

861 GLENROCK ROAD

Norfolk, VA 23502

OFFICE SPACE FOR LEASE



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BUILDING INFORMATION

ADDRESS	Circle East Building 861 Glenrock Road, Norfolk, VA 23502
TOTAL SF	43,500 RSF
AVAILABLE	Suite 135: ±1,400 RSF Suite 200: ±5,578 RSF Suite 201: ±2,316 RSF Suite 203: ±11,938 RSF
SITE SIZE	±2.78 acres
YEAR BUILT	1973
ZONING	C-R
STORIES	Two (2)
PARKING	220 surface spaces (5.08 per 1,000 SF)
TELCOM	Cox / Verizon
GAS	Virginia Natural Gas
LIFE SAFETY	Fully equipped with a wet sprinkler system
ELEVATOR	One (1)
ELECTRIC	Dominion Power
WATER/SEWER	City of Norfolk
BMP	Regional
ROOF	Firestone flat roof - rubber
GPIN	13279505
Lease Rate	\$16.50 PSF, Net of janitorial

CURRENT TENANTS

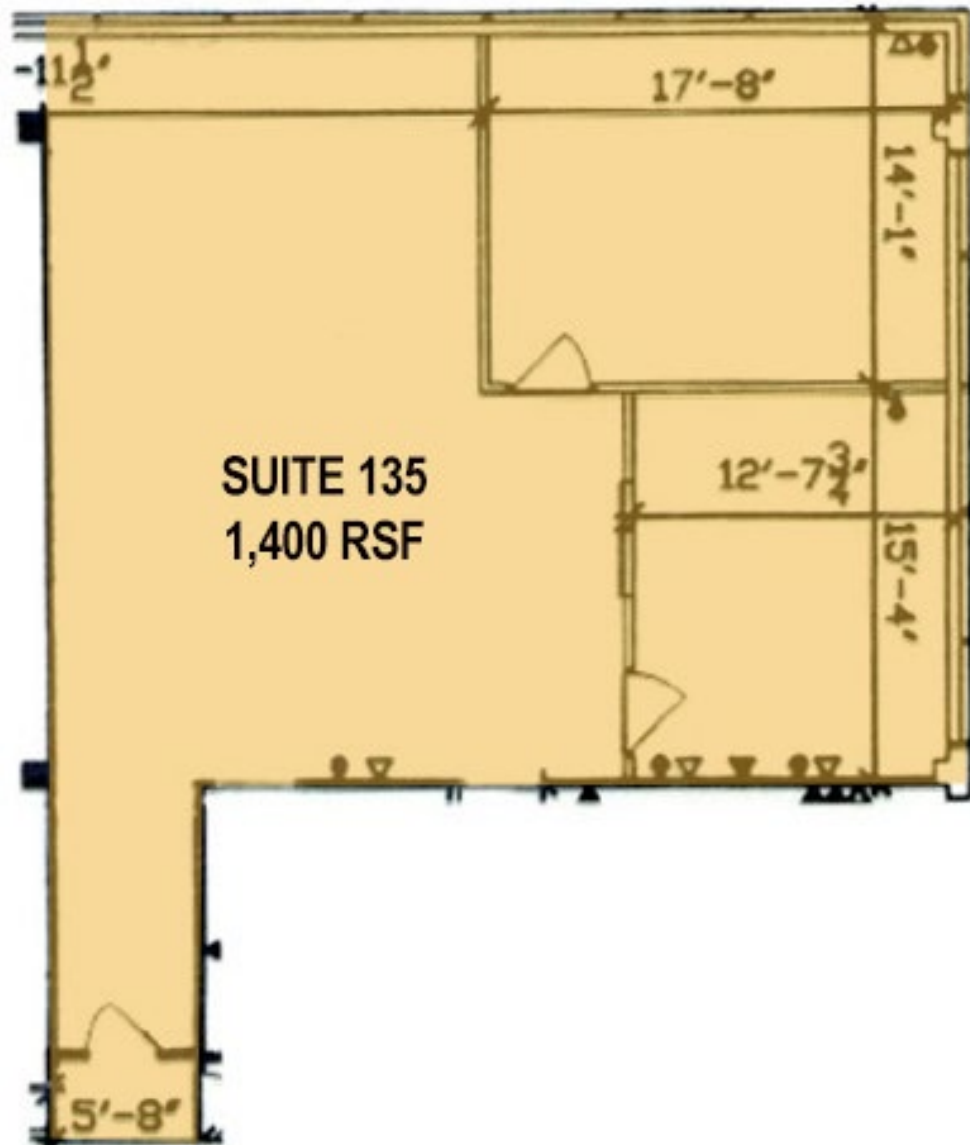


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Suite 135
±1,400 RSF



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CITY OF NORFOLK QUALITY OF LIFE

• The City of Norfolk offers the best of urban and waterfront living all at once

With nearly 235,000 residents, Norfolk is considered a medium-size city that offers all the perks of urban living without big city downsides. The City is a combination of affordability and mobility, with quality healthcare and education, plus the opportunity to grow professionally and raise a family in a place where there is no shortage of entertainment options.



Quality Healthcare

Norfolk is a hub for medical and research facilities
Sentara Heart Hospital consistently ranks among top programs in the United States.

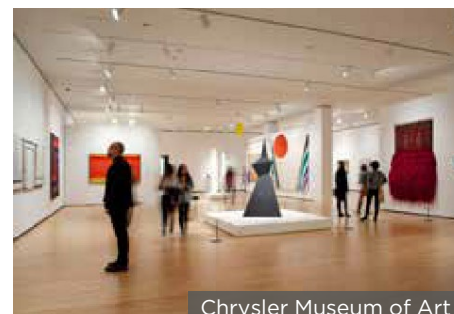
Military Retirements

#1 for Military Retirement - BestPlaces, 2022
Norfolk is a great place to retire, and exiting military personnel are no exception.



Affordable Living

#19 Inexpensive City - USA Today, 2019
The Norfolk region offers a lower cost of living when compared to other metro areas around the country.



Young Talent

City with Youngest Workforce - SmartAsset, 2021
