

# OFFICE/RETAIL FOR LEASE

“NEW RATE” | 3,224 SF AVAILABLE



## CROWN CENTER

580 E. Main Street, Norfolk, VA 23510

DOWNTOWN NORFOLK



CUSHMAN &  
WAKEFIELD

THALHIMER

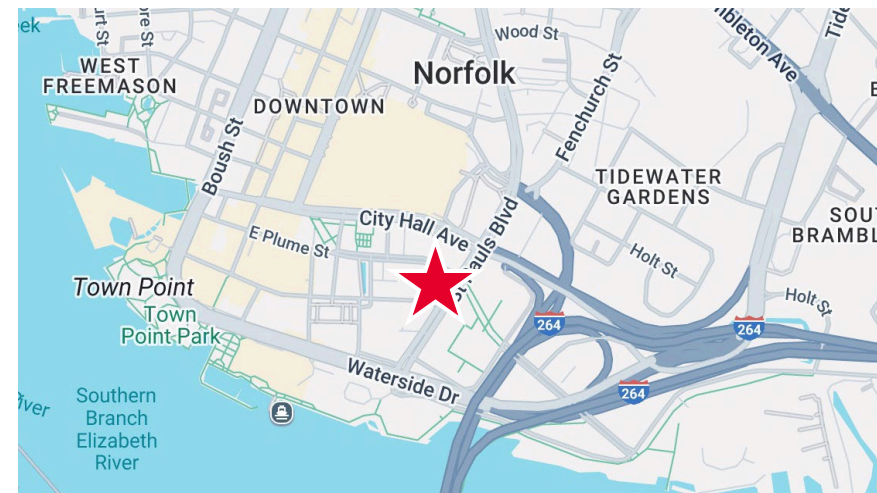
# PROPERTY HIGHLIGHTS

- 3,224 SF available on first floor - **\$22.00/ SF, Full Service**
- Prime signage opportunity
- Thousands of office workers commute to downtown Norfolk daily from across the region to work at professional firms
- Numerous apartments along and adjacent to Main Street; Residential use is now a growing aspect of downtown Norfolk
- Across the street from Norfolk's City Hall and Courts complex
- Onsite restaurant and security with key card access for all floors
- Secured and covered parking attached to the building with internal access; Under market price
- Easy access to I-264
- Walk Score of 75 / Transit Score of 76

