

# 94,027 SF CLASS A OFFICE BUILDING FOR SALE

RIVERSIDE CORPORATE CENTER  
**240 CORPORATE BOULEVARD**  
NORFOLK, VA 23502

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

 [www.harveylindsay.com](http://www.harveylindsay.com)  757.640.8700

 999 Waterside Drive | Suite 1400 | Norfolk, Virginia 23510

# PROPERTY INFORMATION

## RIVERSIDE CORPORATE CENTER

PROPERTY ADDRESS:	240 Corporate Boulevard Norfolk, Virginia 23502
BUILDING AREA:	94,027 rentable square feet
STORIES:	4
LAND AREA:	4.9 acres
YEAR BUILT:	1989
SIGNAGE:	Monument and Building
ZONING:	Office (O). Permitted uses include office, medical, college/university, adult day care, and hotel/motel.
PARKING:	331 spaces (3.52 spaces per 1,000)
LOCATION:	Located in the center of Hampton Roads at the convergence of Interstate 64, Interstate 264 and South Military Highway halfway between downtown Norfolk and Virginia Beach Town Center.
<b>FOR LEASE:</b>	<b>\$20 PSF   FULL SERVICE</b>
<b>FOR SALE:</b>	<b>Reduced: <del>\$13,500,000</del> \$11,000,000</b>

					
5.0 Miles to Downtown Norfolk	5.0 Miles to Virginia Beach Town Center	5.0 Miles to Norfolk International Airport	12 Miles to Norfolk Naval Station	12 Miles to Virginia Port Authority	18 Miles to Virginia Beach Oceanfront

### EXECUTIVE SUMMARY

Riverside Corporate Center is in the heart of Hampton Roads at I-64 and I-264 with immediate access to The Tide Light Rail at Military Highway Station and an HRT bus stop at Corporate and Military. This corporate park setting features a walking trail and offers a professional environment with neighbors, Virginia Eye Consultants, CVP Physicians, Portfolio Recovery Associates, and U.S. Marine Management. Its close proximity to Sentara Leigh Hospital and Brock Cancer Center creates a synergy for medical providers and patients. The signalized intersection of South Military Highway and Corporate Boulevard creates an easy ingress and egress for employees and visitors of the building. Enjoy multiple nearby amenities including restaurants, retail, and the City of Norfolk's Military Circle Mall which is slated for a new mixed-use redevelopment.



