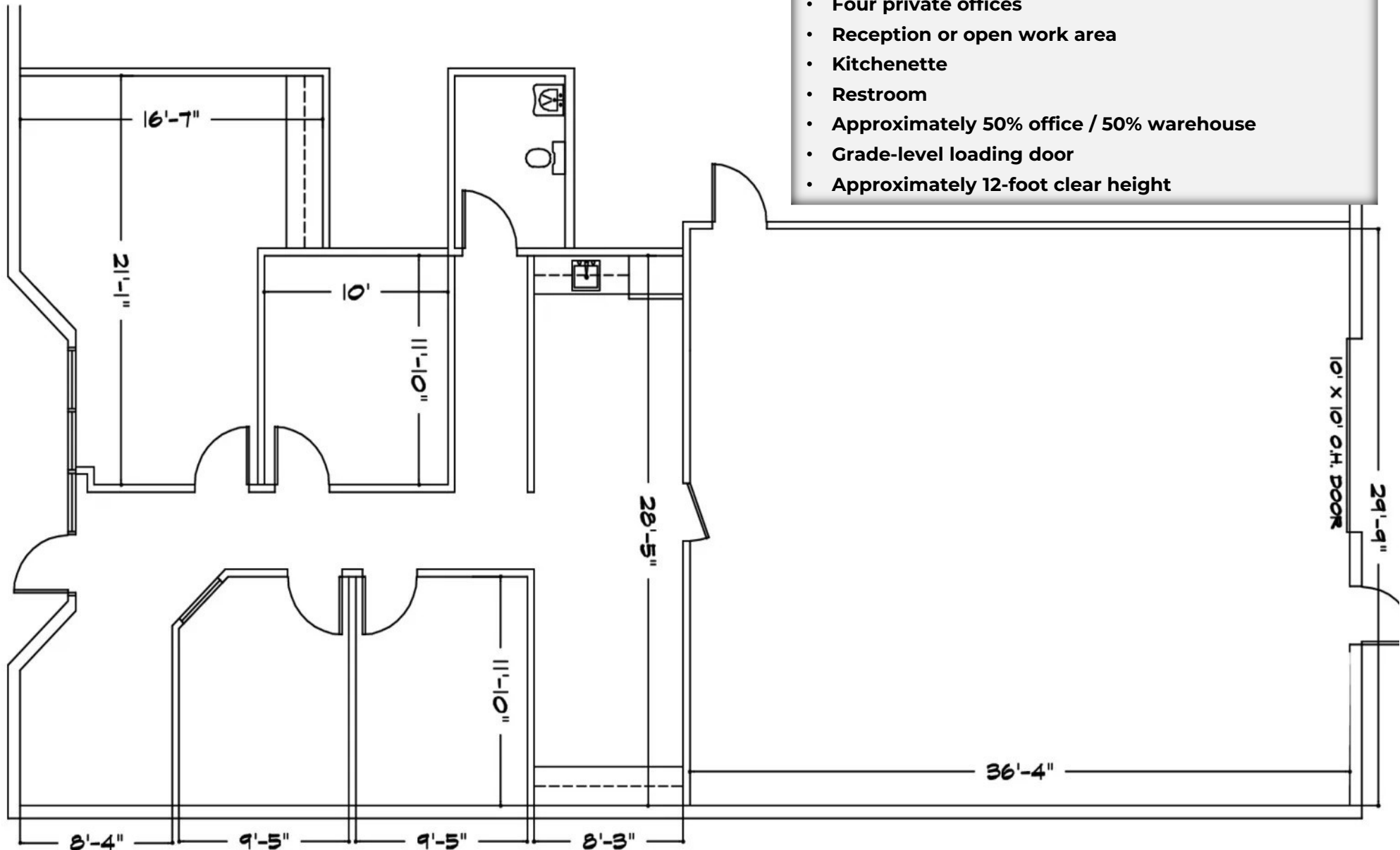


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Available Suite 102 - ± 2,500 SF

