

# FLEX SPACE FOR LEASE

PORT CENTRE PARKWAY

804-820 Port Centre Parkway | Portsmouth, VA 23704



**S.L. NUSBAUM**  
REALTY CO.



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# EXECUTIVE SUMMARY

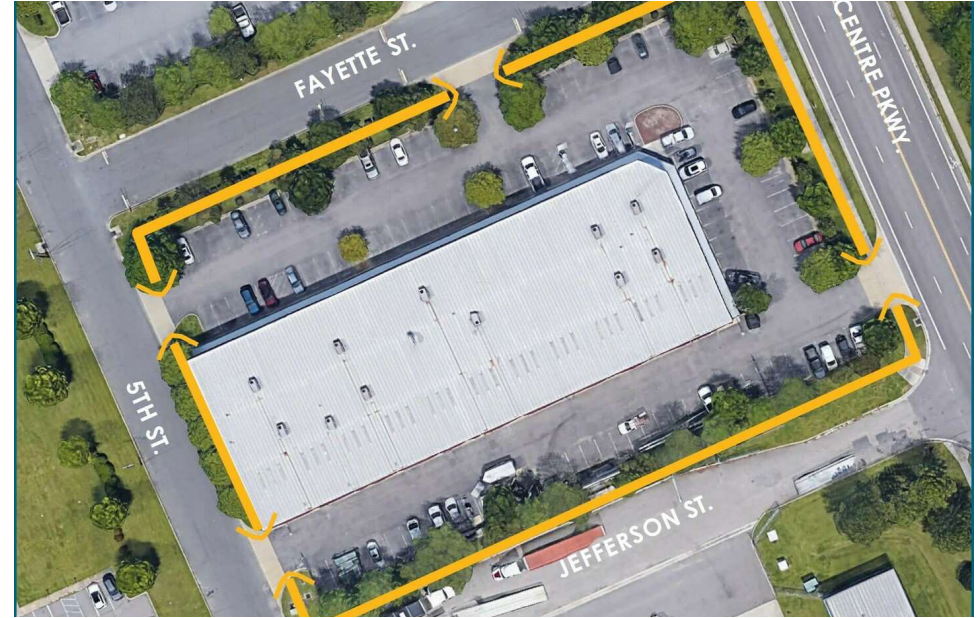
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### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	37,500 SF
Available SF:	14,200 SF
Year Built:	2006
Zoning:	IL

[Click here for Incentive Zone details](#)

SPACES	AVAILABLE	SPACE SIZE
820 Port Centre Parkway	September 2025	14,200 SF

### PROPERTY OVERVIEW

Introducing 804-820 Port Centre Parkway, a modern flex property for lease in Portsmouth, VA. Located in the sought-after Port Centre Commerce Park, the property offers immediate interstate access and is minutes from all Southside terminals and shipyards. The available, two-story space features an efficient and flexible floorplan well suited to a range of commercial and industrial uses. Call us to schedule a tour and discover all the potential this space offers to your business.

### PROPERTY HIGHLIGHTS

- Zoned I-L (Light Industrial)
- Clear Height of 20'-22'
- 10' x 12" Grade Level Overhead Doors
- Ample parking (96 surface spaces)
- Power - 3 Phase 200 Amp
- Gas Heat, Direct Fiber Optic Lines
- Wet Sprinkler System
- Located in multiple incentive zones, including Opportunity, Enterprise, Hub, Foreign Trade, and New Markets zones.

# LEASE SPACES

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
				Estimated CAM \$2.50/SF
820 Port Centre Parkway	14,200 SF	NNN	\$11.00 SF/yr	14,200 total square feet as follows: 4,100 sf of office on 1st floor 3,800 sf of office on 2nd floor 6,300 sf of warehouse space 4 Overhead Doors



