



UP TO 50,000 SF OFFICE SPACE FOR LEASE

863 GLENROCK ROAD
Norfolk, VA 23502



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WAKEFIELD**

THALHIMER

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Cushman & Wakefield | Thalhimer, as the exclusive listing broker, is pleased to offer for lease 863 Glenrock Road, a Class A, 50,000-square foot office building in Norfolk, Virginia ("Circle West"). The Building is centrally located with easy access to I-264 & I-64 with access from Glenrock Road, Poplar Hall Drive & Ring Road. Circle West can be subdivided to accommodate 10,000 - 50,000 square foot users. Building and monument signage available.

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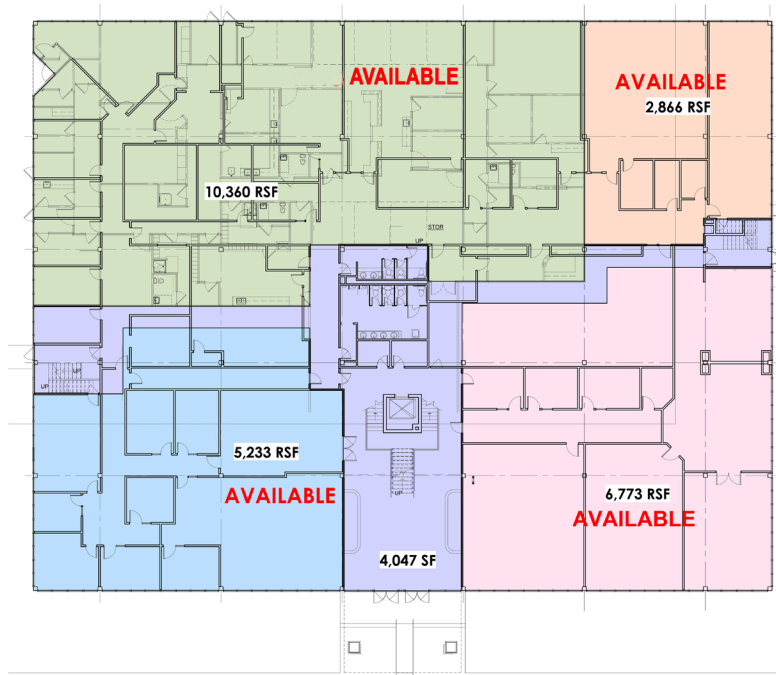
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Property Profile

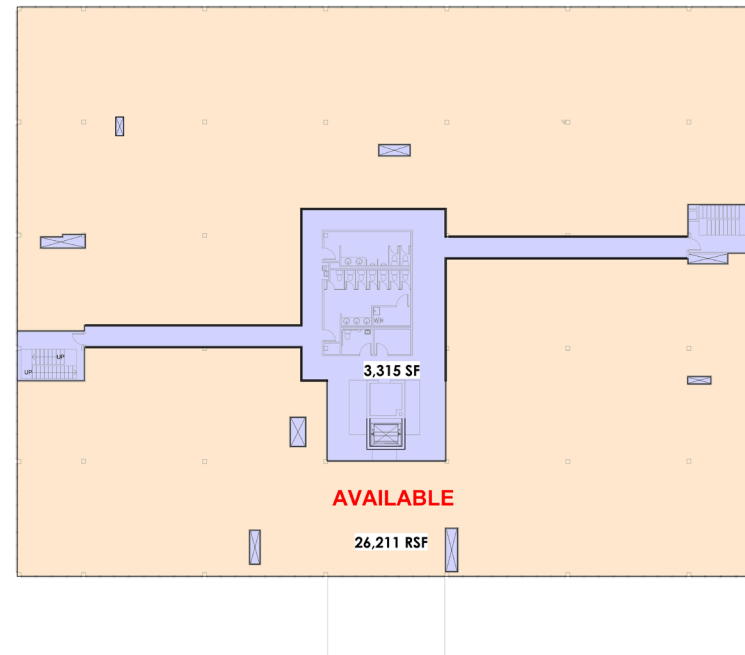
ADDRESS	863 Glenrock Road, Norfolk, VA 23502
TOTAL SF	50,000 SF
BUILDING FOOTPRINT	25,000 SF
AVAILABLE	Up to 50,000 SF
SITE SIZE	±3.08 acres
YEAR BUILT	1975
ZONING	C-R
STORIES	Two (2)
PARKING	140 surface spaces (5.00 per 1,000 SF)

