

Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate
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OFFICE SPACE AVAILABLE FOR LEASE IN BEAUTIFUL HISTORIC NORFOLK OFFICE BUILDING

**112 College Place
NORFOLK, VA 23510**



Location:

Located in downtown Norfolk on College Place between Granby Street and Boush Street in the Downtown Historic District; within walking distance to the Tide Light Rail, MacArthur Center, Chrysler Hall, Norfolk Scope, Waterside, Town Point Park, Norfolk Courthouse and City Hall, and many restaurants offering a wide variety of cuisines.

Description: 112 College Place in Norfolk, is a beautiful two-story office building, with historical architectural features such as terracotta roof, hardwood floors, high ceilings, crown and chair railing, and more.

Internet: High Speed Verizon Internet
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Building Size: +/-8,150 square feet

Available Suite: Suite 200: +/- 4,165 square feet
(includes +/- 81 square feet on the first floor)

Zoning: Downtown Mixed Use "DMU"

Lease Rate: \$17.25 per square foot, net of electricity, gas and janitorial

Signage: Free Standing Signage

Parking: On-site parking with adjacent garage parking available

Comments: A prestigious address steeped in historical significance makes 112 College Place, in Norfolk, a perfect location for businesses desiring something very special. Law firms, accounting firms, architectural firms, interior design businesses, shipping companies and others are perfect uses for this distinguished location. With its rich history and prime location, 112 College Place offers both prestige and practicality, making it an exceptional choice for businesses seeking to elevate their presence and align with a space that reflects their own high standards.

Contact: *Bryan K. Gilpin, Associate Broker*
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Bryan@samsegar.com

This information is obtained from sources believed to be reliable but is not warranted. This offer is subject to prior sale or lease; errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making a final decision.

112 College Place, Norfolk, VA 23510

PHOTO GALLERY

Exterior Elevation



Beautiful Interior Common Areas



SUITE 200
SUITE CORRIDORS





EXECUTIVE OFFICES



EXECUTIVE OFFICES (CONT'D)