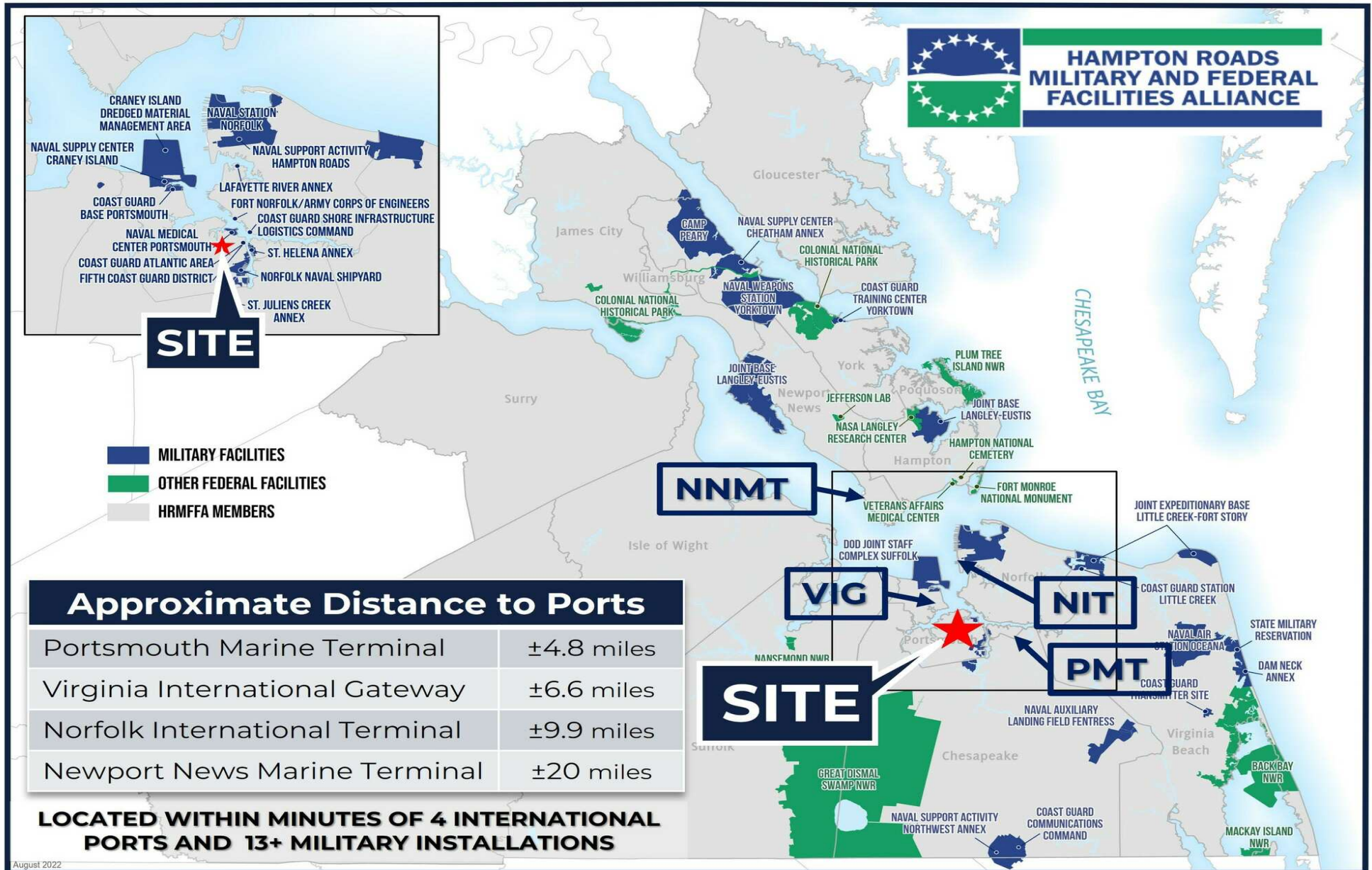
# LOCATION MAP

## PORT CENTRE PARKWAY

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# 820 PORT CENTRE PHOTOS

PORT CENTRE PARKWAY