Highlights

- Four private offices
- Reception or open work area
- Kitchenette
- Restroom
- Approximately 50% office / 50% warehouse
- Grade-level loading door
- Approximately 12-foot clear height



DEMOGRAPHICS MAP & REPORT

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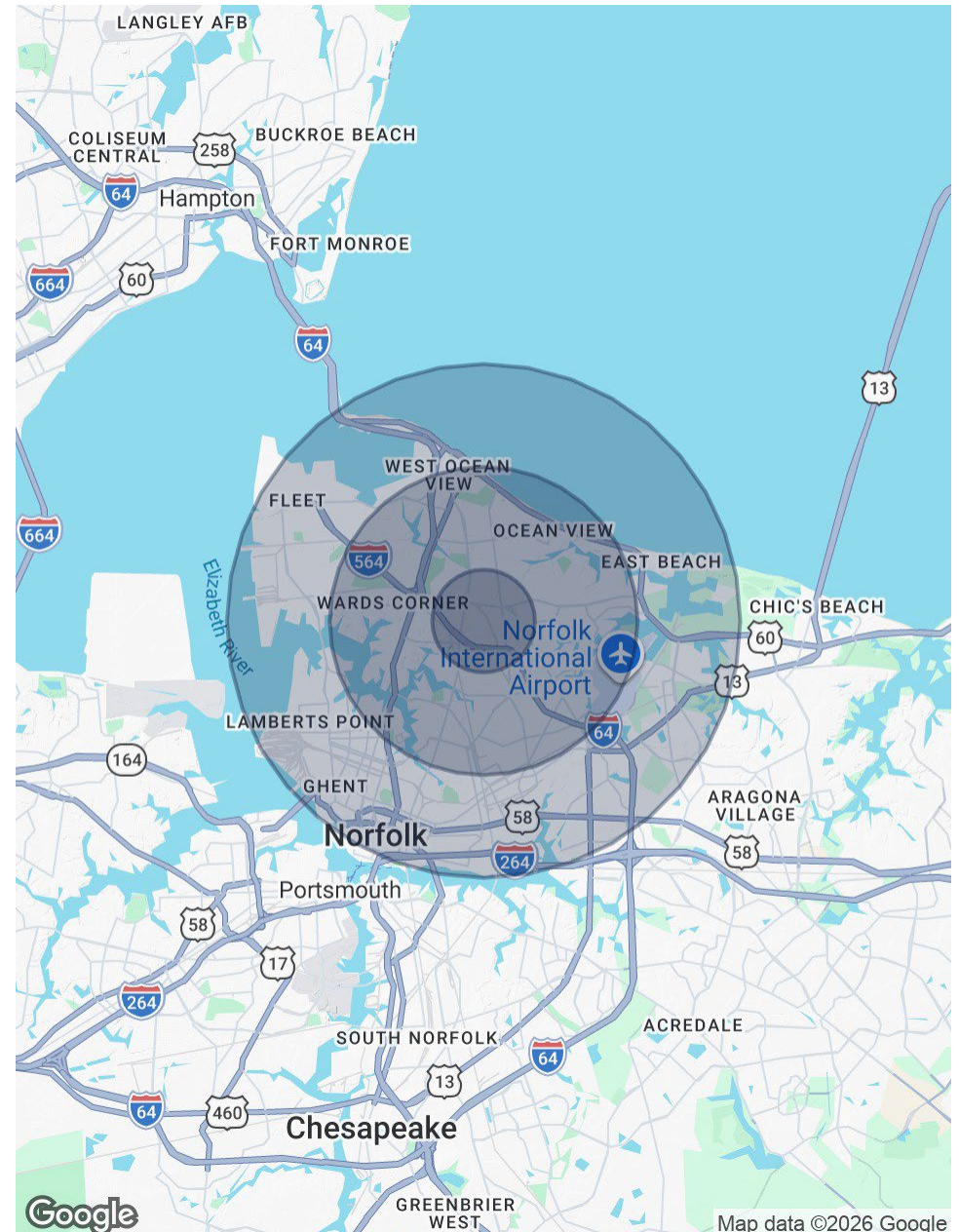


