

FOR SALE

DENTAL LEASED INVESTMENT OPPORTUNITY

220 West Brambleton Avenue & 7400 Granby Street, Norfolk, VA 23510

Sale Price: \$2,257,000

Cap Rate: 7%

6.5 Years Remaining

3% Annual Increases



S.L. NUSBAUM
REALTY CO

CORDENTAL
GROUPTM

BEN LEON
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EXECUTIVE SUMMARY

NORFOLK OFFICE CONDOMINIUM PORTFOLIO

220 West Brambleton Avenue & 7400 Granby Street, Norfolk, VA 23510



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220 West Brambleton Ave, Units 110 & 112

110: 2,029 Square Feet
112: 850 Square Feet
GPIN 1427980270

7400 Granby Street, Unit D

3,400 Square Feet
GPIN 1439490534

PROPERTY OVERVIEW

We are pleased to offer this 100% leased dental office portfolio in the Downtown Norfolk and Wards Corner submarkets of Norfolk, leased to the Cordental Group. Cordental Group is a regional DSO (Dental Service Organization) that operates in 9 states and oversees more than 45 practices. Don't miss out on this rare opportunity to own these Dental leased properties with zero landlord responsibilities in two highly sought-after submarkets.

PROPERTY HIGHLIGHTS

- Zero Landlord responsibilities
- Prime locations in Downtown Norfolk and Wards Corner
- Fully leased properties to Cordental Dental Group
- Established practice with over 45 locations
- Annual Increases

FINANCIAL OVERVIEW

NORFOLK OFFICE CONDOMINIUM PORTFOLIO

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LEASE ABSTRACT

Tenant Name	Cordental Group
Ownership Type	Condominium
Square Feet Leased	6,279 SF
Occupancy	100%
Lease Commencement	March 1, 2022
Lease Expiration	February 28, 2033
Renewal Options	Two (2); Five (5) Year Options
Base Rent	\$157,989.64
Rental Increases	3% Annual Increase (including option periods)
Lease Type	NNN
Landlord Responsibilities	None
Tenant Responsibilities	Condo Fees and assessments, real estate taxes, insurance, maintenance and repair of HVAC, plumbing, electrical

CORDENTAL
GROUP

Listing Price
\$2,257,000.00

Cap Rate
7%

NOI
\$157,989.64

RENT SCHEDULE

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220 West Brambleton Ave, Units 110 & 112

INITIAL TERM	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2026-2/28/2027	\$80,587.20	\$6,715.60	\$27.99	3%
3/1/2027-2/29/2028	\$83,004.82	\$6,917.07	\$28.83	3%
3/1/2028-2/28/2029	\$85,494.96	\$7,124.58	\$29.70	3%
3/1/2029-2/28/2030	\$88,059.81	\$7,338.32	\$30.59	3%
3/1/2030-2/28/2031	\$90,701.60	\$7,558.47	\$31.50	3%
3/1/2031-2/28/2032	\$93,422.65	\$7,785.22	\$32.45	3%
3/1/2032-2/28/2033	\$96,225.33	\$8,018.78	\$33.42	3%

Renewal Option 1	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2026-2/28/2027	\$80,587.20	\$6,715.60	\$27.99	3%
3/1/2033-2/28/2034	\$99,112.09	\$8,259.34	\$34.43	3%
3/1/2034-2/28/2035	\$102,085.45	\$8,507.12	\$35.46	3%
3/1/2035-2/28/2036	\$105,148.02	\$8,762.33	\$36.52	3%
3/1/2036-2/28/2037	\$108,302.46	\$9,025.20	\$37.62	3%

Renewal Option 2	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2038-2/28/2039	\$114,898.08	\$9,574.84	\$39.91	3%
3/1/2039-2/28/2040	\$118,345.02	\$9,862.09	\$41.11	3%
3/1/2040-2/28/2041	\$121,895.37	\$10,157.95	\$42.34	3%
3/1/2041-2/28/2042	\$125,552.23	\$10,462.69	\$43.61	3%
3/1/2042-2/28/2043	\$129,318.80	\$10,776.57	\$44.92	3%

RENT SCHEDULE

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7400 Granby Street, Unit D

INITIAL TERM	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2026-2/28/2027	\$77,402.28	\$6,450.19	\$22.77	3%
3/1/2027-2/29/2028	\$79,724.35	\$6,643.70	\$23.45	3%
3/1/2028-2/28/2029	\$82,116.08	\$6,843.01	\$24.15	3%
3/1/2029-2/28/2030	\$84,579.56	\$7,048.30	\$24.88	3%
3/1/2030-2/28/2031	\$87,116.95	\$7,259.75	\$25.62	3%
3/1/2031-2/28/2032	\$89,730.46	\$7,477.54	\$26.39	3%
3/1/2032-2/28/2033	\$92,422.37	\$7,701.86	\$27.18	3%

Renewal Option 1	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2033-2/28/2034	\$95,195.04	\$7,932.92	\$28.00	3%
3/1/2034-2/28/2035	\$98,050.89	\$8,170.91	\$28.84	3%
3/1/2035-2/28/2036	\$100,992.42	\$8,416.03	\$29.70	3%
3/1/2036-2/28/2037	\$104,022.19	\$8,668.52	\$30.59	3%
3/1/2037-2/28/2038	\$107,142.86	\$8,928.57	\$31.51	3%

Renewal Option 2	ANNUAL RENT	MONTHLY RENT	RENT PSF	ANNUAL INCREASE
3/1/2038-2/28/2039	\$110,357.14	\$9,196.43	\$28.83	3%
3/1/2039-2/28/2040	\$113,667.86	\$9,472.32	\$28.83	3%
3/1/2040-2/28/2041	\$117,077.89	\$9,756.49	\$28.83	3%
3/1/2041-2/28/2042	\$120,590.23	\$10,049.19	\$28.83	3%
3/1/2042-2/28/2043	\$124,207.94	\$10,350.66	\$28.83	3%

TENANT OVERVIEW

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Tenant Overview

CORDENTAL Group is a privately owned Dental Support Organization (DSO) focused on partnering with established dental practices throughout the United States. Since its founding in 2017, the company has experienced significant growth by providing non-clinical business support that enables dentists to concentrate on patient care while maintaining clinical independence. CORDENTAL offers a broad range of administrative services, including revenue cycle management, human resources, information technology, credentialing, marketing, and operational consulting, allowing affiliated practices to improve efficiency without sacrificing their individual identity.

