



**OFFICE BUILDING FOR SALE OR LEASE
Downtown Norfolk, Historic Freemason Area**

- Location:** 227 West York Street, Norfolk, VA
- Land Size:** ± 7,000 sq. ft.
- Building Size:** ± 6,700 sq. ft.
- Available to Lease:** 1st floor, ± 3,600 sq. ft. (2nd floor is essentially “attic” space)
- Construction:** **Roof:** Membrane (*under warranty*); **HVAC:** Natural gas & conventional air conditioning; **Floor:** Concrete; **Ceiling (under roof):** Steel & wood truss; **Restrooms;** **Interior Lighting:** Florescent; **Building Structure:** Concrete block; **Exterior Finishes;** **Electrical:** 220 Volts/400 Amps
- Zoning:** HGWF2 (*Historical Freemason Area*)
- Parking Area:** Two spaces ‘on-site’ (@ rear of building), ‘on-street’, and multiple City parking garages; Plus: ‘on-street’ city parking permits available with property
- Lease Rate:** **Base rent:** \$20.00/sf NNN @ 3,600 sq. ft. = \$6,000.00/month
Additional rent for Year 1 of Lease:
Real Estate Assessments ±\$0.70/sf = ±\$210.00/month
Landlord’s Casualty Insurance ±\$0.75/sf = ±\$225.00/month
- Sales Price:** \$950,000
- Amenities:** Quality location in Historical Area, on-site parking & on-street parking with a small permit fee to City of Norfolk, strong visibility from Duke Street, and very close to major arterial route Light Rail
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