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# FLOOR PLAN

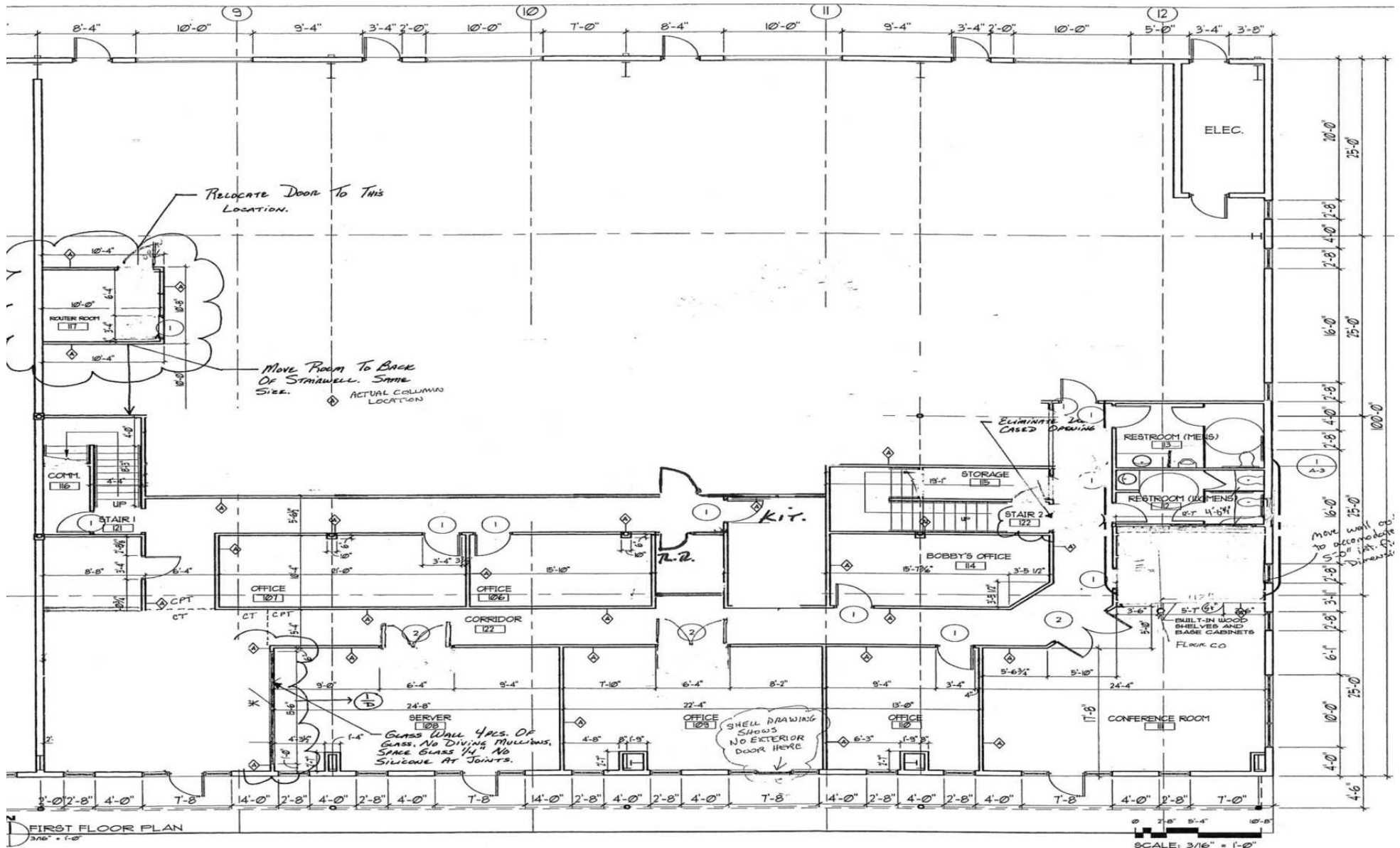
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820 Port Centre Parkway – 1<sup>st</sup> Floor



