



FULLY OCCUPIED EXECUTIVE CENTER

1711 Church St - Norfolk, VA 23504

FULLY OCCUPIED EXECUTIVE CENTER - NORFOLK, VA

EXCLUSIVELY MARKETED BY



BRALON PATTERSON

FL #SL3636352
954.902.5258 | DIRECT
bpatterson@SandsIG.com



DREW MILLER

FL #SL3568250
754.752.6594 | DIRECT
drew@SandsIG.com



SYKES CARGILE

TN #359206
615.235.3606 | DIRECT
scargile@SandsIG.com



TOM GORMAN

VA #0225269275
610.550.8884 | DIRECT
tom@SandsIG.com

In Cooperation With Sands Investment Group, Inc - Lic. ##0226037527
BoR: Tom Gorman - Lic. VA #0225269275

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer the Fully Occupied Executive Center located at 1711 Church St in Norfolk, VA. This fully leased, multi-tenant center features established tenants, including DaVita Dialysis and a variety of healthcare service providers. The property benefits from a diverse rent roll with staggered lease expirations through 2035 and below-market rents, providing significant upside potential on renewals. This represents a unique and compelling investment opportunity in a strong Norfolk submarket.

Sale Price

\$5,033,388

OFFERING SUMMARY

Cap Rate:	7.38%
NOI:	\$371,464
Price / SF:	\$201.34

BUILDING INFORMATION

Street Address:	1711 Church St