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,246	120,359	234,989

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,782	50,799	93,834
Average HH Income	\$72,720	\$87,558	\$88,463
Average House Value	\$234,096	\$297,082	\$317,173

2023 American Community Survey (ACS)

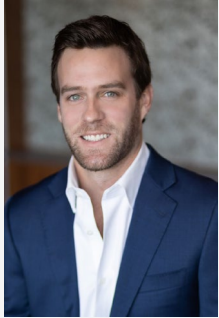


CONTACT INFORMATION

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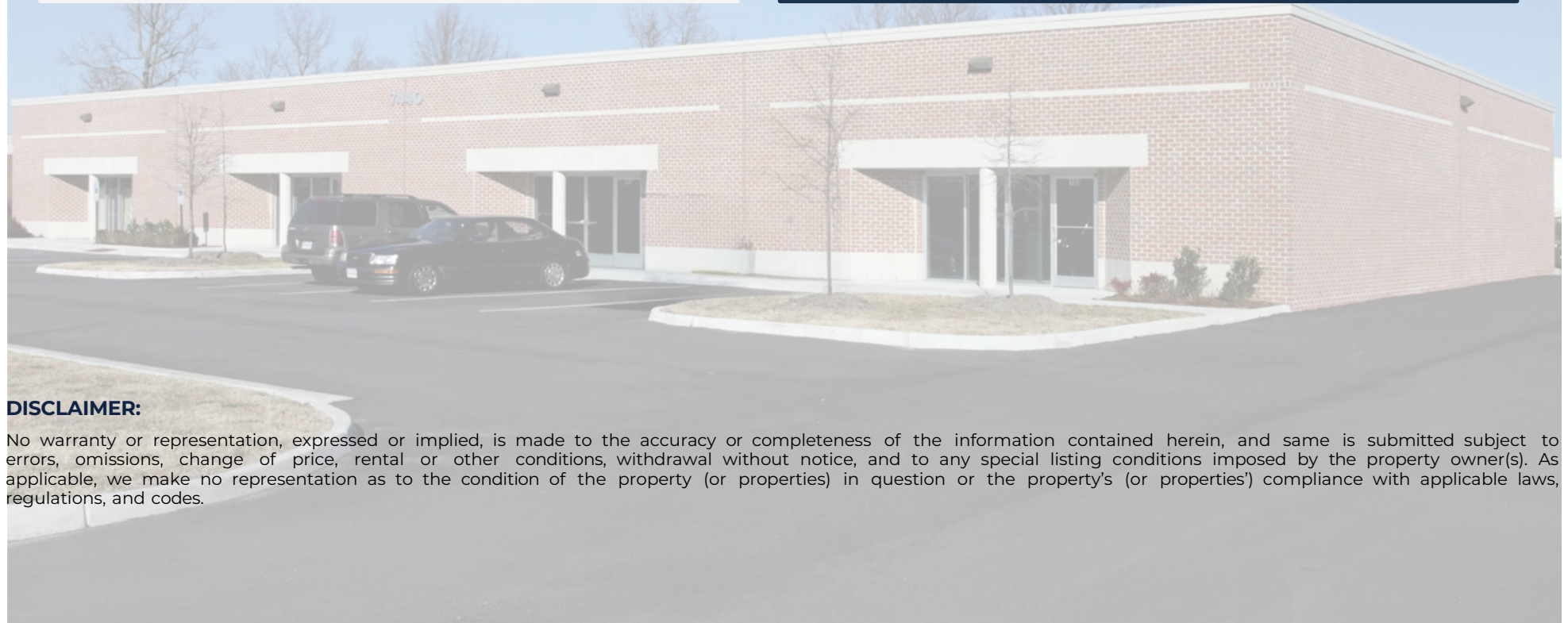
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