TELCOM	Cox / Verizon
GAS	Virginia Natural Gas
LIFE SAFETY	Fully equipped with a wet sprinkler system
ELEVATOR	Two (2)
ELECTRIC	Dominion Power
WATER/SEWER	City of Norfolk
GPIN	13279507
LEASE RATE	Medical - \$25.00 PSF, Net of janitorial

Sample Floor Plan



FIRST FLOOR PLAN
3/32" = 1'-0"



SECOND FLOOR PLAN
3/32" = 1'-0"

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Total Building Renovation Underway
Exterior Rendering



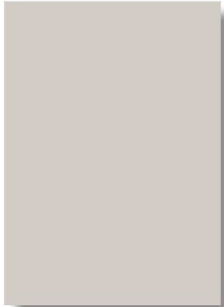
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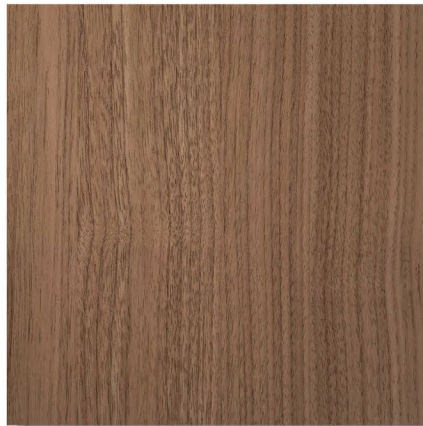
Total Building Renovation Underway Finish Package



PT-1 FIELD PAINT
SW7634 PEDIMENT



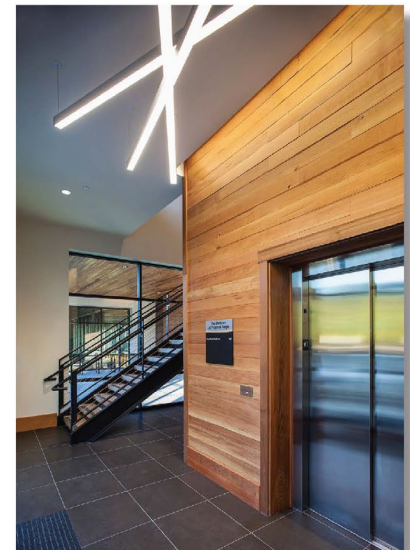
T-1 LOBBY FLOOR TILE
MANUFACTURER: MOSAIC TILE COMPANY
COLLECTION: CHAMONIX
COLOR: GRAY
INSTALLATION: STACKED
SIZE: 24"X24"



