

OFFICE SPACE FOR LEASE - 16,810 SF

865 MONTICELLO AVENUE
Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	22,168 SF
Available SF:	16,810 SF
Lot Size:	0.393 Acres
Year Built:	1933
Zoning:	D-AD (Downtown - Arts and Design)

[CLICK HERE FOR INFO ON ENTERPRISE ZONES](#)

[CLICK HERE FOR INFO ON TECHNOLOGY ZONES](#)

PROPERTY OVERVIEW

865 Monticello Avenue offers approximately 16,810 SF of office space for lease in a highly accessible Norfolk location at the intersection of Monticello Avenue and Virginia Beach Boulevard. The property provides convenient access to I-264, downtown Norfolk, Norfolk State University, Sentara, EVMS, and other major employment centers throughout the region. Well suited for medical, educational, nonprofit, government, professional office, and institutional users. This building offers excellent visibility, convenient parking, and easy access for both employees and visitors.

PROPERTY HIGHLIGHTS

- **Exceptional Accessibility** – Immediate access to I-264, downtown Norfolk, and the greater Hampton Roads region.
- **Rear On-Site Parking** – Dedicated parking available behind the building for employees and visitors.
- **Transit-Oriented Location** – Located on the HRT bus line and within one-half mile of The Tide's Monticello Station.
- **Enterprise & Technology Zone** – Located within both the Enterprise Zone and Technology Zone, offering potential incentives for qualifying businesses

LOCATION MAP

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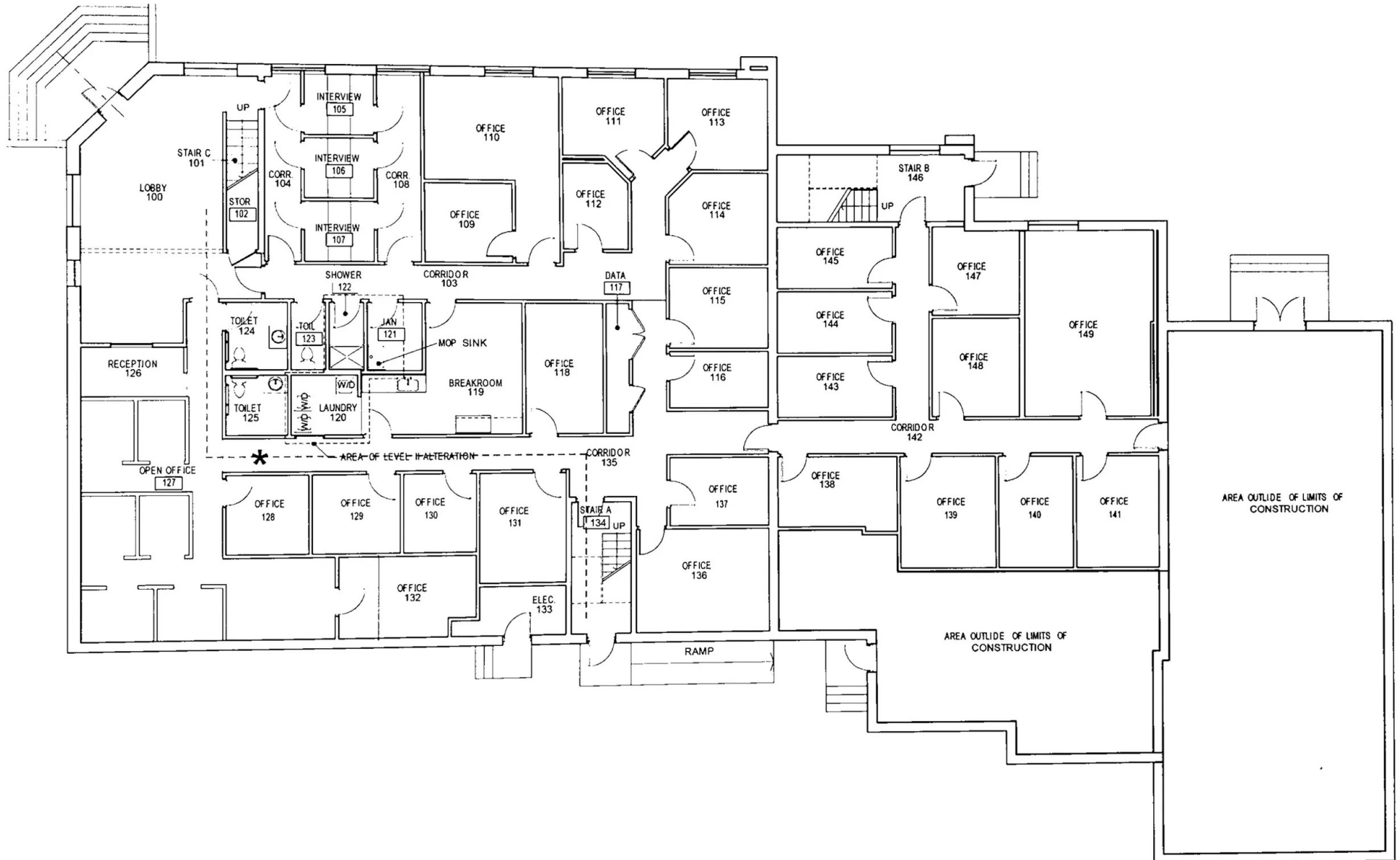
FLOOR PLAN - 1ST FLOOR