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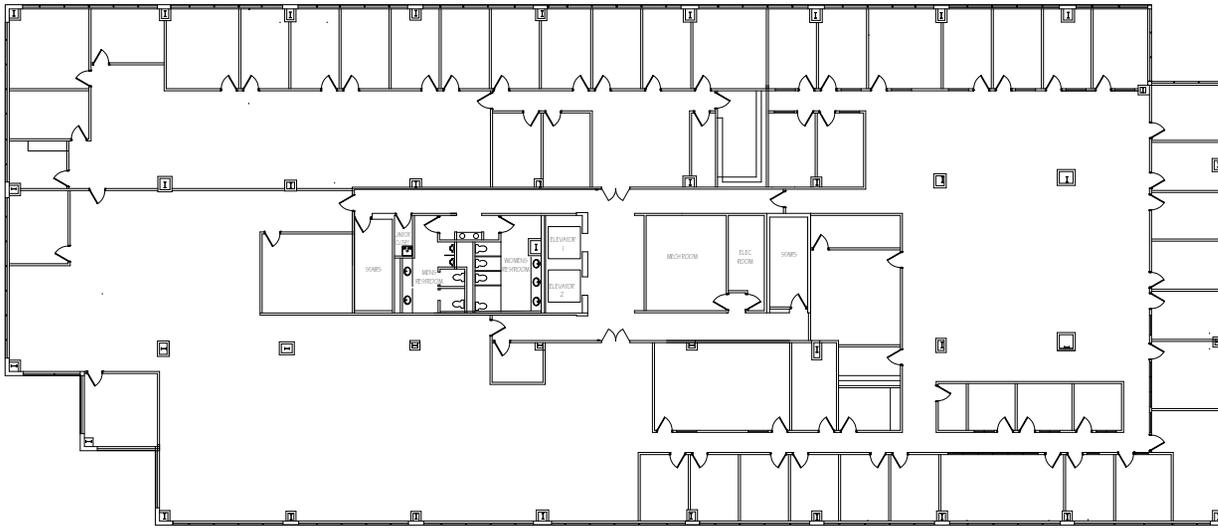
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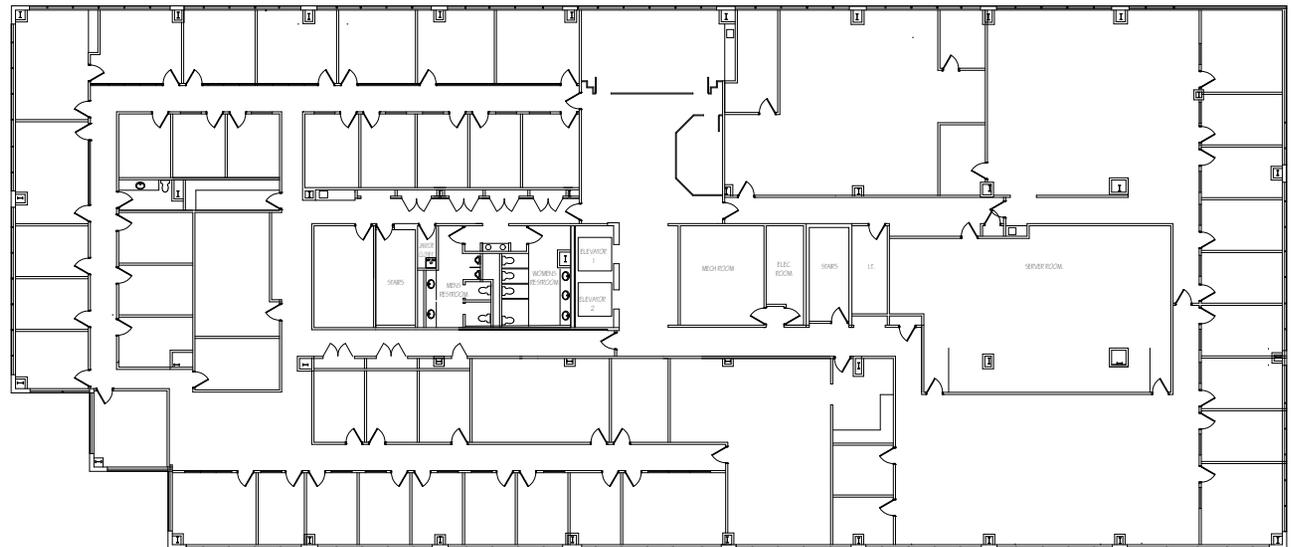
# EXISTING FLOOR PLANS