## NEARBY TENANTS

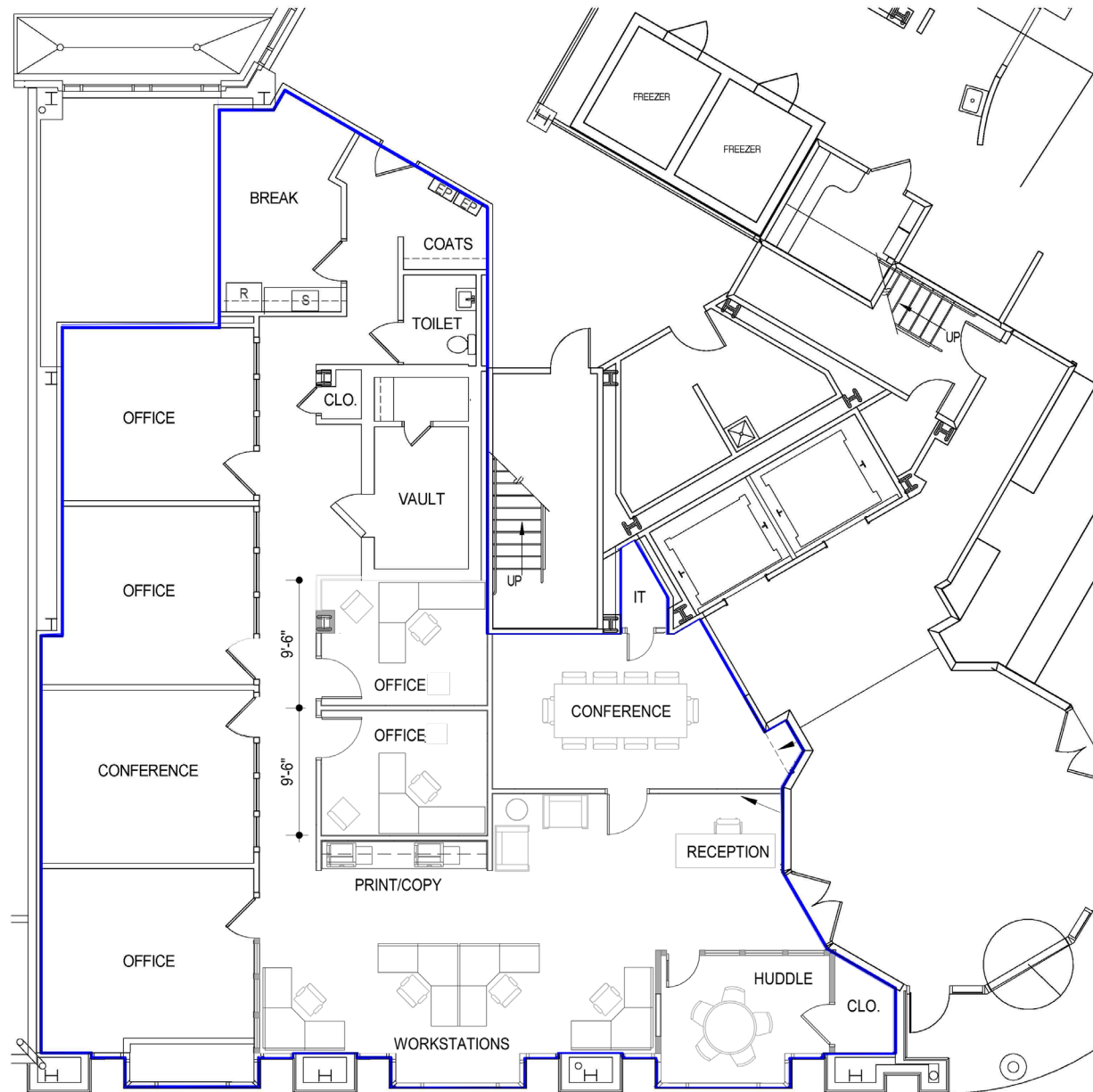


# AS BUILT PLAN



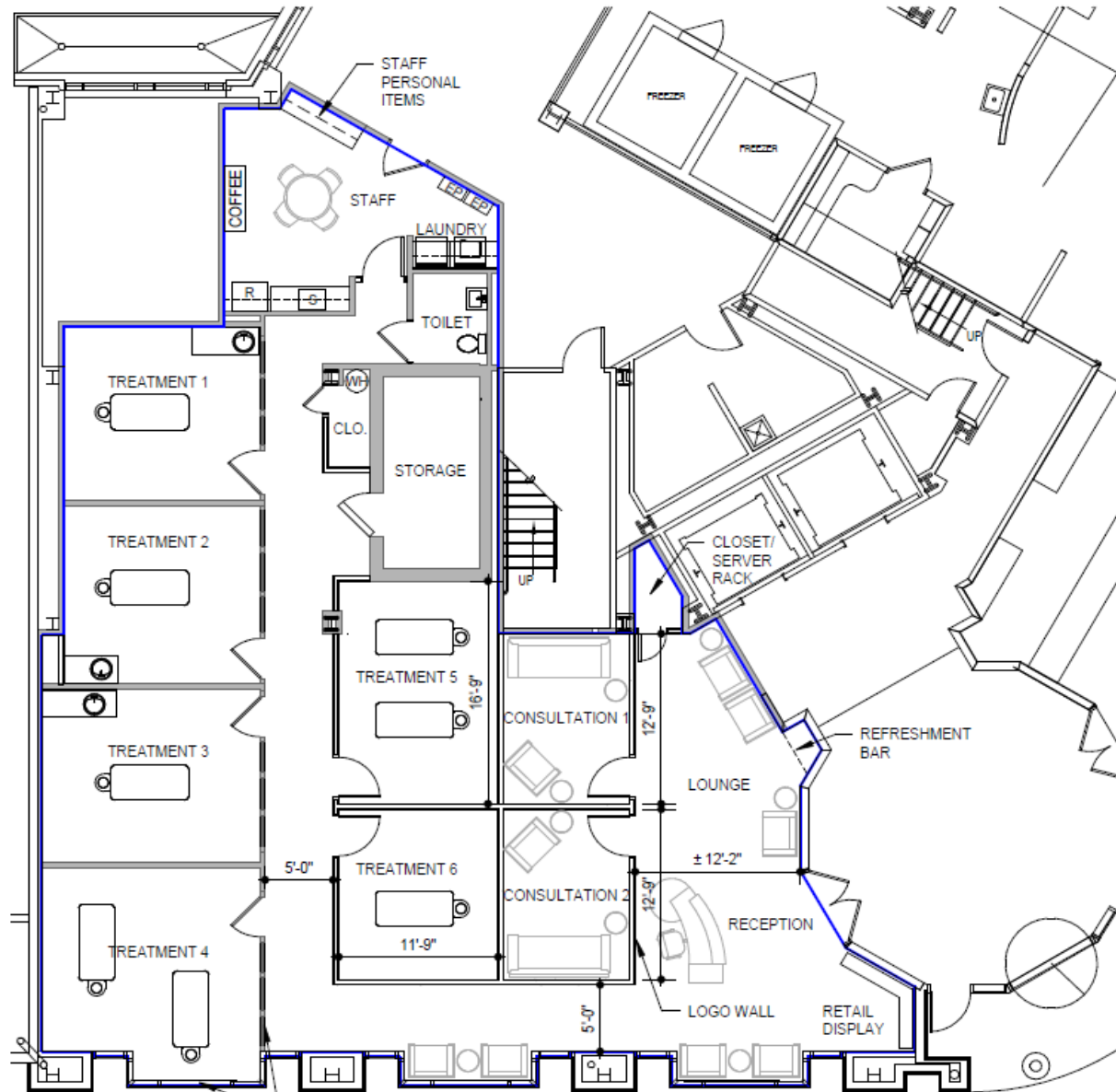
2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	14,559	113,948	264,585
Total Daytime Population	42,594	179,828	340,309
Average HH Income	\$90,221	\$82,197	\$87,498
Median HH Income	\$63,498	\$56,876	\$62,893
Households	7,568	48,602	111,137

# CONCEPTUAL PLAN A



# CONCEPTUAL PLAN B

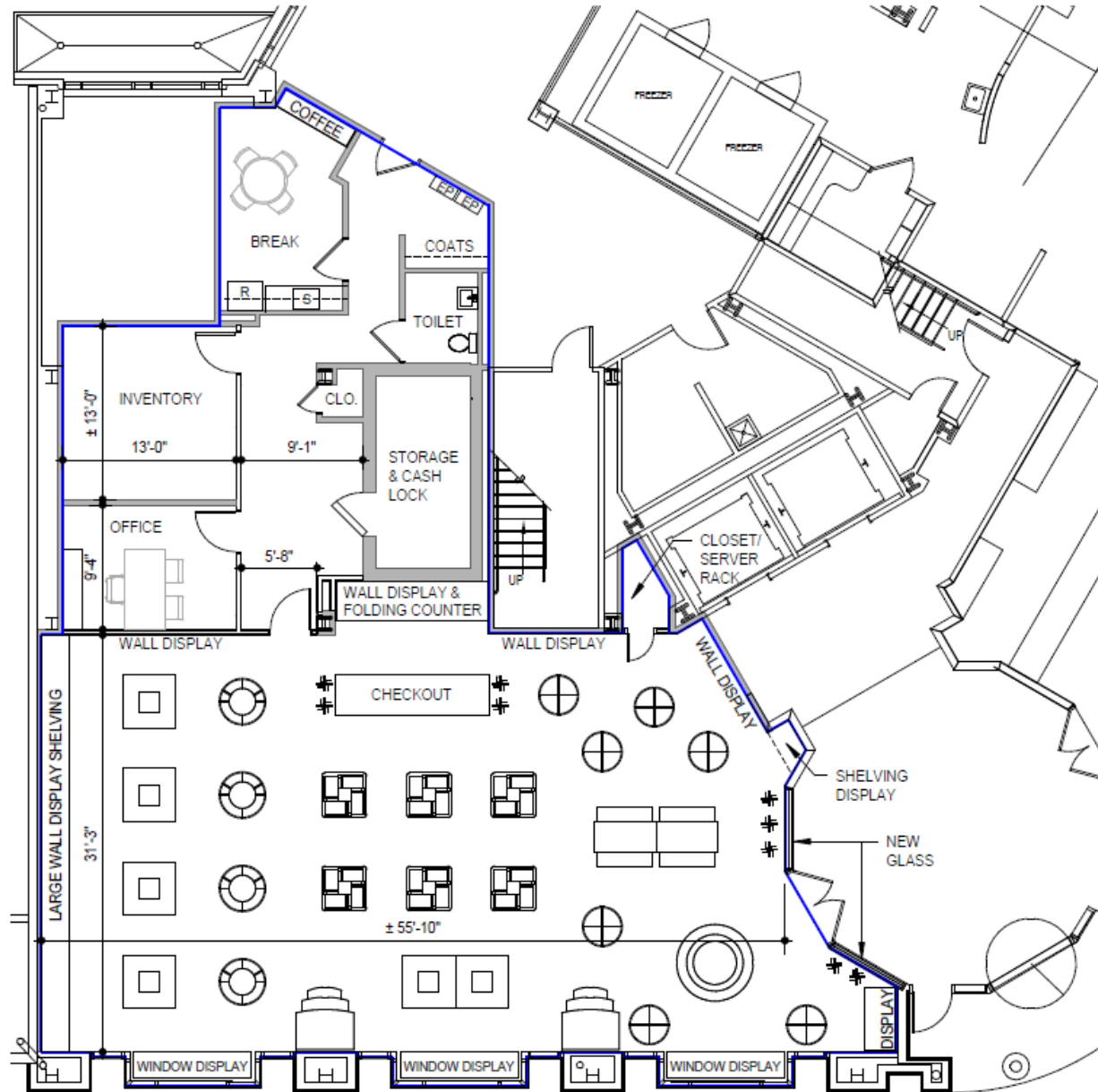
## MED SPA/WELLNESS SPACEPLAN



ALL GLASS TO BE TREATED WITH 100% OPAQUE FILM TO PROVIDE PRIVACY AND SPA-LIKE GRAPHIC VISUAL

# CONCEPTUAL PLAN C

## BOUTIQUE RETAIL SPACEPLAN



# WALK/TRANSIT SCORE

WALK SCORE - VERY WALKABLE (75)

WALK SCORE	
90 - 100	<b>Walker's Paradise</b> Daily errands do not require a car
70 - 89	<b>Very Walkable</b> Most errands can be accomplished on foot
50 - 69	<b>Somewhat Walkable</b> Some errands can be accomplished on foot
25 - 49	<b>Car-Dependent</b> Most errands require a car
0 - 24	<b>Car-Dependent</b> Almost all errands require a car

TRANSIT SCORE - EXCELLENT TRANSIT (76)

TRANSIT SCORE	
90 - 100	<b>Rider's Paradise</b> World-class public transportation
70 - 89	<b>Excellent Transit</b> Transit is convenient for most trips
50 - 69	<b>Good Transit</b> Many nearby public transportation options
25 - 49	<b>Some Transit</b> A few nearby public transportation options
0 - 24	<b>Minimal Transit</b> It is possible to get on a bus



# DOWNTOWN NORFOLK

Commercial office space in Downtown Norfolk offers everything a growing business is looking for. This is the business and financial center for the region. Get close to your clients and potential clients. Work in a walkable business district filled with restaurants, water access and proximity to everything that makes business easier and your employees happier.

Downtown Norfolk offers a wide variety of commercial real estate options in prime locations. Whether you're looking for waterfront offices or a spacious commercial property with great public transportation options, Downtown Norfolk has the real estate solution for your business. Of course, working Downtown offers networking opportunities, an authentic downtown setting and convenience.

## Population / Demographics

### Office:

Has 3 million square feet of Class A office space, all within quick access to parking, restaurants and retail.