Based in Cincinnati, Ohio, CORDENTAL has expanded its footprint across the Mid-Atlantic, Midwest, and Southeastern United States. The organization has a network of more than 45 affiliated dental practices spanning nine states, reflecting its continued growth and established presence within the DSO industry. Its leadership team brings extensive experience in healthcare management, multi-site operations, and strategic business expansion, providing affiliated practices with the resources needed to support long-term success.

Beyond administrative support, CORDENTAL invests in professional development, clinical resources, and emerging technologies to strengthen practice performance and enhance patient outcomes. The company's collaborative approach—centered on preserving each practice's culture while delivering operational expertise—has helped establish it as a respected partner for dental providers. This combination of growth, geographic diversification, and operational sophistication makes CORDENTAL an attractive tenant for investors seeking stable healthcare-oriented net lease or medical office assets.

Founded 2017

**Headquarters
Cincinnati, OH**

Cordentalgroup.com

**Acquisition Based
Growth Strategy**

**Non-Clinical Business
Services Provided**

**Operational Focus
Dentist-Centric Support**

220 West Brambleton Ave, Units 110 & 112

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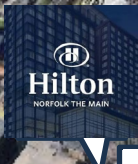
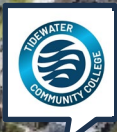
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Children's
Hospital
of The King's
Daughters



220 West Brambleton



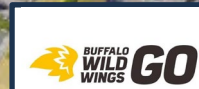
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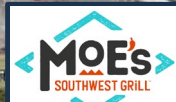



























7400 Granby Street

DEMOGRAPHICS MAP & REPORT

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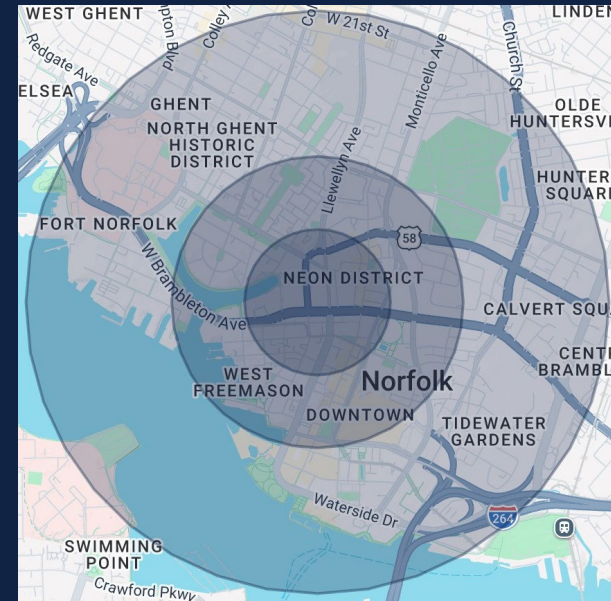
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220 West Brambleton Ave, Units 110 & 112

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,373	5,799	19,415
Average Age	35.6	36.8	34.3
Average Age (Male)	35.7	34.1	31.8
Average Age (Female)	35.5	36.7	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	828	3,158	9,704
# Of Persons Per HH	1.7	1.8	2.0
Average HH Income	\$109,590	\$112,368	\$96,544
Average House Value	\$395,440	\$450,653	\$429,682

2023 American Community Survey (ACS)

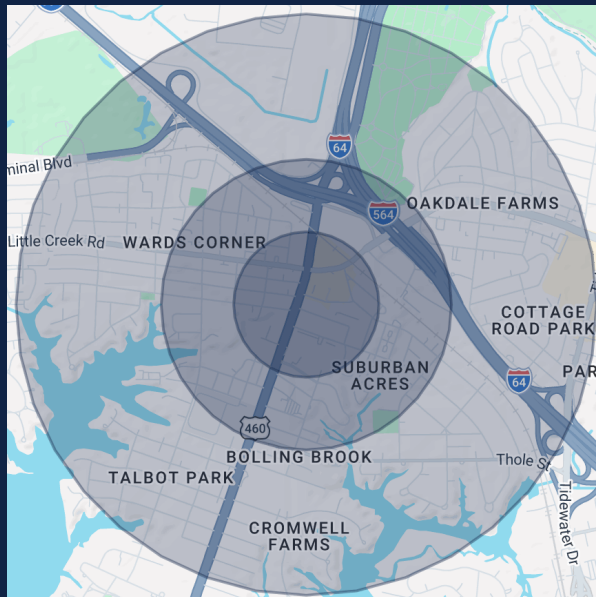


7400 Granby Street, Unit D

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,448	4,458	19,415
Average Age	46.5	38.4	34.6
Average Age (Male)	33.5	30.9	30.7
Average Age (Female)	51.1	41.4	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	793	2,199	6,408
# Of Persons Per HH	1.8	2.0	2.3
Average HH Income	\$52,018	\$58,256	\$77,550
Average House Value	\$289,250	\$273,931	\$295,740

2023 American Community Survey (ACS)



CONTACT INFORMATION

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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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