**THIRD FLOOR | 24,477 SF**

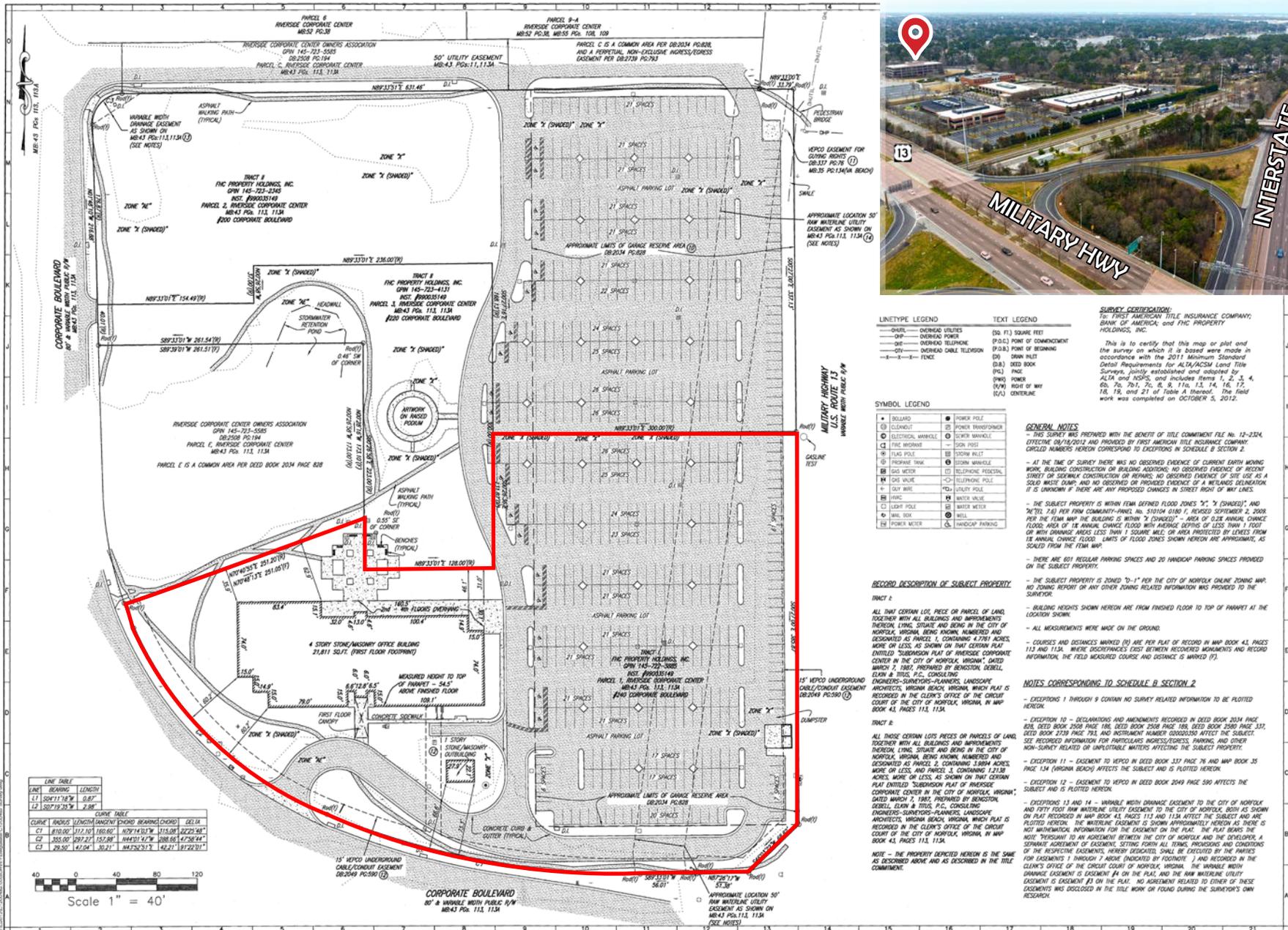


FOURTH FLOOR LOBBY

**FOURTH FLOOR | 24,702 SF**



# BUILDING SURVEY



LINE TYPE LEGEND	TEXT LEGEND
—○— OVERHEAD UTILITIES	(SQ. FT.) SQUARE FEET
—○— OVERHEAD POWER	(P.O.C.) POINT OF COMMENCEMENT
—○— OVERHEAD TELEPHONE	(P.O.B.) POINT OF BEGINNING
—○— OVERHEAD CABLE TELEVISION	(D.N.) DRIVE INLET
—○— FENCE	(D.B.) DEED BOOK
	(P.L.) PAGE
	(P.W.) POWER
	(R/W) RIGHT OF WAY
	(C/L) CENTERLINE

SYMBOL LEGEND	
● BOLLARD	● POWER POLE
⊙ ELECTRICAL MANHOLE	⊙ DOWN MANHOLE
⊙ FIVE INCHES	⊙ SIX INCH
⊙ FLAG POLE	⊙ STORM INLET
⊙ FURNACE TRAIL	⊙ STORM MANHOLE
⊙ GAS METER	⊙ TELEPHONE FEDERAL
⊙ GAS VALVE	⊙ TELEPHONE POLE
⊙ LIGHT POLE	⊙ UTILITY POLE
⊙ MAIL BOX	⊙ WATER VALVE
⊙ POWER METER	⊙ WATER METER
	⊙ WELL
	⊙ HANDICAP PARKING

**SURVEY CERTIFICATION:**  
 To: FIRST AMERICAN TITLE INSURANCE COMPANY; BANK OF AMERICA and FMC PROPERTY HOLDINGS, INC.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and including Items 3, 4, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19, and 21 of Table A thereof. The field work was completed on OCTOBER 5, 2012.

