

OFFICE SPACE FOR LEASE - 16,810 SF

865 MONTICELLO AVENUE
Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



AUSTIN GLASER

Senior Associate
C. 757.675.0321
O. 757.271.3160
aglaser@slnusbaum.com

MARTIN MURDEN

Partner | Commercial Brokerage
C. 757.333.1523
O. 757.640.2265
mmurden@slnusbaum.com

EXECUTIVE SUMMARY

865 MONTICELLO AVENUE
Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	22,168 SF
Available SF:	16,810 SF
Lot Size:	0.393 Acres
Year Built:	1933
Zoning:	D-AD (Downtown - Arts and Design)

[CLICK HERE FOR INFO ON ENTERPRISE ZONES](#)

[CLICK HERE FOR INFO ON TECHNOLOGY ZONES](#)

PROPERTY OVERVIEW

Approximately 16,810 rentable square feet of office space available for lease at the northwest corner of Monticello Avenue and Virginia Beach Boulevard.

PROPERTY HIGHLIGHTS

- Parking is available in the rear of the building.
- Located on the HRT bus-line and within half a mile from the Tide's Monticello Station.
- Utilities include Dominion Energy (electric), Virginia Natural Gas (gas), water/sewer.
- Located in the NEON District, Norfolk's arts district offering a new wave of passion and creativity in downtown Norfolk.
- Located in both an Enterprise Zone and a Technology Zone.

DEMOGRAPHICS MAP & REPORT

865 MONTICELLO AVENUE
Norfolk, VA 23510

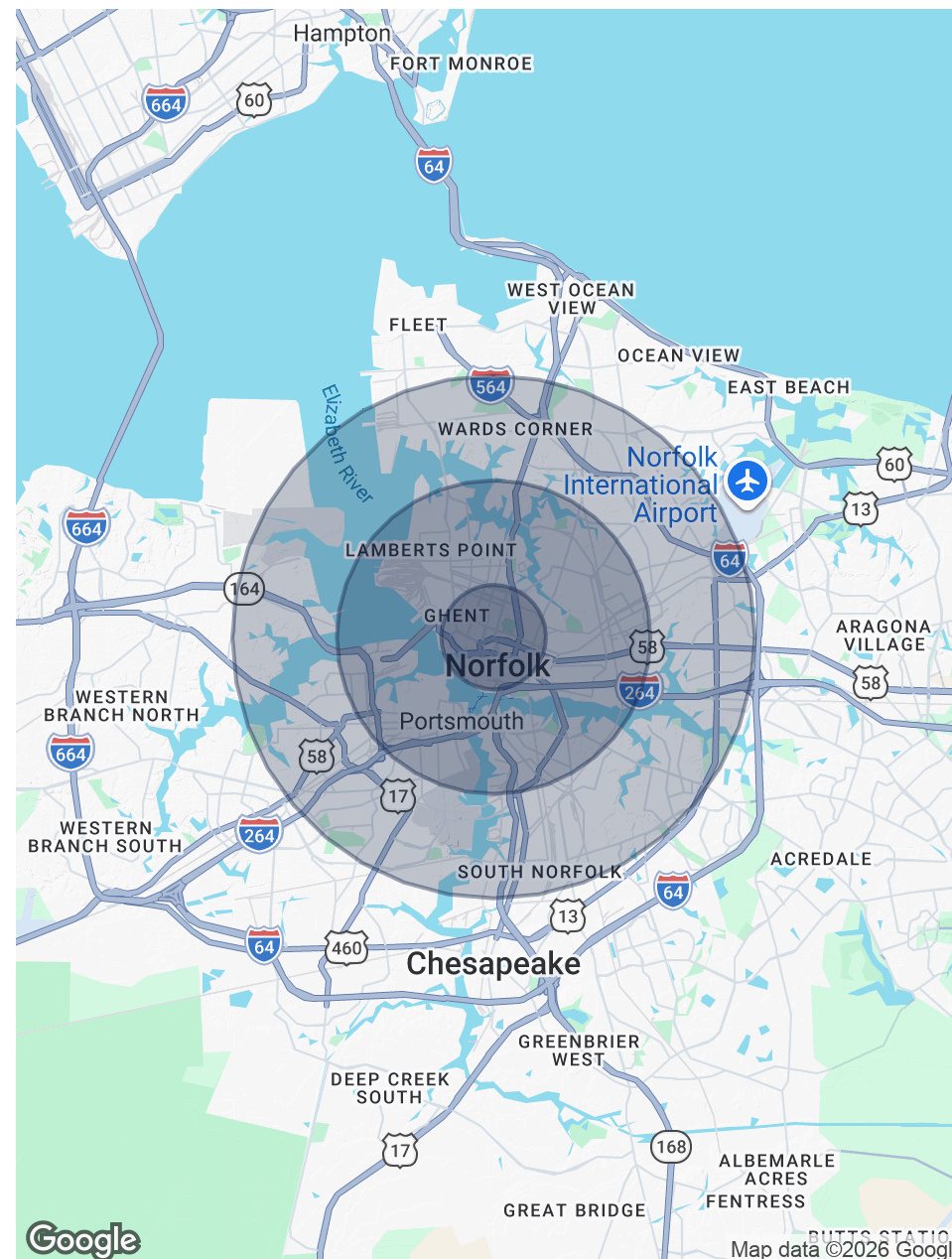


S.L. NUSBAUM
REALTY CO.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,654	115,129	265,438
Average Age	31.6	33.0	34.4
Average Age (Male)	29.4	31.5	32.8
Average Age (Female)	34.5	34.5	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,969	48,764	110,706
# Of Persons Per HH	2.0	2.4	2.4
Average HH Income	\$69,445	\$64,494	\$64,276
Average House Value	\$269,600	\$215,657	\$205,613

2020 American Community Survey (ACS)



CONTACT INFORMATION

865 MONTICELLO AVENUE
Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



AUSTIN GLASER

Senior Associate

C. 757.675.0321

O. 757.271.3160

aglaser@slnusbaum.com

MARTIN MURDEN

Partner | Commercial

Brokerage

C. 757.333.1523

O. 757.640.2265

mmurden@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.