A downtown workforce of approximately 28,000 employees

Convenient access to government agencies and courts

### Residential:

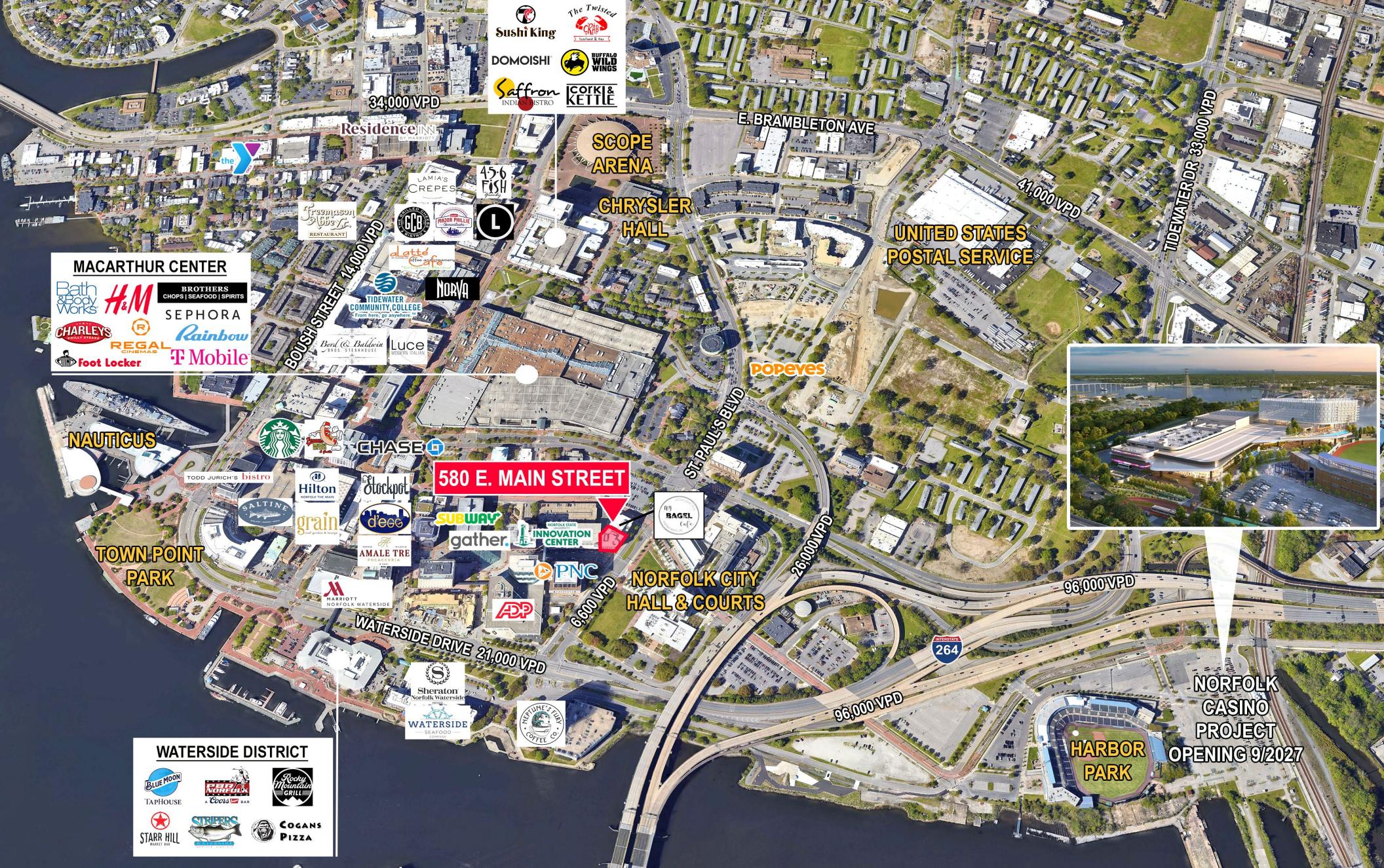
Downtown is home to approximately 6,500 residents.

\$352,700 - median value of owner-occupied dwelling units in Downtown

## Norfolk's 2030 Vision for the Next Decade Plan

- Downtown Core - reconnecting to the east and west
- Harbor Park Waterfront - creating a resilient and mixed-use new east end of downtown's waterfront
- NEON District and Museum Area - major residential developments will continue to change this arts neighborhood
- Fort Norfolk - medical center expansion plans demand high-density, mixed-use developments





## CONTACT INFORMATION

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