**GENERAL NOTES**  
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT FILE NO. 12-2324, EFFECTIVE 09/16/2012 AND PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.  
 - AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS; NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS; NO OBSERVED EVIDENCE OF SITE USE AS A SOLE WASTE DUMP; AND NO OBSERVED OR PRODUCED EVIDENCE OF A NATURED DEDICATION. IT IS UNKNOWN IF THERE ARE ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

- THE SUBJECT PROPERTY IS WITHIN FLOOD ZONES "X", "Y (SHADE)", AND "Z (TEL. 74) PER FIRM COMMUNITY-PANEL NO. 51014M 0180 F, REvised SEPTEMBER 2, 2009. PER THE FIRM MAP THE BUILDING IS WITHIN "Y (SHADE)". AREA OF 0.28 ANNUAL CHANCE FLOOD; AREA OF THE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; OR WITH AVERAGE DEPTHS LESS THAN 1 SQUARE MILE OR AREA PROTECTED BY DICES FROM THE ANNUAL CHANCE FLOOD. LIMITS OF FLOOD ZONES SHOWN ARE APPROXIMATE, AS SCALD FROM THE FIRM MAP.

- THERE ARE 601 REGULAR PARKING SPACES AND 20 HANDICAP PARKING SPACES PROVIDED ON THE SUBJECT PROPERTY.

- THE SUBJECT PROPERTY IS ZONED "D-1" PER THE CITY OF NORFOLK ZONING ORDINANCE. NO ZONING REPORT OR ANY OTHER ZONING RELATED INFORMATION WAS PROVIDED TO THE SURVEYOR.

- BUILDING HEIGHTS SHOWN HEREON ARE FROM FINISHED FLOOR TO TOP OF PARAPET AT THE LOCATION SHOWN.

- ALL MEASUREMENTS WERE MADE ON THE GROUND.

- COURSES AND DISTANCES MARKED (R) ARE PER PLAT IN MAP BOOK 43, PAGES 112 AND 113A. WHERE DISCREPANCIES EXIST BETWEEN RECORDED MEASUREMENTS AND RECORDED INFORMATION, THE FIELD MEASURED COURSE AND DISTANCE IS MARKED (R).

**NOTES CORRESPONDING TO SCHEDULE B, SECTION 2**

- EXCEPTIONS 1 THROUGH 3 CONTAIN NO SURVEY RELATED INFORMATION TO BE PLOTTED HEREON.

- EXCEPTION 10 - DECLARATIONS AND AMENDMENTS RECORDED IN DEED BOOK 2034 PAGE 639, DEED BOOK 2508 PAGE 186, DEED BOOK 2508 PAGE 187, DEED BOOK 2508 PAGE 187, DEED BOOK 2739 PAGE 793, AND INSTRUMENT NUMBER 00000500 AFFECT THE SUBJECT PROPERTY.

- EXCEPTION 11 - EASEMENT TO VEPCO IN DEED BOOK 337 PAGE 76 AND MAP BOOK 35 PAGE 134 (VIRGINIA BEACH) AFFECTS THE SUBJECT AND IS PLOTTED HEREON.

- EXCEPTION 12 - EASEMENT TO VEPCO IN DEED BOOK 2049 PAGE 590 AFFECTS THE SUBJECT AND IS PLOTTED HEREON.

- EXCEPTIONS 13 AND 14 - VARIABLE WIDTH DRAINAGE EASEMENT TO THE CITY OF NORFOLK AND CITY FOOT RAW WATERLINE UTILITY EASEMENT TO THE CITY OF NORFOLK, BOTH AS SHOWN ON PLAT RECORDED IN MAP BOOK 43, PAGES 112 AND 113A AFFECT THE SUBJECT AND ARE NOT PLOTTED HEREON. THE WATERLINE EASEMENT IS SHOWN APPROXIMATELY HEREON AS THERE IS NO MATHEMATICAL INFORMATION FOR THE EASEMENT ON THE PLAT. THE PLAT BEARS THE NOTE: 'RESIDENT TO AN AGREEMENT BETWEEN THE CITY OF NORFOLK AND THE DEVELOPER, A SEPARATE AGREEMENT OF EASEMENT, SETTING FORTH ALL TERMS, PROVISIONS AND CONDITIONS OF THE RESPECTIVE EASEMENTS, HEREBY DESIGNATED, SHALL BE EXECUTED BY THE PARTIES FOR EASEMENTS 1 THROUGH 7 ABOVE ENCLOSED BY FOOTNOTE: 1) AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA, THE VARIABLE WIDTH DRAINAGE EASEMENT IS EASEMENT #4 ON THE PLAT, AND THE RAW WATERLINE UTILITY EASEMENT IS EASEMENT #1 ON THE PLAT. NO AGREEMENT RELAYED TO OTHERS OF THESE EASEMENTS WAS DISCLOSED IN THE TITLE WORK OR FOUND DURING THE SURVEYOR'S OWN RESEARCH.'

