



# 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	$\pm 12,000 - \pm 26,203$ RSF
Floor 10	$\pm 26,203$ RSF
Floor 11	$\pm 26,203$ RSF
Floor 12	$\pm 26,203$ RSF
Floor 13	$\pm 26,203$ RSF
Floor 14	$\pm 26,203$ RSF
Floor 15	$\pm 26,203$ RSF
Floor 16	$\pm 26,203$ RSF
Floor 17	$\pm 26,203$ RSF
Floor 18	$\pm 26,203$ RSF
Floor 19	$\pm 24,087$ RSF
<b>Total</b>	<b><math>\pm 286,117</math> RSF</b>

## 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 Dinner      |
| Grain          | Saltine           |
| Saltine        | CLTRE Vegan Joint |



- RESTAURANTS - 5 MIN WALK**
- |                             |                              |
|-----------------------------|------------------------------|
| Grace O'Malley's            | Bonchon Norfolk              |
| Glass Light                 | Ya Ya Asian Gourmet House    |
| Pokey                       | Chico's Backstage            |
| 219 Bistro                  | Sushi King                   |
| Granby Street Bistro & Deli | Domoishi Poke Bowl           |
| Hokkaido Sushi Bar          | Buffalo Wild Wings           |
| Granby Street Pizza         | A Latte Cafe                 |
| Tap It Local                | The Grilled Cheese Bistro    |
| Hair of the Dog Eatery      | Major Phillie's Cheesesteaks |
| Norfolk Seafood Company     | Plaza Azteca                 |
| Tropical Smoothie Cafe      | Three Ships Coffee           |



- ENTERTAINMENT/ATTRACTIONS**
- |   |  |
|---|--|
| MacArthur Memorial Museum<br>3 min - 198 Bank St.                   | Scope Arena<br>10 min - 201 E Brambleton Ave.                        |
| Slover Library<br>3 min - 235 E Plume St.                           | Chrysler Hall<br>12 min - 215 St. Paul's Blvd.                       |
| Town Point Park<br>5 min - 113 Waterside Dr.                        | Norfolk Tides Baseball Stadium<br>17 min - 150 Park Ave.             |
| Nauticus Maritime Museum & Cruise Center<br>6 min - 1 Waterside Dr. | Chrysler Museum of Art and Glass Studio<br>17 min - 1 Memorial Place |
| USS Wisconsin<br>6 min - 1 Waterside Dr.                            | Harrison Opera House<br>18 min - 160 W. Virginia Beach Blvd.         |
| Pagoda and Oriental Garden<br>6 min - 265 E Tazwell St.             |  |