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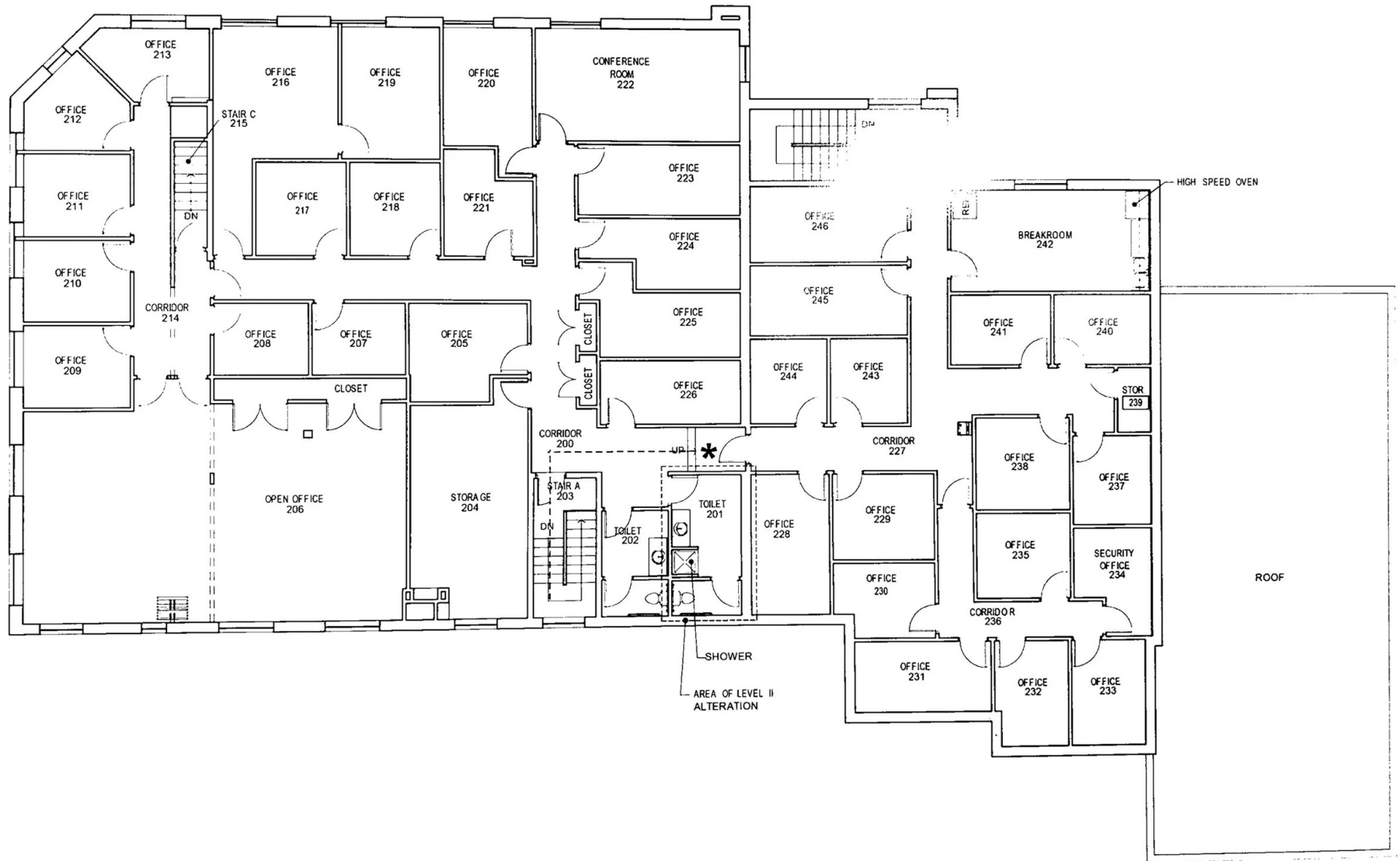
FLOOR PLAN - 2ND FLOOR