City, State, Zip:	Norfolk, VA 23504
County:	Norfolk City
Building Size:	25,000 SF
Lot Size:	5.09 Acres
Year Built:	2008



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

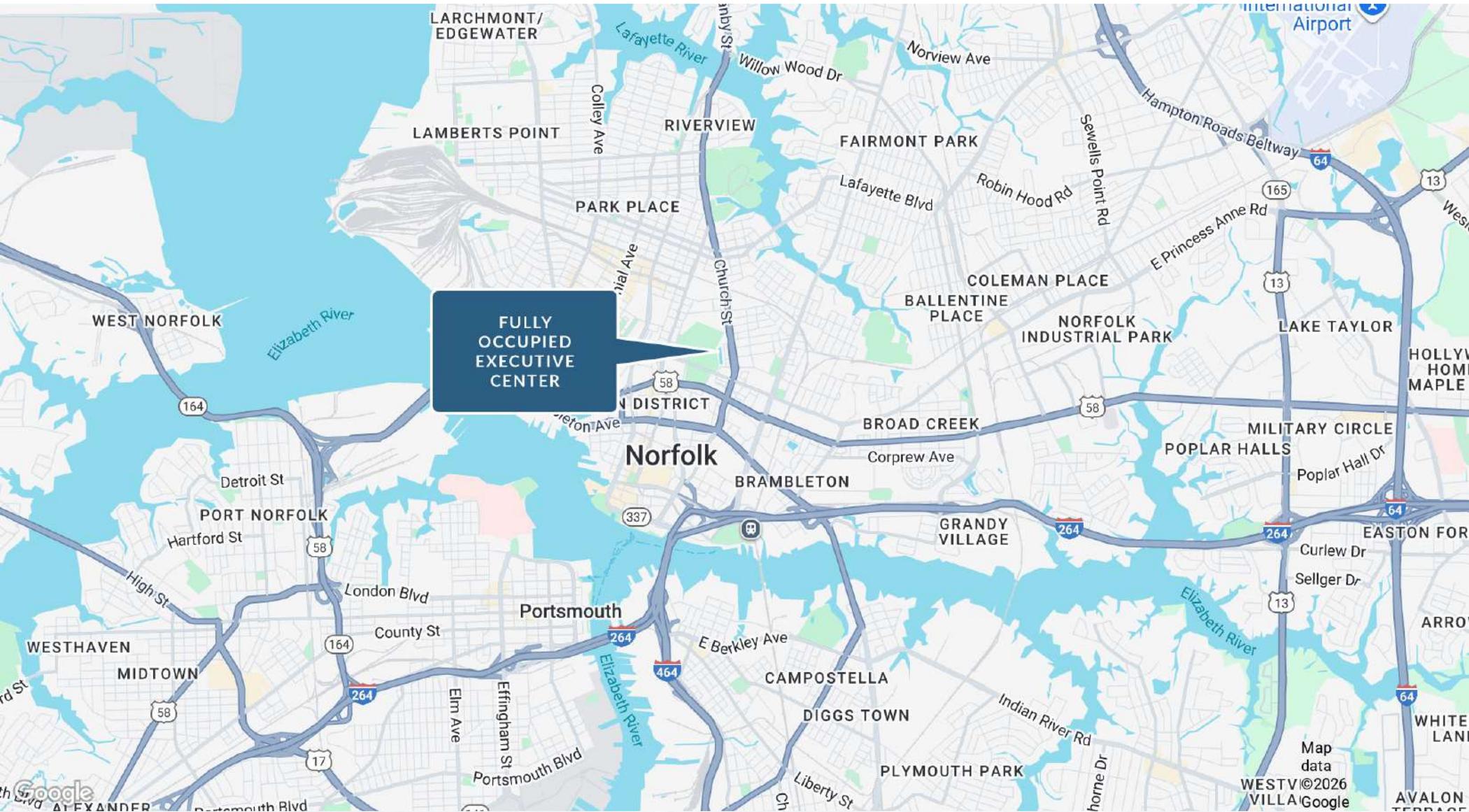
- **Property Overview:** Fully leased multi-tenant medical center featuring a strong tenant mix and stable income profile.
- **Tenant Mix:** Established tenants include DaVita Dialysis and multiple healthcare service providers, ensuring consistent occupancy and long-term stability.
- **Lease Structure:** Diverse rent roll with staggered lease expirations through 2035, reducing rollover risk and providing predictable cash flow.
- **Rental Upside:** Below-market rent levels present a significant opportunity for income growth upon renewals or re-tenanting.
- **Location Advantage:** Strategically located within the Norfolk medical corridor, a thriving submarket experiencing robust healthcare demand and expansion.
- **Investment Performance:** Attractive yield supported by an NOI of \$371,464 and a 7.38% capitalization rate.
- **Construction Quality:** Built in 2008, the property's modern design and construction significantly minimize deferred maintenance and capital expenditures.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



RENT ROLL

Suite	Tenant Name	Size SF	% of Building	Rent / SF at Close	Y1 Rent Income	Lease Start	Lease End	Rent Increases	Lease Type	Options
1751	Briggs Medical Staffing	10,000	100%	\$18.00	\$180,000	10/2020	09/2035	-	MG	-
1701-A	First Genesis of Virginia	2,500	33.33%	\$18.00	\$45,000	05/2023	06/2028	-	MG	-
1701-B	TTEC Faneuil, Inc.	2,500	33.33%	\$22.85	\$55,318	-	09/2027	3% Annually	MG	1 x 3
1701-C	Osborne Orthopaedic	2,500	33.33%	\$18.00	\$45,000	-	01/2030	-	MG	-
1711-A	DaVita DCR	2,500	33.33%	\$19.10	\$47,979	-	12/2028	3% Annually	MG	1 x 3
1711-B	C&E Adult Services	2,500	33.33%	\$20.16	\$50,527	08/2020	01/2027	3% Annually	MG	1 x 3
1711-C	Inspiration Health & Addiction Center	2,500	33.33%	\$20.26	\$50,647	05/2022	02/2029	3% Annually	MG	1 x 5
TOTALS:		25,000			\$474,474					

INCOME & EXPENSES



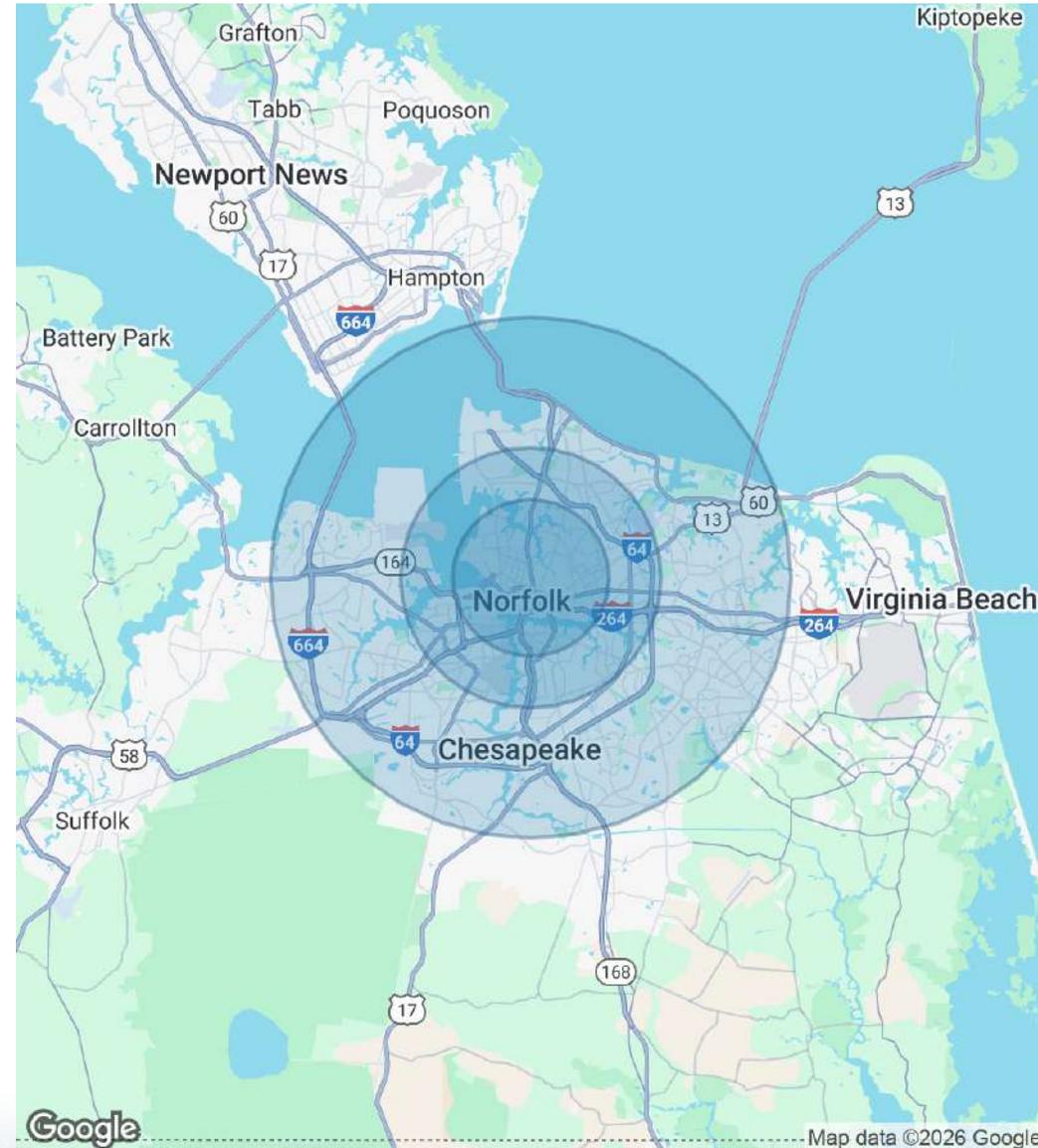
INCOME & EXPENSES	
Income	
Rental Income	\$474,474
Total Income	\$474,474
Expenses	
Association Assessment (includes Insurance, Grounds Maintenance & Common Area Services)	\$72,230
Repairs and Maintenance	\$10,000
Property Tax	\$20,780
Total Expenses	\$103,010
Total Net Operating Income	\$371,464

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	114,857	251,084	757,684
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	47,930	102,638	298,621
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,637	\$83,103	\$94,026
Average House Value	\$355,973	\$314,160	\$335,237

TRAFFIC COUNTS	
Church St	26,176 VPD
Monticello Ave	21,188 VPD
East Virginia Beach Blvd	32,076 VPD
W Brambleton Ave	36,392 VPD





