

OWNER/USER OPPORTUNITY

OFFICE FOR SALE OR LEASE

TRADEWINDS CENTER
5445 HENNEMAN DRIVE
NORFOLK, VA 23513



Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
757 499 2900 | Thalhimer.com





TRADEWINDS CENTER

AVAILABLE

TOTAL BUILDING SIZE: 9,991 RSF

SALES PRICE: \$1,350,000

FOR LEASE: Suite 200 – 5,026 SF
ASKING RENT: \$17.00 RSF, Full Service

HIGHLIGHTS

- First floor tenant provides cash flow through May 2026 with options to renew
- Two-story professional office building on 0.73 acres
 - Marquee signage
 - Zoned BC-1
 - Parking ratio of 4.6/1,000
- Nearby amenities include Norfolk Premium Outlets and IKEA
- Excellent access to I-64 and Norfolk International Airport

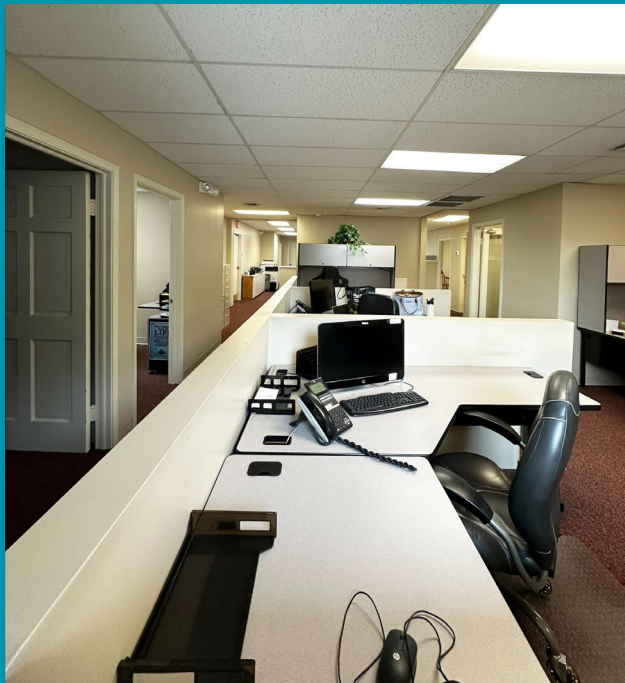
DEMOGRAPHICS – 3 MILES

Population – 102,052 | Median HH Income - \$63,636 | Daytime Population – 48,900

DEMOGRAPHICS – 5 MILES

Population – 299,733 | Median HH Income - \$67,341 | Daytime Population – 125,674

PROPERTY PHOTOS



TRADEWINDS CENTER



N. MILITARY HIGHWAY

AZALEA GARDEN ROAD

E. PRINCESS ANNE ROAD

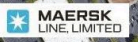
NORTHAMPTON BOULEVARD

5445 HENNEMAN DRIVE

NORFOLK
PREMIUM
OUTLETS



Booz | Allen | Hamilton



U.S. Department
of Veterans Affairs



NORFOLK COMMERCE
PARK



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