



427 Granby St. Norfolk, Virginia

Office space for lease

Contact: Whitney Austin, waustin@thisisgrow.com

Property Summary

Rentable Space: 5,758 SF

Stories: 3 floors plus a mezzanine

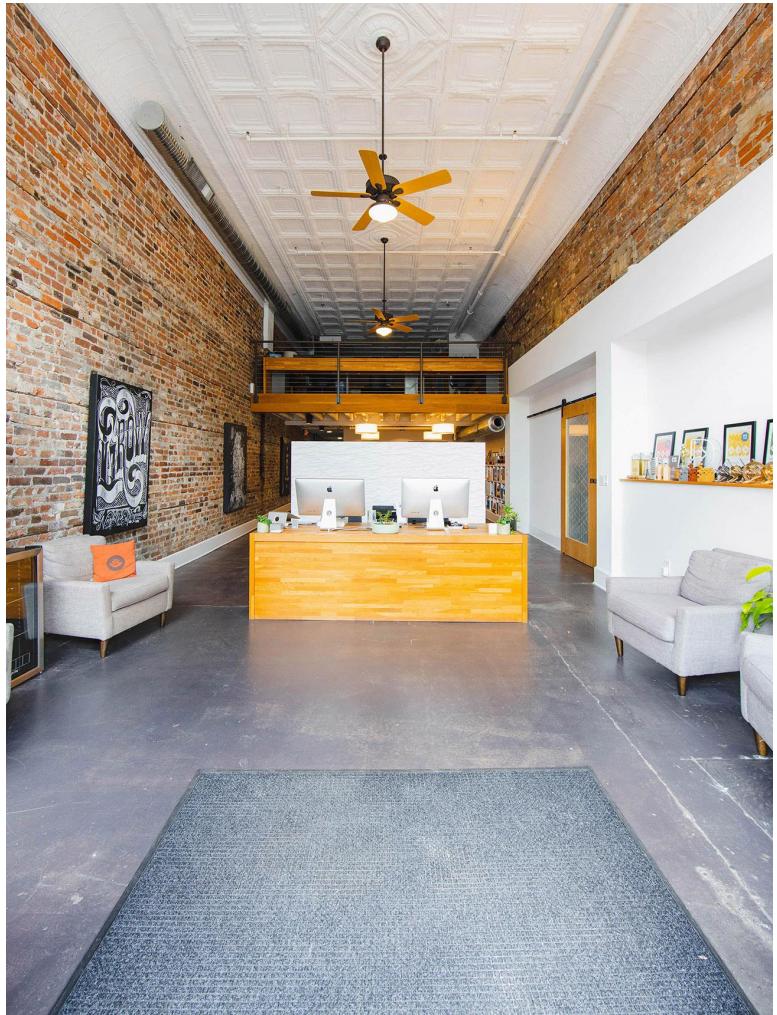
Available: May 2021

Rate: \$23/SF NNN

Key Features:

- Beautiful architectural features including exposed brick, historic tin ceilings, hardwood floors, historic-inspired light fixtures, and more
- Rooftop deck and artificial green roof
- Inspiring open floor plan work areas, including 18' ceilings on the first floor
- Pre-wired for data and A/V throughout, including a central data closet with dedicated equipment
- Five meeting rooms, two offices, and a kitchenette
- Bleacher seating area with retractable projector screen
- Access control and security systems
- Four-zone HVAC system with Nest thermostats
- Multi-zone speaker system
- Fiber internet lines from Cox and Segra
- Two parking spaces

Many of the existing furnishings can be added to the rental, if desired,



History

427 Granby Street was originally built in 1915. It was the home of Wergley's, a family-owned bakery and confectionary. The retail and production space were on the first floor, and the family lived upstairs on the second and third floors.

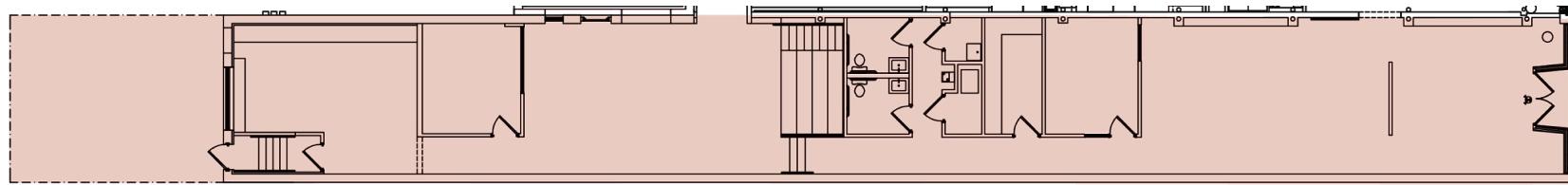
In 1930, W.H. Fowler's took over the space, selling stoves and appliances. Then beginning in 1936 and lasting for nearly 70 years, the building became "The Spot" (later renamed "Altschul's), a men's clothing store. They added a suspended mezzanine to the first floor.

We restored the building in 2010, bringing back the building's historic beauty including its towering storefront, original tin ceilings, exposed brick, and hardwood floors. The building was also upfitted with entirely new building systems, including electrical, mechanical, plumbing, and roofing systems.

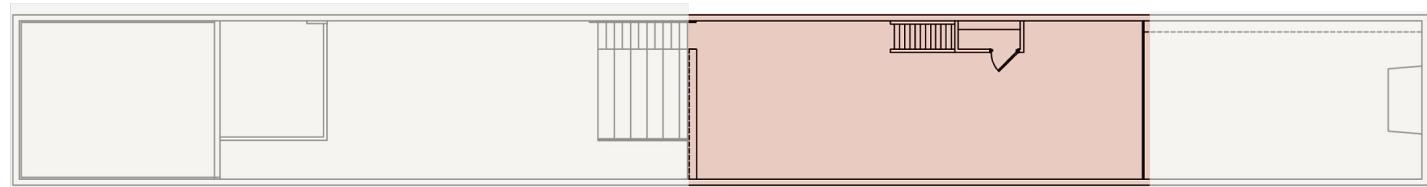
For the past 10 years, the building has been home to Grow, a world-renowned digital experience agency. They're soon to move across the street to anchor the Assembly innovation campus development.



Floor Plans



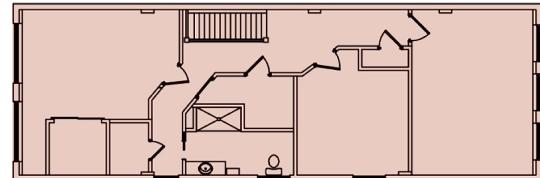
1st Floor



Mezzanine



2nd Floor



3rd Floor



ENJOY:



