



FOR LEASE

Kindred Block 20

451 Church Street | Norfolk, VA 23510



COMMONWEALTH

Property Highlights

- St. Paul's Neighborhood Redevelopment
- 877± SF - 2,320± SF Available
- Commercial Parking Spots Available
- Expected delivery Winter 2026

For More Information:

Stanton McDuffie

Sales & Leasing Associate

o: 757-672-1303

smcduffie@commonwealthcommercial.com

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

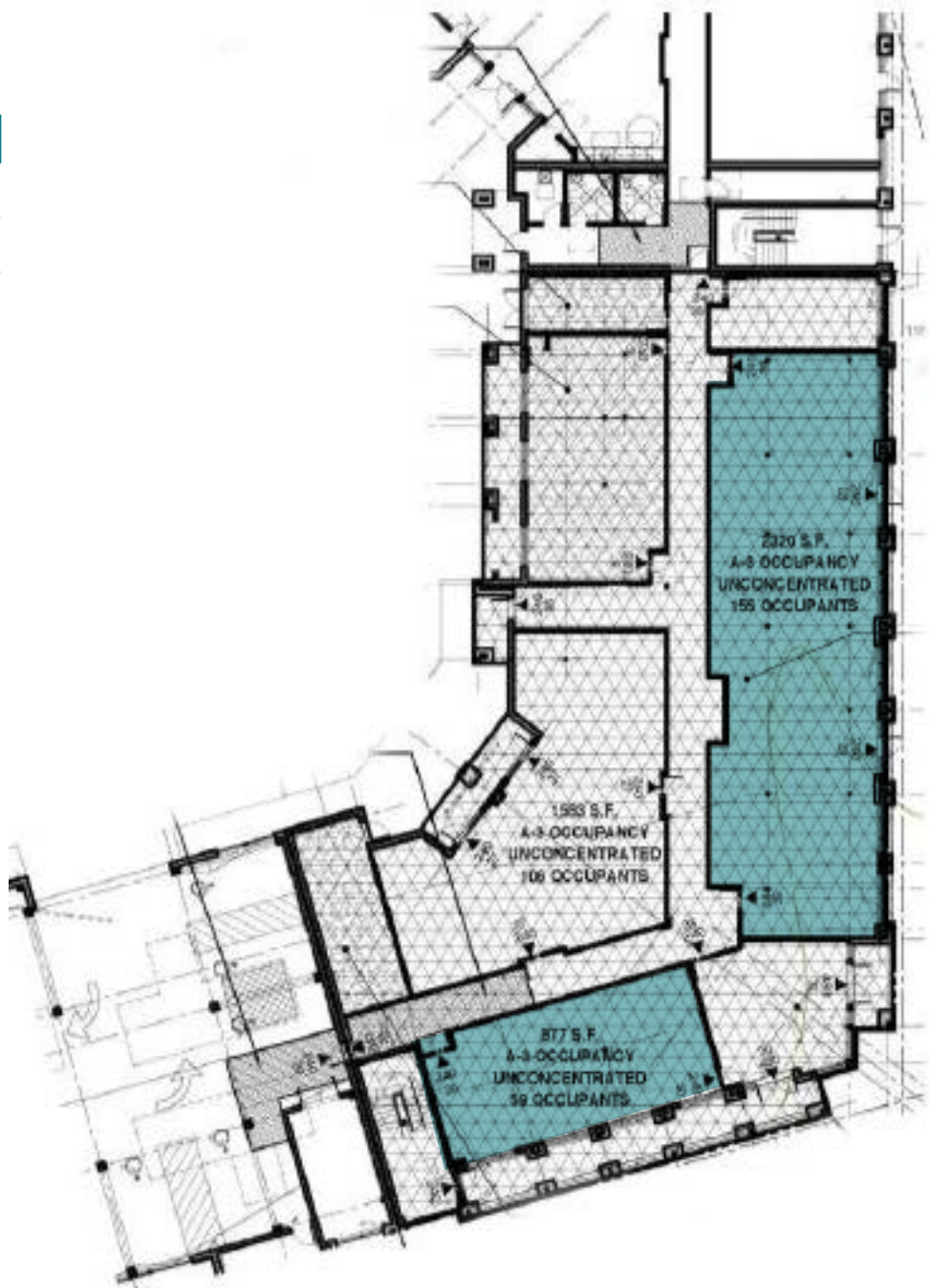


Kindred Redevelopment Site Plan



Kindred Block 20 Floor Plan

Available	SF
Suite A	877
Suite B	2,320



Kindred Redevelopment

Discover the meaning of close-knit comfort and vibrant living at Kindred, a one-of-a-kind community made for all. Kindred is anchored by a lifestyle of convenience, walkability and modern design, and offers a wide range of housing options, a large public plaza space that brings the community together and acts as a destination for all small restaurants, offices, flexible gathering spaces and wide-open park spaces. You'll find everything you need to grow your roots here. Kindred is nestled in St. Paul's area near the heart of Downtown Norfolk, Virginia.

Community Amenties

- 714 Bright & Modern Residential Homes
- Wellness & Fitness Community Space
- Education, Job Training & Employment Support
- Public Art Curated Performances
- Blue/Greenway Waterfront Park
- Rooftop Gathering Areas
- Historic Landmarks
- Children's Playground
- Large Plaza With Outdoor Seating
- Bike & Walking Trails
- Retail Space & Professional Offices

Residences



RESILIENCE
AT KINDRED



ORIGIN CIRCLE
AT KINDRED



TRIUMPHANT
AT KINDRED



Kinship
AT KINDRED



Unity Place
AT KINDRED



Reunion
SENIOR LIVING • AT KINDRED



Market Overview

Norfolk Courthouse

The Norfolk courthouse is a major downtown anchor with **129,594 total 2025 case filings** across Norfolk Circuit Court (**16,591**), Norfolk General District Court (**94,577**), and Norfolk Juvenile & Domestic Relations District Court (**18,426**). Through April 2026, those courts had already logged about **45,685 filings**. That steady volume brings judges, clerks, attorneys, jurors, police, witnesses, defendants, and families downtown on weekdays, supporting nearby parking, restaurants, coffee shops, legal offices, and service businesses.



Sentara Norfolk
General Hospital

Chrysler Museum
of Art

Harrison Opera
House

Neon District

Norfolk Scope
Arena

E Brambleton Avenue



City of Norfolk
Courthouse

NORFOLK
WATERSIDE
DISTRICT
VIRGINIA



Demographics	1 mile	3 mile	5 mile
2026 Population	17,606	114,487	260,157
Average HH Income	\$84,905	\$80,804	\$82,762
Daytime Employment	24,304	80,801	143,811