**RECORD DESCRIPTION OF SUBJECT PROPERTY**

**TRACT A:**  
 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, LING. SITUATE AND BEING IN THE CITY OF NORFOLK, VIRGINIA, BEING KNOWN, NUMBERED AND DESCRIBED AS PARCEL 1, CONTAINING 4.701 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF RIVERSIDE CORPORATE CENTER IN THE CITY OF NORFOLK, VIRGINIA", DATED MARCH 7, 1987, PREPARED BY BENEDICT, GERRELL, ELWIN & TITUS, P.C., CONSULTING ENGINEERS-SURVEYORS-PLANNERS, LANDSCAPE ARCHITECTS, VIRGINIA BEACH, VIRGINIA, WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, IN MAP BOOK 43, PAGES 112, 113A.

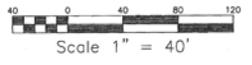
**TRACT B:**  
 ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, LING. SITUATE AND BEING IN THE CITY OF NORFOLK, VIRGINIA, BEING KNOWN, NUMBERED AND DESCRIBED AS PARCEL 2, CONTAINING 2.838 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF RIVERSIDE CORPORATE CENTER IN THE CITY OF NORFOLK, VIRGINIA", DATED MARCH 7, 1987, PREPARED BY BENEDICT, GERRELL, ELWIN & TITUS, P.C., CONSULTING ENGINEERS-SURVEYORS-PLANNERS, LANDSCAPE ARCHITECTS, VIRGINIA BEACH, VIRGINIA, WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, IN MAP BOOK 43, PAGES 112, 113A.

**NOTE -** THE PROPERTY DEPICTED HEREON IS THE SAME AS DESCRIBED ABOVE AND AS DESCRIBED IN THE TITLE COMMITMENT.

ZONE TABLE	
ZONE	LENGTH
L1	506'11.78" 0.87'
L2	507'18.30" 2.88'

CURVE TABLE						
CHURK	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA
C1	810.00'	112.00'	160.00'	N09°14.81'W	173.00'	222°54'
C2	300.00'	297.27'	157.88'	N44°31'42"W	308.66'	47°58'41"
C3	290.00'	147.04'	30.21'	N42°52'21"E	42.21'	87°22'21"