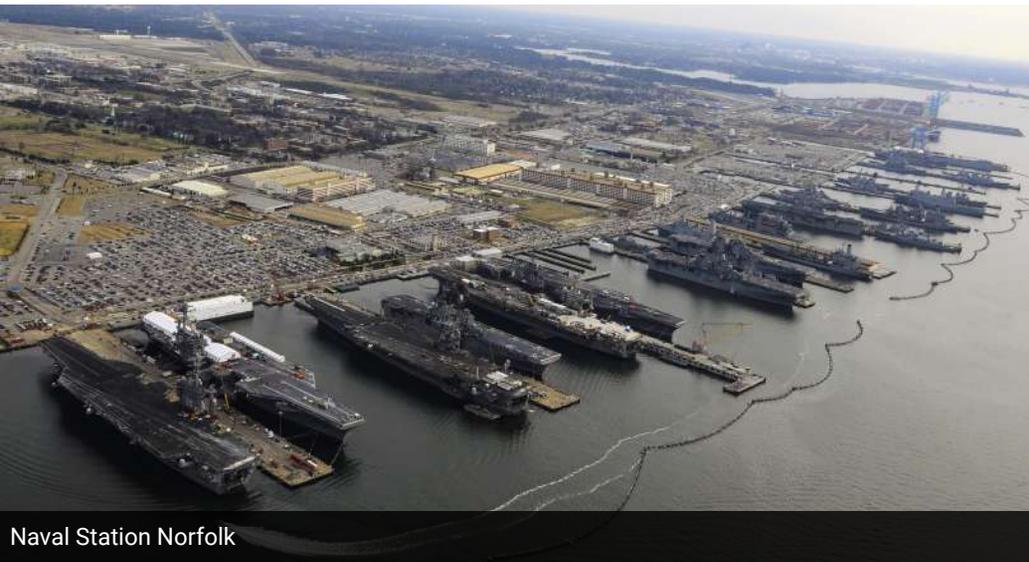
SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Norfolk, VA



Naval Station Norfolk

NORFOLK, VA

Norfolk is an independent city in the Commonwealth of Virginia. The City of Norfolk was established as a town in 1682, as a borough in 1736, and incorporated as a city in 1845. Norfolk, Virginia, encompasses 66 square miles. It has seven miles of Chesapeake Bay beachfront and a total of 144 miles of shoreline along our lakes, rivers, and the Bay. Much of this land is located in residential neighborhoods. The city lies at the mouth of the James, Elizabeth River, and the Chesapeake Bay, and is adjacent to the Atlantic Ocean and the cities of Chesapeake, Portsmouth, and Virginia Beach. Norfolk is at the core of the metropolitan area, surrounding the Hampton Roads natural harbor at the mouth of the Chesapeake Bay. Norfolk has a 2025 population of 229,428.

Norfolk is the economic, business, educational, and cultural center of southeastern Virginia. The waterways have been central to Norfolk's identity and an ongoing source of its financial stability, thanks to a major international port, significant military facilities, and related businesses. The City has a stable economic base anchored by the world's largest naval station and the Port of Virginia, one of the busiest ports on the East Coast. Norfolk is a leader in health care, education, and finance within the Hampton Roads region. While Norfolk's economy is grounded by its maritime assets and is the core of a military region, the economy also benefits from diverse corporate strengths. With 184,989 jobs, Norfolk serves its role well as the Hampton Roads region's urban job center and has the highest job density in the region. The City also serves as a gateway between world commerce centers and the heartland (the central land area of the United States), which offers efficient train routing from the Norfolk-based Port of Virginia. With one of the world's largest natural deep-water harbors and a temperate climate, the Port of Virginia is an integral part of the City's economy. Largest employers include: U.S. Department of Defense, Sentara Healthcare, Norfolk City School Board, City of Norfolk, and Old Dominion University, Norfolk.

Norfolk is home to the Virginia Opera, the Virginia Stage Company, the Virginia Symphony, the Virginia Arts Festival, Chrysler Hall, Chrysler Museum of Art, the General Douglas MacArthur Memorial, and Nauticus, the National Maritime Center. Norfolk has been recognized as a Tree City, and its neighborhoods have extensive trees and flowers. It is home to the Norfolk Botanical Garden. There are many parks in Norfolk that give residents the chance to experience the great outdoors year-round. Barraud Park has softball fields, playgrounds, and picnic shelters. Lafayette Park, one of the oldest parks in the city, offers scenic pathways and a boat ramp. Town Point Park in downtown plays host to a wide variety of annual events from early spring through late fall. Harborfest, the region's largest annual festival, is held during the first weekend of June and celebrates the region's proximity and attachment to the water.

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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui

Managing Director
Capital Markets
310.421.0374
miguel@SandsIG.com



Ty Reiley

Senior Capital
Markets Advisor
512.649.2421
treiley@SandsIG.com



David Miller

Senior Capital
Markets Advisor
754.222.2276
dmiller@SandsIG.com

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Bralon Patterson // FL #SL3636352

954.902.5258 // bpatterson@SandsIG.com

Drew Miller // FL #SL3568250

754.752.6594 // drew@SandsIG.com

Sykes Cargile // TN #359206

615.235.3606 // scargile@SandsIG.com

Tom Gorman // VA #0225269275

610.550.8884 // tom@SandsIG.com