ADMIN AREA



CONFERENCE ROOM



CONFERENCE ROOM/OFFICE



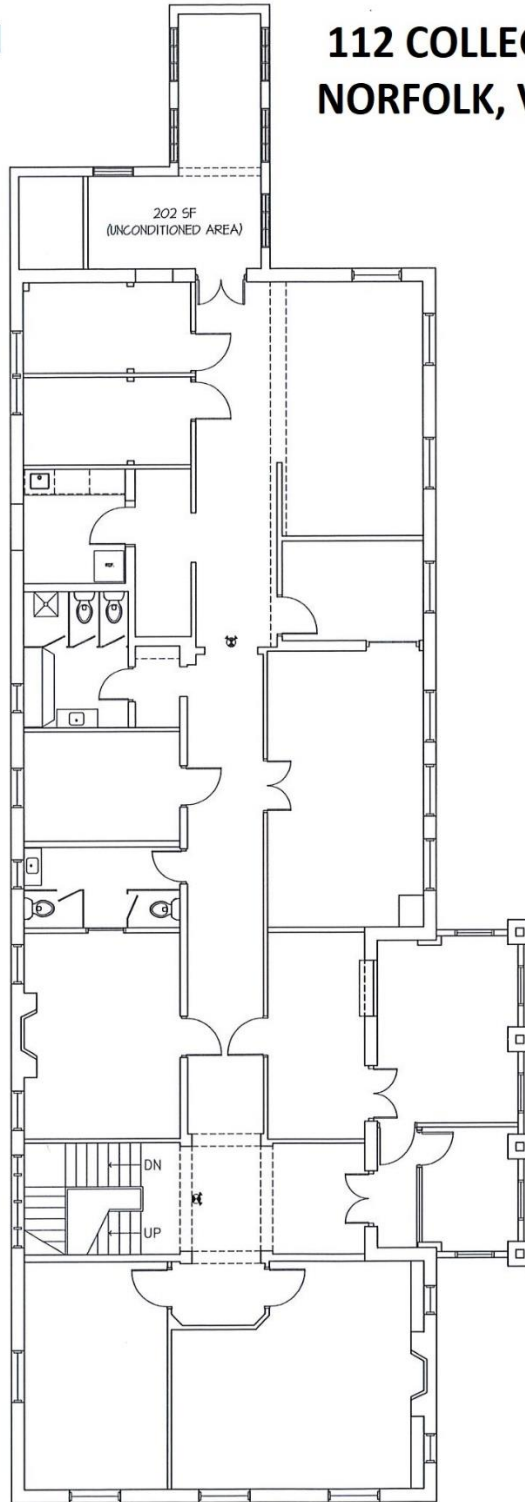
KITCHEN



SUITE 200 SPACE PLAN

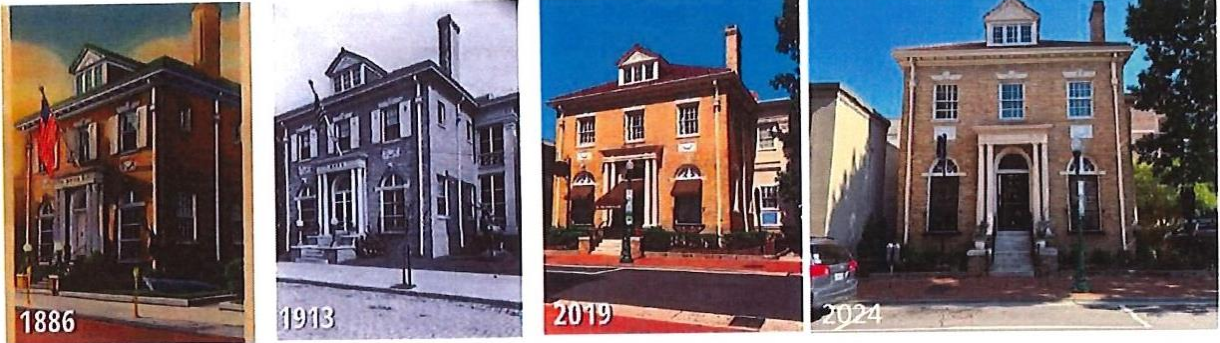
SPACE PLAN

112 COLLEGE PLACE, SUITE 200,
NORFOLK, VA 23510



112 COLLEGE PLACE 2ND FLOOR
4,084 SF + 81 SF ON 1ST FLOOR = 4,165 SF

HISTORICAL INFORMATION



Listed as one of the oldest buildings in the Downtown Norfolk Historic District, the original building on the property was built in 1872 as residence for Norfolk born, Civil War General Virginius Despeaux Groner who was notable for having sent the telegram to General P.G.T. Beauregard, which initiated the Confederate attack on Fort Sumter in 1861 and effectively starting the Civil War. General Groner was also appointed as a Commissioner for the 1893 World's Columbian Exposition in Chicago. In the early 1900's, the building was home to Elk Lodge #38.

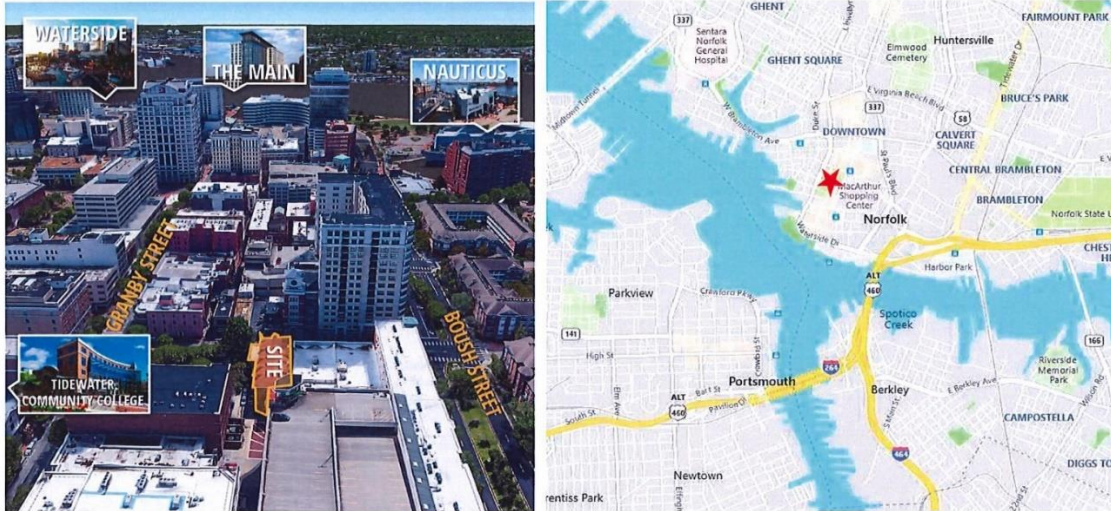
The current building on the property was designed by prominent Norfolk architects Finlay Forbes Ferguson, James Calrow, and Robert Edward Lee Taylor and built in 1913; and in 1918, was used as a World War I Servicemen's Club. In 1966 the building was home to the Auslew Art Gallery, and in the 1970's was the French Restaurant, Le Charlieu.

In October of 2021, the property was sold and underwent significant updating and is now the home of Roadstead Montessori, a small private secondary school, which occupies the entire first floor.

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AERIAL

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