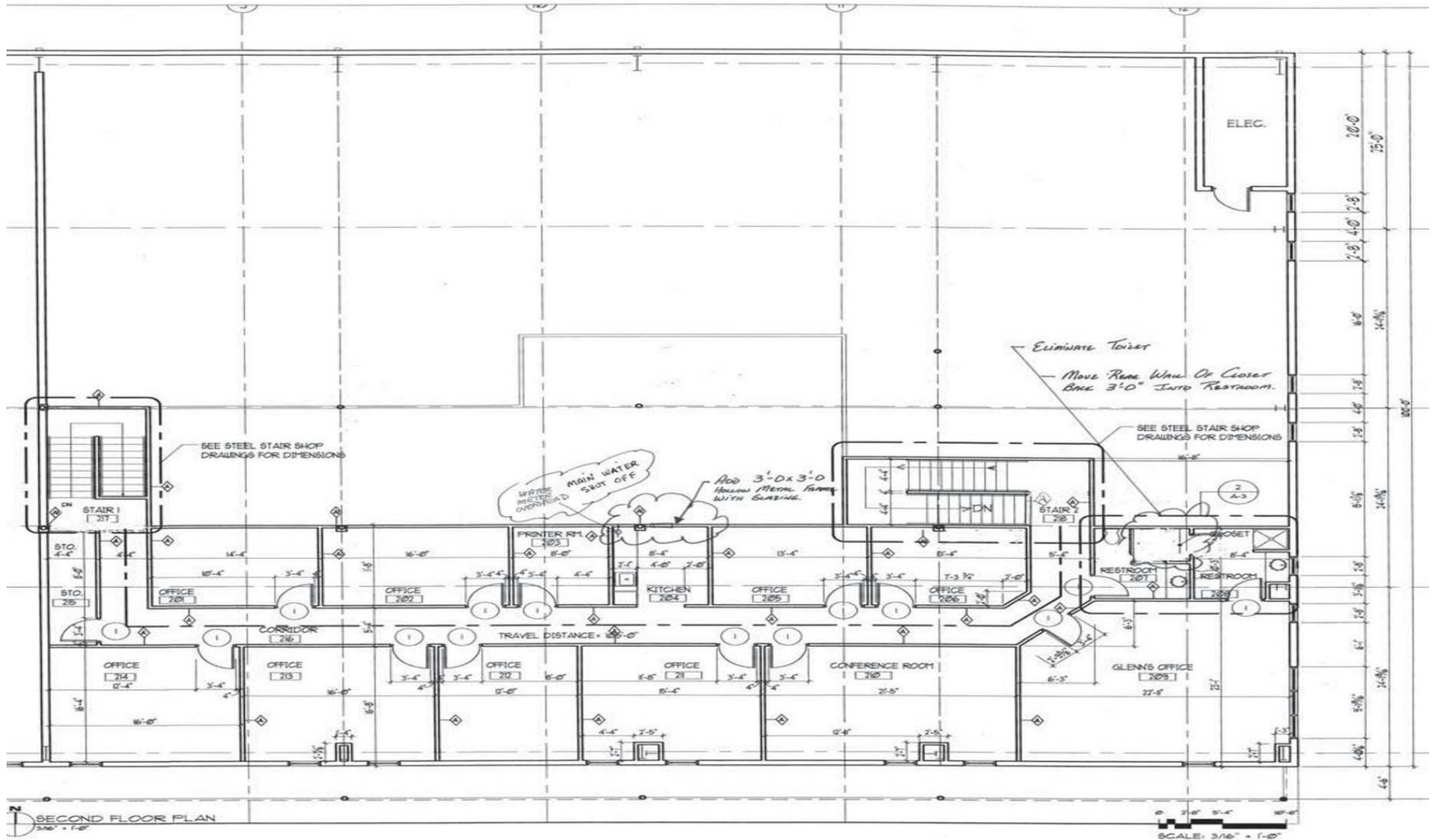
# FLOOR PLAN

## PORT CENTRE PARKWAY

804-820 Port Centre Parkway | Portsmouth, VA 23704



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820 Port Centre Parkway – 2<sup>nd</sup> Floor