Norfolk outranked all other U.S. cities in this study, revealing 42% of the City's workforce is younger than 30.

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HAMPTON ROADS MAJOR EMPLOYERS

EMPLOYERS	CITY	NO. OF EMPLOYEES
Huntington Ingalls Industries	Newport News	24,000
Sentara Healthcare	Norfolk	22,000
Norfolk Naval Shipyard	Portsmouth	12,000
Riverside Health System	Newport News	8,000
Naval Medical Center	Portsmouth	5,400
Nasa Langley Research Center	Hampton	4,000
Bon Secours	Norfolk	4,000
The Colonial Williamsburg Foundation	Williamsburg	3,100
Bank of America	Norfolk	3,025
Old Dominion University	Norfolk	3,000
Amerigroup - The Wellpoint Companies	Virginia Beach	2,067
Geico Direct	Virginia Beach	2,500
Gold Key / PHR Hotels & Resorts	Virginia Beach	2,400
STIHL	Virginia Beach	2,067
BAE Systems Norfolk Ship Repair	Norfolk	2,000
Children's Health System	Norfolk	1,905
Navy Exchange Service Command	Virginia Beach	1,888
Canon Virginia	Newport News	1,500

NORFOLK MAJOR EMPLOYERS



OVERVIEW

Norfolk is located in the Mid-Atlantic region, bordered by the Elizabeth River to the west and the Chesapeake Bay to the north. It shares land borders with Chesapeake and Virginia Beach. Norfolk covers 66 square miles and has a population of around 235,000. Norfolk has a long history in transportation and the military, including the Norfolk Naval Base, the world's largest naval base. Norfolk has many attractions, including museums, festivals, and a vibrant harbor. The city also has miles of beaches and waterfronts, including the Ocean View Fishing Pier. Norfolk is a welcoming city with a diverse population and a unique culture. It has a lively downtown with shops and restaurants, family-friendly neighborhoods, and quaint historical areas. Downtown Norfolk is the center of the Hampton Roads region for commerce, government, and culture. NEON is a creative center with public art, live performances, and restaurants.



For more information, please contact:

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