**PUBLIC PARKING GARAGE**



**TIDE LIGHT RAIL STATION**



**TIDE LIGHT RAIL**



**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

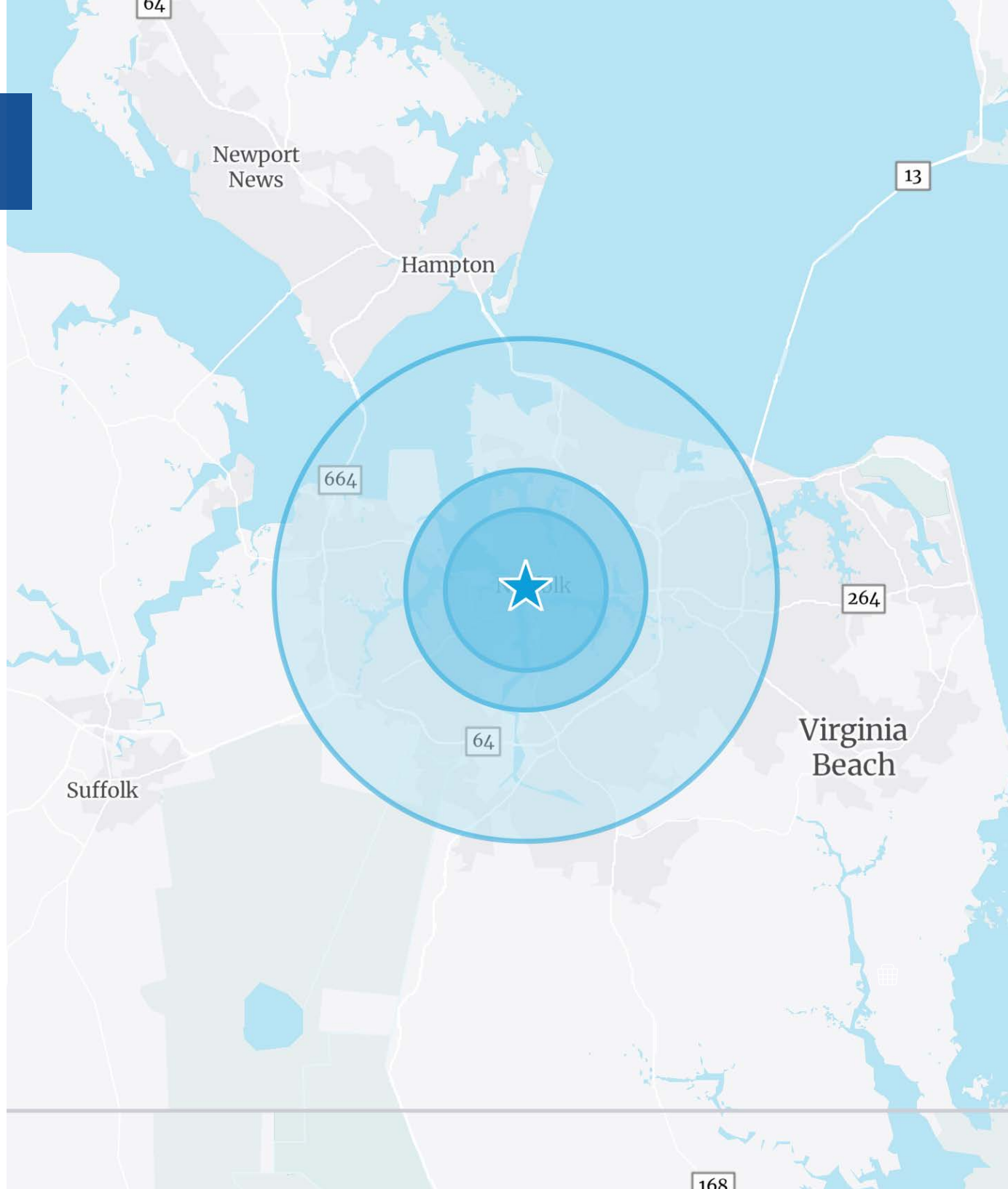
(3 miles)

106,186

(5 miles)

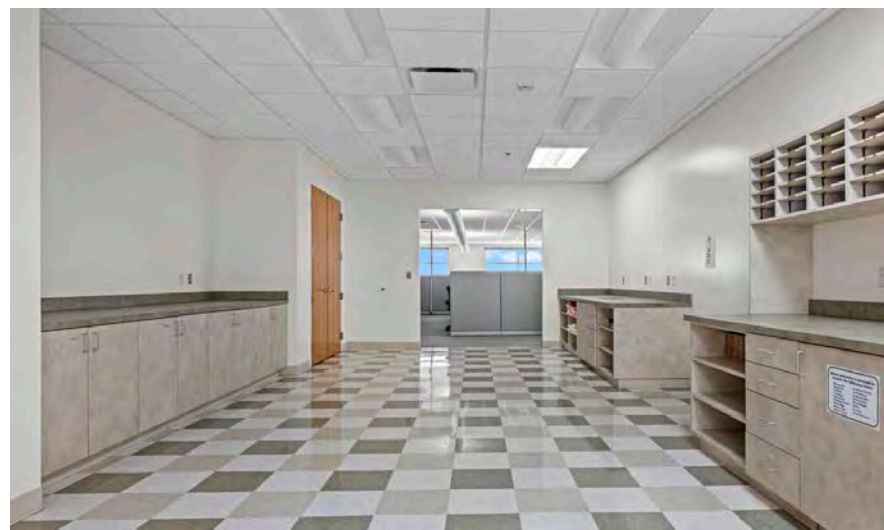
296,547

(10 miles)









# Typical Floor Plan

26,203 RSF







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