FOR LEASE

220-226 W. 25th Street NORFOLK RAILROAD DISTRICT



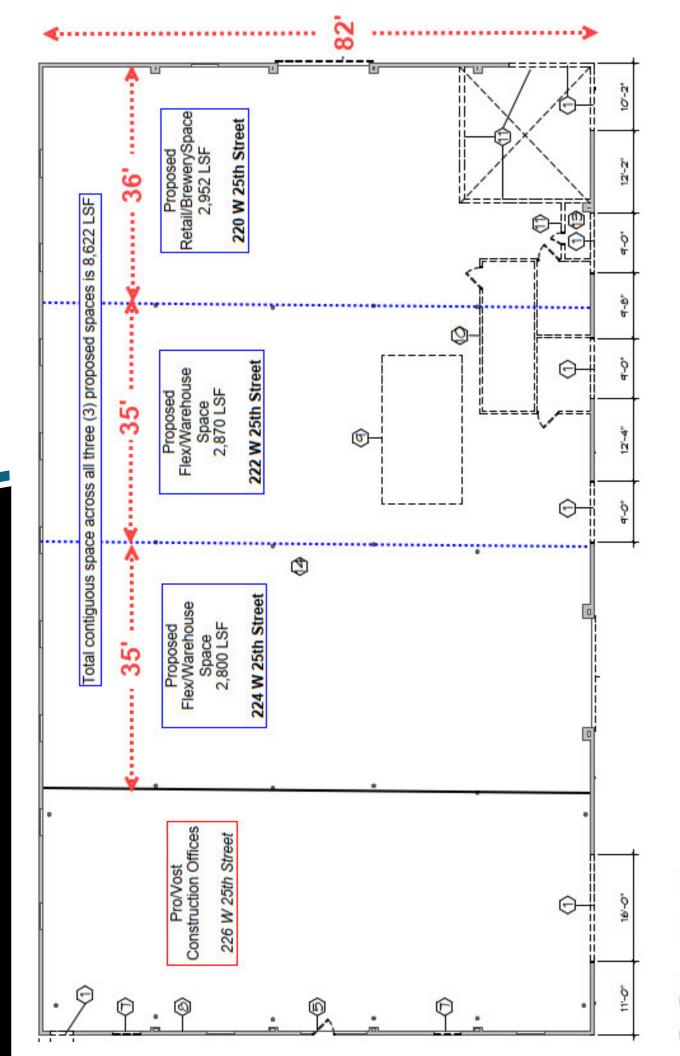
ABOUT PROPERTY

- Located in hot, up & coming Railroad District
- Within walking distance to local breweries, eateries, and new residential developments
- Surrounding users: The Fishin' Pig Norfolk,
 Rip Rap Brewery, Coalescence Coffee Company,
 and Union Taco
- Immediate availability
- Available

Suite	RSF (+/-)	Likely Use	Monthly
220	2,952 SF -	Retail/Restaurant	\$4,797.00
222	2,870 SF -	Flex/Warehouse	\$4,065.83
224	2,800 SF -	Flex/Warehouse	\$3,966.67



PROPOSED FLOOR PLANS







ODU

Old Dominion University
Ted Constant Convocation Center Strome Entrepreneurial Center Barry Arts Museum

Innovation Research Park
Embody
Frank Reidy Research Center for Bioelectrics
Institute for Coastal Adaptation & Resilience

RR/RY DISTRICTS

The Colony at Lambert's Point / IPConfigure The Railyard at Lambert's Point

The Monument Companies Residential Develop

757 Makerspace SVT Robotics

Jeff Robertson Park Weyanoke Bird Sanctuary

CHELSEA

Little Theatre of Norfolk Craft Breweries



Eastern Virginia Medical School [EVMS] Eastern Wignia Petral School (EVY)]
Sentara Norfolk General Hospital
Sentara Heart Hospital
Children's Hospital of The King's Daughters [CHKD]
CHKD Mental Health Hospital
EVMS Strelitz Diabetes Center

EVMS-Sentara Healthcare Analytics & Delivery Science Institute

Jones Institute for Reproductive Medicine American Red Cross Norfolk Public Health Center

Sentara Center for Simulation & Immersive Learning at EVMS

Plum Point Park Old Fort Norfolk Light Rail Station



Chrysler Museum of Art Chrysler Glass Studio

Carl yase Gassa Sudio Harrison Opera House TCC Perry Center for Visual & Culinary Arts & Hospitality Management Former Virginian-Pilot Building Amplified IT / Maxx Potential

Amplified IT / Maxx Potential
Cementiscope / The Plot
Push Comedy Theater
Hurrah Players – Hugh Copeland Center
Glass Wheel Arts Center
Assembly / 757 Startup Studios
GROW / Ario / Sway / TechArk Solutions / xTuple
Gather / Novel / Percolator Coworking Communities
Slover Libracy

Gather / Novel / Percolator Coworking Community
Slover Library
The Main / Glass Light Hotels
Tidewater Community College
NSU Innovation Center (Main Street)
ODU Innovation Center (Boush Street)
ODU Institute for Innovation & Entrepreneurship
(Bank Street)
ODU Open Seas Technology Innovation Hub
(Bank Street)

(Bank Street)
Town Point Park and Festevents

Town Point Park and Festevents
Wells Theatre/Roper/Performing Arts Center &
The NorVa Entertainment Venue
Nauticus, The Battleship Wisconsin & Half Moone
Cruise Center
The Pagoda and Oriental Garden &
MacArthur Square Outdoor Pavilion
Norfolk-Portsmouth Ferry
4 Lisht Rail Stations

4 Light Rail Stations
Virginia Arts Festival Headquarters
Governor's School for the Arts

RISE Resilience Innovations

VIA Design 3,573 Residential Units



Norfolk State University NSU Center for Materials Research Harbor Park

Light Rail Station
Pump Track Trailhead on ERT
H.B. Hunter Building











For more information: MICHAEL ALLEN, CCIM Call or Text 757.952.6660 MichaelAllen@HarveyLindsay.com

825 Diligence Drive • Suite 114 Newport News, Virginia 23606 757-873-2020 $\underline{www. HarveyLindsay.com}$

HARVEY LINDSAY COMMERCIAL REAL ESTATE