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DEMOGRAPHICS MAP & REPORT

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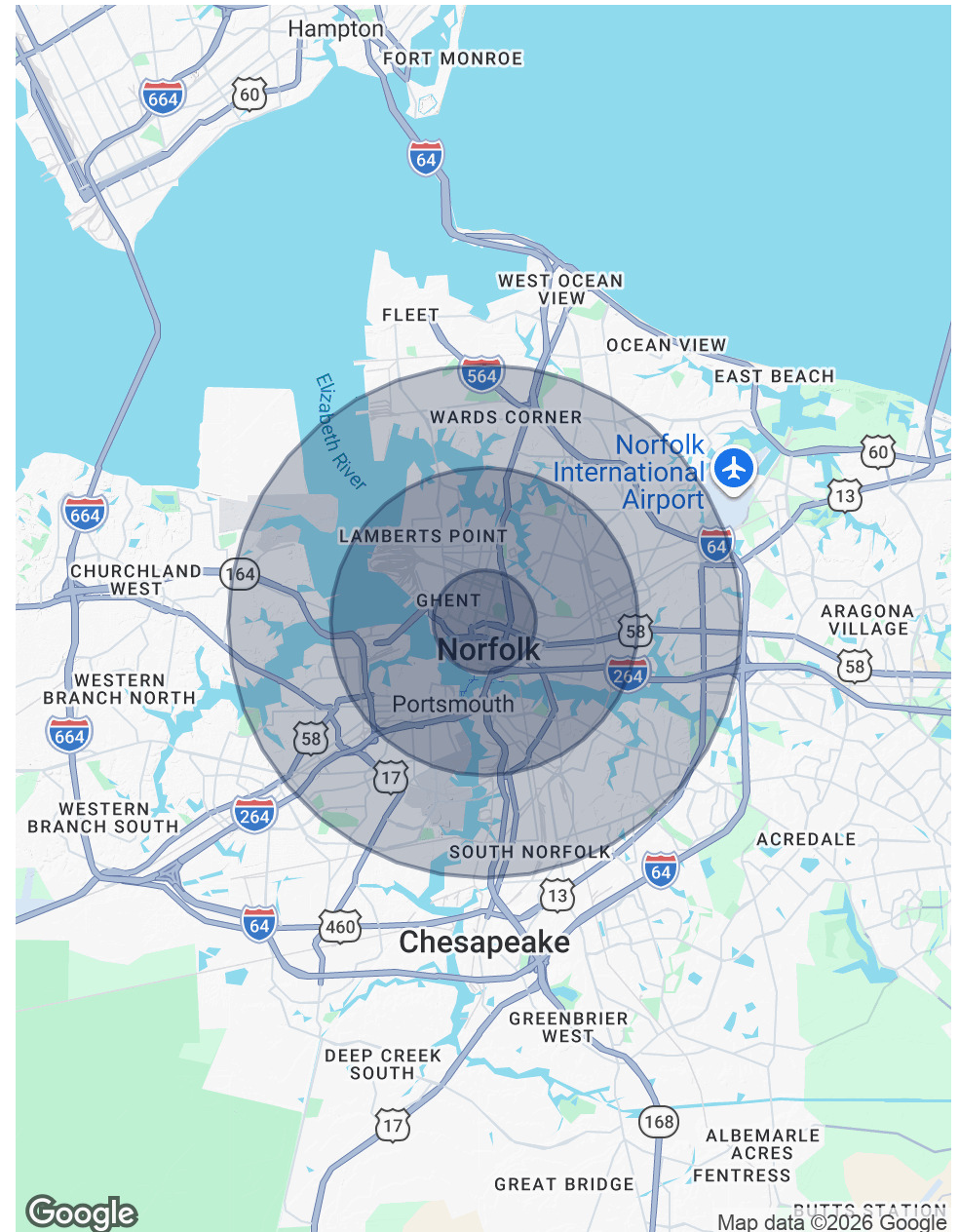


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,654	115,129	265,438
Average Age	31.6	33.0	34.4
Average Age (Male)	29.4	31.5	32.8
Average Age (Female)	34.5	34.5	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,969	48,764	110,706
# Of Persons Per HH	2.0	2.4	2.4
Average HH Income	\$69,445	\$64,494	\$64,276
Average House Value	\$269,600	\$215,657	\$205,613

2020 American Community Survey (ACS)



CONTACT INFORMATION

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