



For Lease

150 Granby St
Norfolk, VA

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Building Amenities

- State of the art public conference facility, available for tenant use with commercial grade prep kitchen
- Staffed security desk with controlled access
- Exceptional Downtown Norfolk and water views
- Ideal location, located in the center of Downtown

Building Features

- 4 - 600 kw generators
- Private interior parking with direct elevator access | \pm 28 spaces allocated per floor
- Above standard elevator capacity for lower wait times
- One of Downtown's newest Class A office buildings
- Existing workstations and furniture in place

Rentable Areas (APPROX)

Floor 9	\pm 12,000 - \pm 28,440 RSF
Floor 10	\pm 28,440 RSF
Floor 11	\pm 28,440 RSF
Floor 12	\pm 28,440 RSF
Floor 13	\pm 28,440 RSF
Floor 14	\pm 28,440 RSF
Floor 15	\pm 28,440 RSF
Floor 16	\pm 28,440 RSF
Floor 17	\pm 28,440 RSF
Floor 18	\pm 28,440 RSF
Floor 19	\pm 24,745 RSF
Total	\pm309,145 RSF

Basic Lease Rate

\$28.00 FS



AMENITIES IN WALKING DISTANCE

150 GRANBY STREET | NORFOLK, VA



- ACCOMMODATIONS**
- Glasslight Hotel and Restaurant
1 min - 201 Granby St.
 - Hilton Norfolk the Main
2 min - 100 E Main St.
 - Norfolk Waterside Marriott
4 min - 235 E Main St.
 - Sheraton Norfolk Waterside
11 min - 777 Waterside Dr.
 - Courtyard Norfolk
6 min - 520 Pume St.



- RESTAURANTS - 2 MIN WALK**
- | | |
|----------------|-------------------|
| Starbucks | Varia |
| Jimmy John's | The Stockpot |
| Moe's | Benny Damato's |
| Uncle Al's | Mermaid Winery |
| General Public | Lizard Cafe |
| Jack Brown's | Amale Tre |
| Hell's Kitchen | D'egg Diner |
| Grain | Saltine |
| Saltine | CLTRE Vegan Joint |



- RESTAURANTS - 5 MIN WALK**
- Grace O'Malley's
 - Glass Light
 - Pokey
 - 219 Bistro
 - Granby Street Bistro & Deli
 - Hokkaido Sushi Bar
 - Granby Street Pizza
 - Tap It Local
 - Hair of the Dog Eatery
 - Norfolk Seafood Company
 - Tropical Smoothie Cafe

- Bonchon Norfolk
- Ya Ya Asian Gourmet House
- Chico's Backstage
- Sushi King
- Domoishi Poke Bowl
- Buffalo Wild Wings
- A Latte Cafe
- The Grilled Cheese Bistro
- Major Phillie's Cheesesteaks
- Plaza Azteca
- Three Ships Coffee



- ENTERTAINMENT/ATTRACTIONS**
- MacArthur Memorial Museum
3 min - 198 Bank St.
 - Slover Library
3 min - 235 E Plume St.
 - Town Point Park
5 min - 113 Waterside Dr.
 - Nauticus Maritime Museum & Cruise Center
6 min - 1 Waterside Dr.
 - USS Wisconsin
6 min - 1 Waterside Dr.
 - Pagoda and Oriental Garden
6 min - 265 E Tazwell St.

- Scope Arena
10 min - 201 E Brambleton Ave.
- Chrysler Hall
12 min - 215 St. Paul's Blvd.
- Norfolk Tides Baseball Stadium
17 min - 150 Park Ave.
- Chrysler Museum of Art and Glass Studio
17 min - 1 Memorial Place
- Harrison Opera House
18 min - 160 W. Virginia Beach Blvd.



PUBLIC PARKING GARAGE



TIDE LIGHT RAIL STATION



TIDE LIGHT RAIL



INTERSTATE 264

HARBOR PARK

150 Granby St

Demographics



2022
population

112,463

(3 miles)

260,027

(5 miles)

759,373

(10 miles)

Daytime
population

164,515

(3 miles)

325,590

(5 miles)

799,315

(10 miles)



2022 Average
Household Income

\$71,407

(3 miles)

\$77,353

(5 miles)

\$91,368

(10 miles)