# DEMOGRAPHICS MAP & REPORT

## PORT CENTRE PARKWAY

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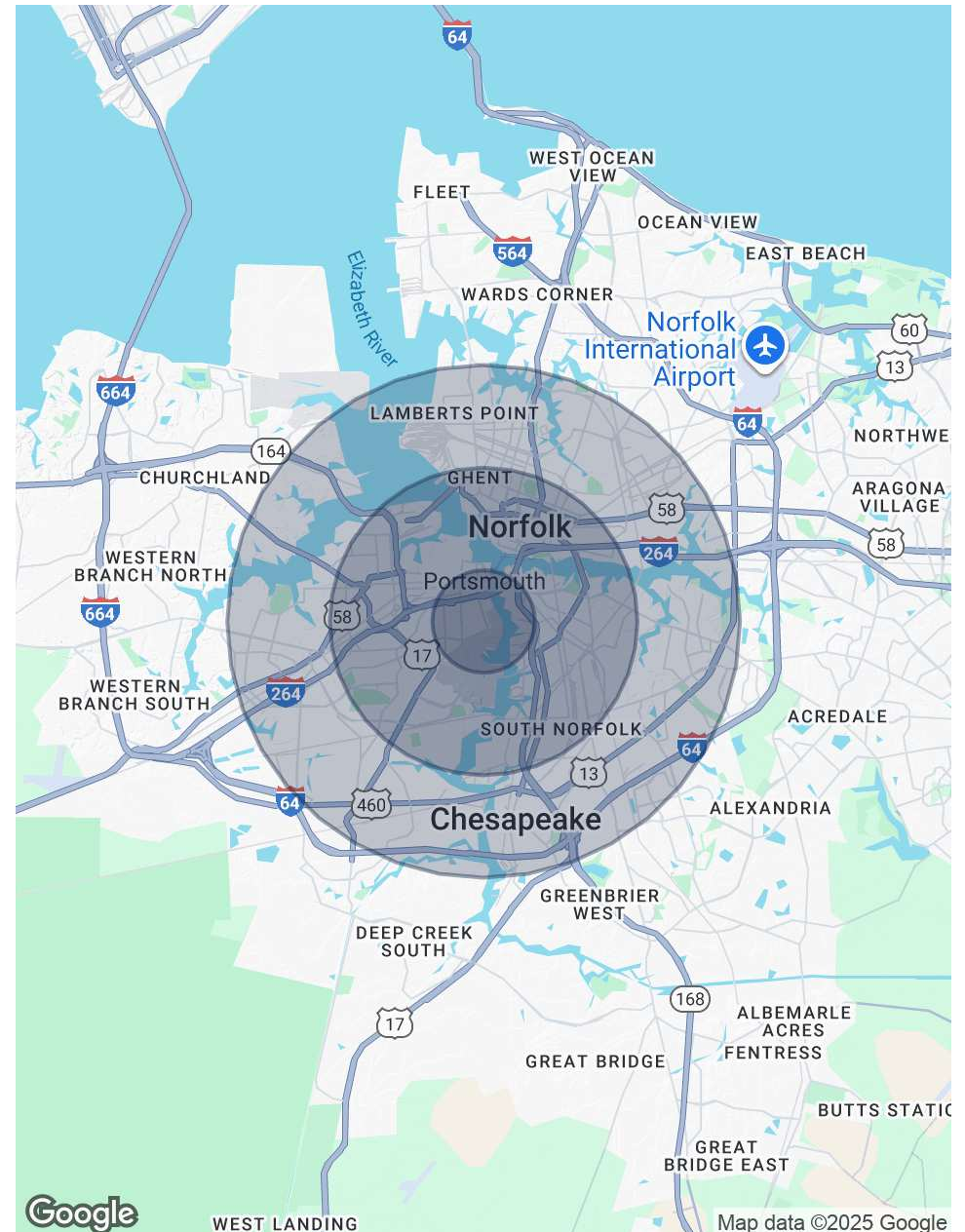
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,886	97,389	245,882
Average Age	38	37	38
Average Age (Male)	37	35	37
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,212	40,134	99,885
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$61,169	\$73,003	\$81,551
Average House Value	\$223,578	\$285,088	\$290,610

Demographics data derived from AlphaMap





# CONTACT INFORMATION

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## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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