# LOCATION MAP

264

THE TIDE

8

7

6

4

5

3

2

1

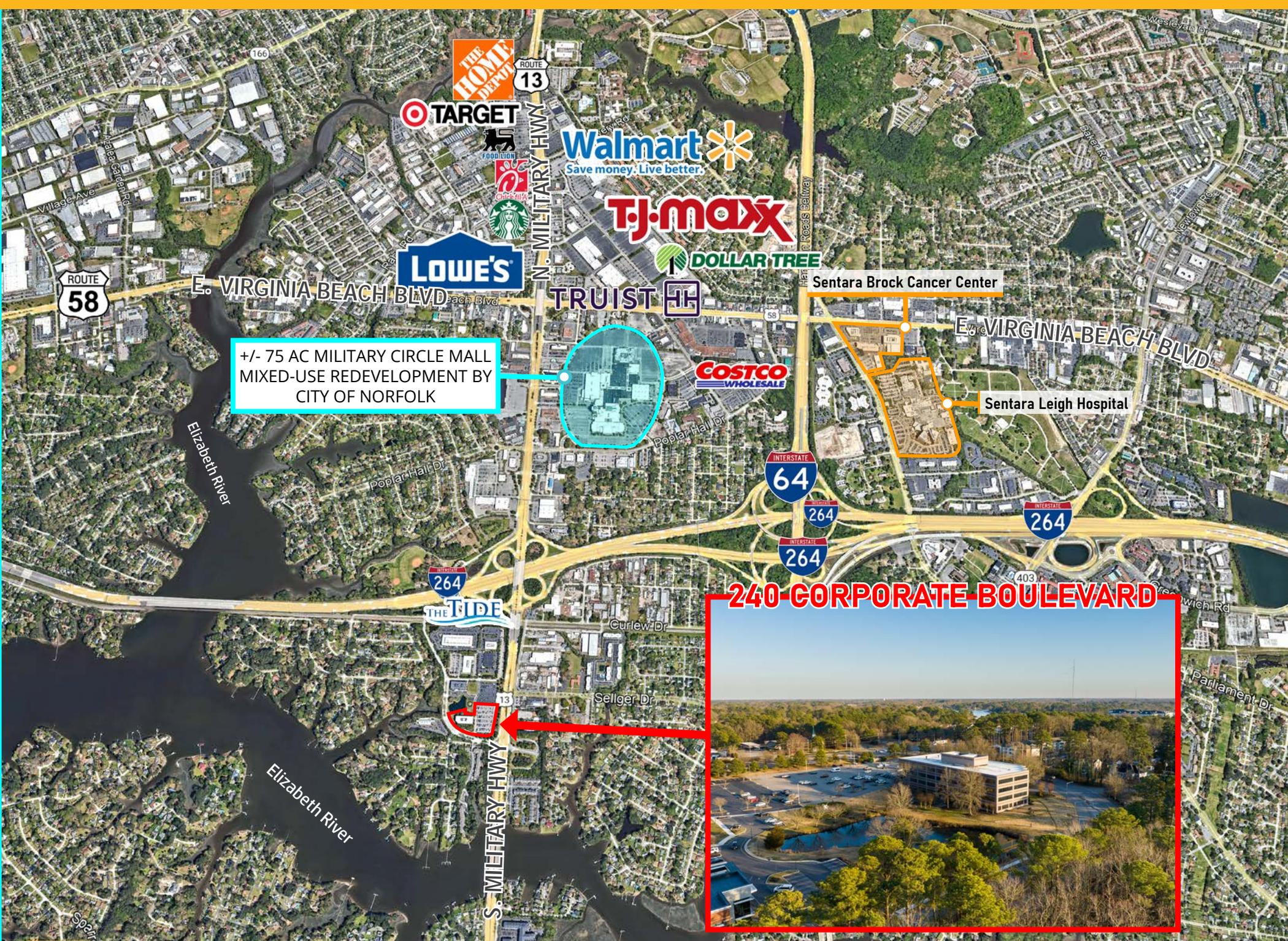
S MILITARY HWY

CORPORATE BLVD

**Distance to:**  
Virginia Beach - 18 mi  
Downtown Norfolk - 5 mi  
Greenbrier, Chesapeake - 8 mi  
Harbour View, Suffolk - 18 mi

- 1. 241 Corporate Blvd, Norfolk, VA**  
Owner - Montecito Medical  
Tenant - Virginia Eye Consultants
- 2. 200 Corporate Blvd, Norfolk, VA**  
Owner - Montecito Medical  
Tenant - Virginia Eye Consultants  
(Surgery Center)
- 3. 220 Corporate Blvd, Norfolk, VA**  
Owner Occupied - Centria Healthcare
- 4. 150 Corporate Blvd, Norfolk, VA**  
Owner - Real Estate Value Advisors  
Tenant - PRA Group
- 5. 140 Corporate Blvd, Norfolk, VA**  
Owner - The Overton Group  
Tenant - U.S. Marine Management
- 6. 130 Corporate Blvd, Norfolk, VA**  
Owner - Generation Income Properties  
Tenant - PRA Group
- 7. 120 Corporate Blvd, Norfolk, VA**  
Owner - Robinson Development  
Tenant - PRA Group
- 8. The Tide Rail at Military Highway**

**240 Corporate Blvd**



+/- 75 AC MILITARY CIRCLE MALL  
MIXED-USE REDEVELOPMENT BY  
CITY OF NORFOLK



Riverside Corporate Center  
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