Number
of households

45,696

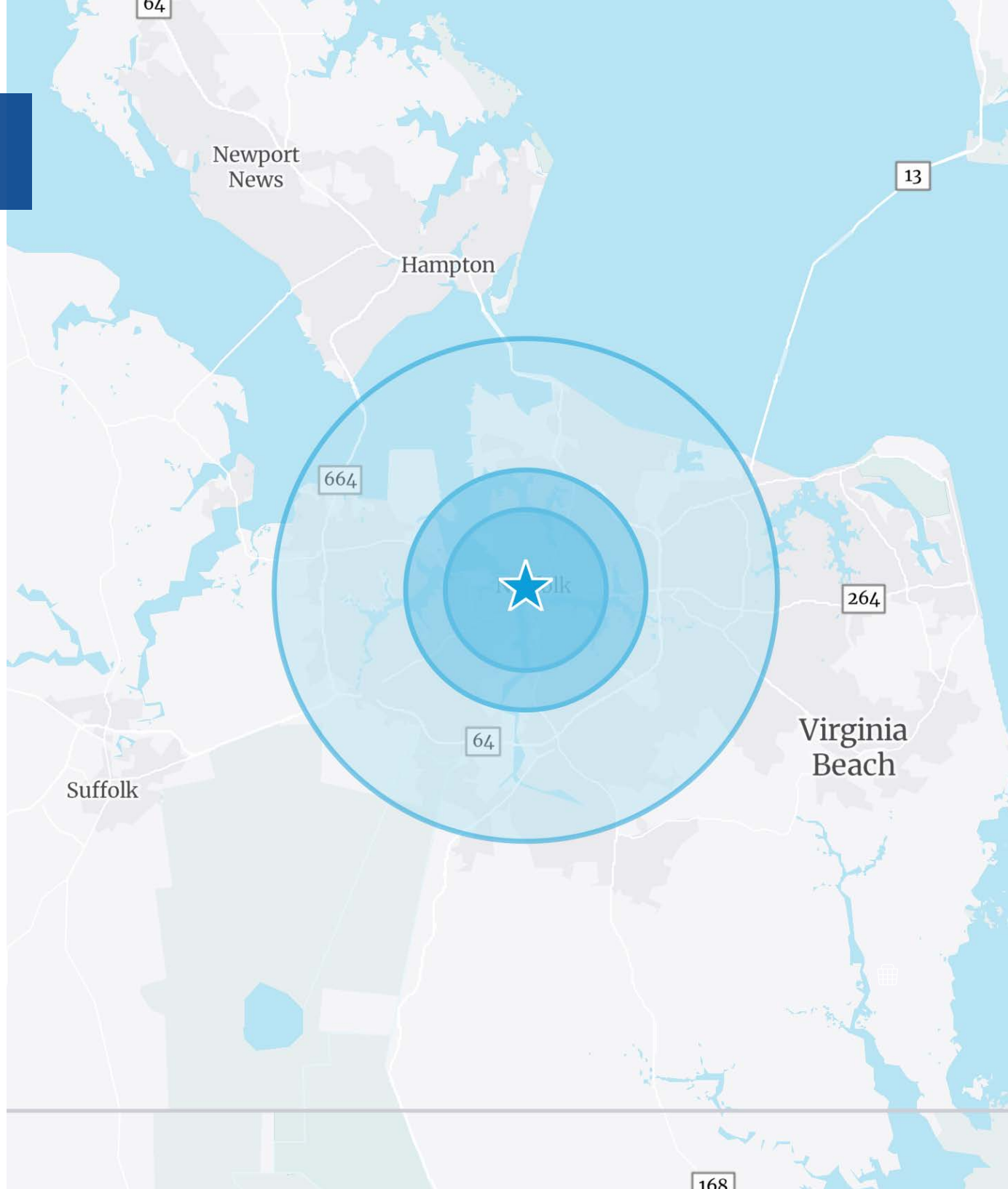
(3 miles)

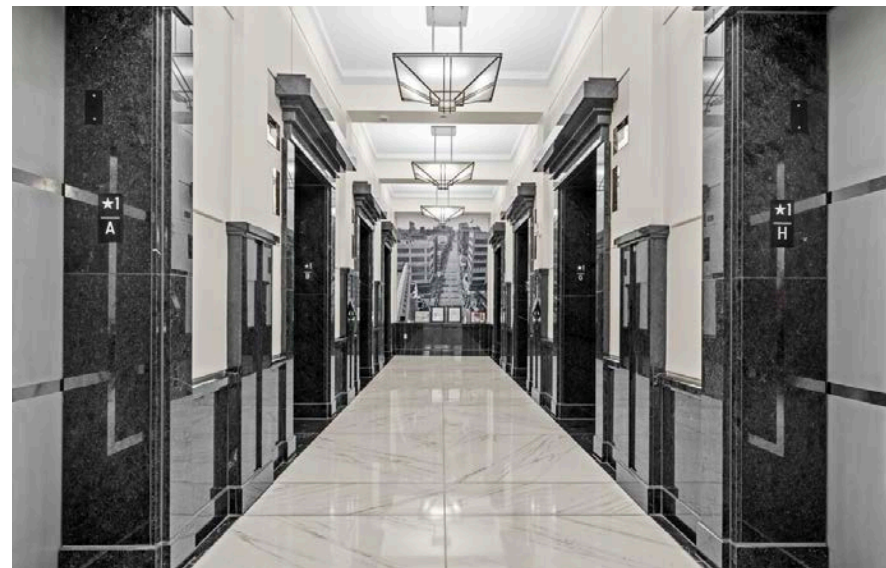
106,186

(5 miles)

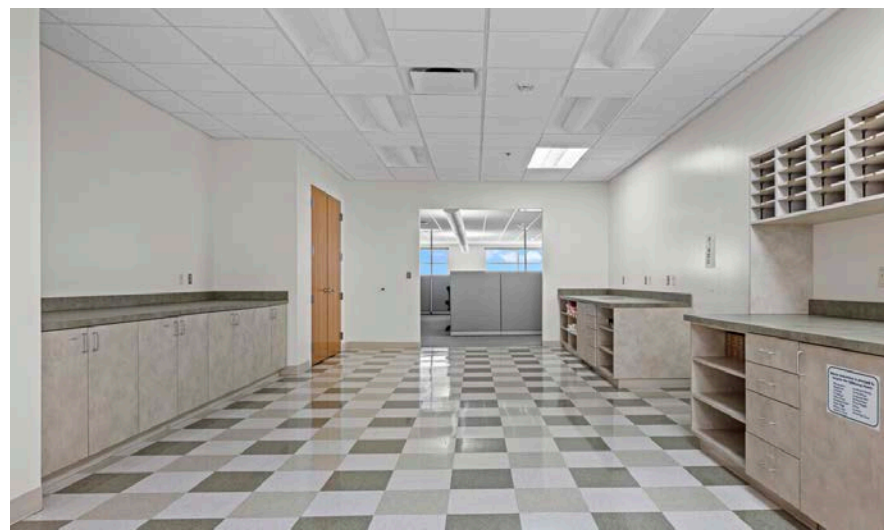
296,547

(10 miles)









Typical Floor Plan

28,440 RSF





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