VWC-1 ELEVATOR LOBBY WRAP
MANUFACTURER: MOMENTUM WALLCOVERING
COLLECTION: WOODS
COLOR: BUTTERNUT SWS-76



SHAW CONTRACT AREA RUG



ELEVATOR LOBBY INSPIRATION

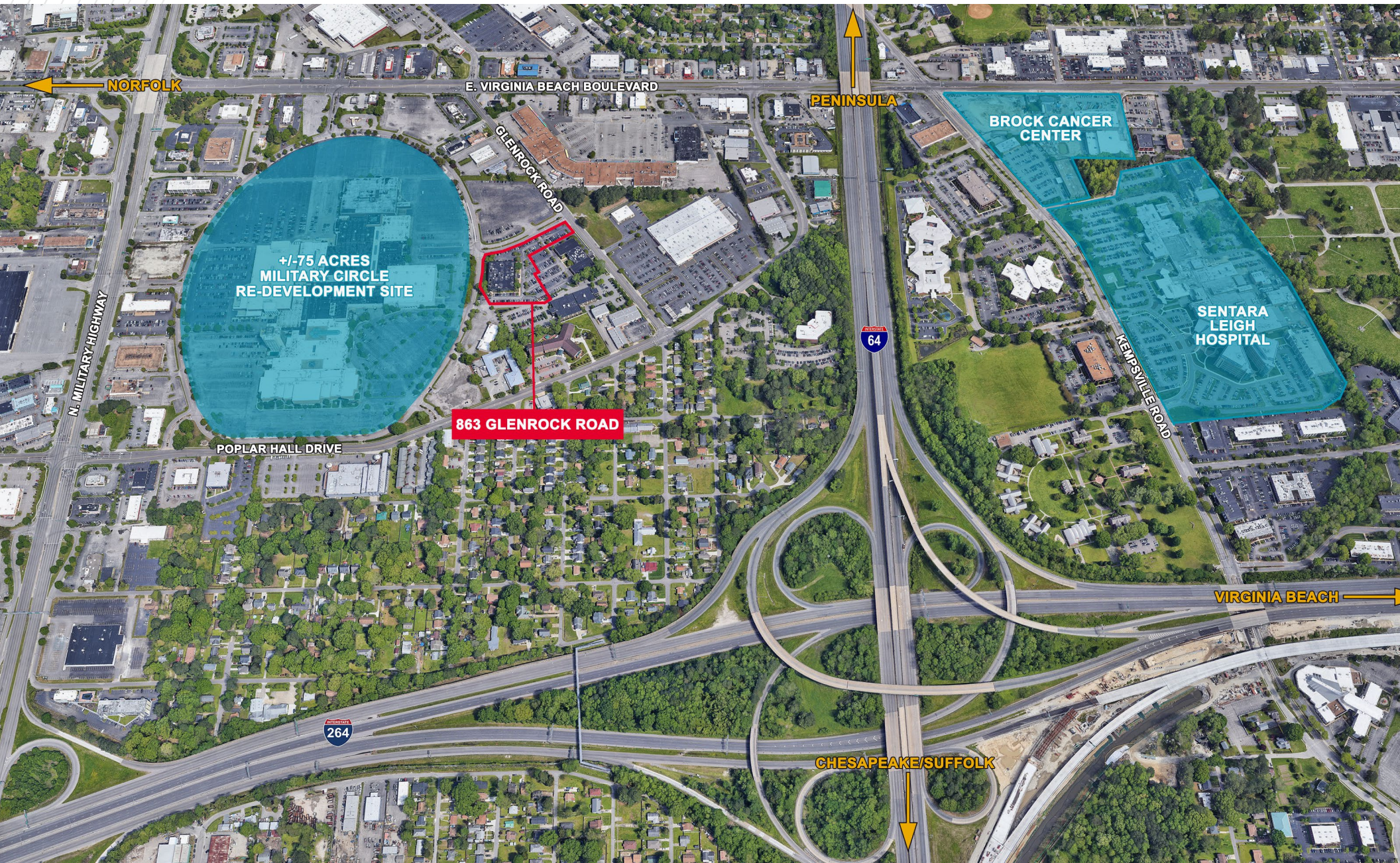
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Location Aerial



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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.



Ocean View Fishing Pier



International Tattoo Festival

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.



Battleship Wisconsin at Nauticus

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.



Harbor Fest



Chrysler Museum of Art

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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Major Employers

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

SOURCE: Hampton Roads Economic Development Authority

MAJOR VIRGINIA BEACH EMPLOYERS



BIOMEDICAL AND LIFE SCIENCES

Many of Virginia's more than 1,451 biomedical and life science companies are located in the Hampton Roads MSA. The biomedical/life sciences cluster is driven by direct and easy access to such resources as Eastern Virginia Medical School, Sentara Health, Bon Secours Health System, Children's Hospital of the Kings' Daughters, LifeNet Health and its Center for Regenerative Medicine, and the global headquarters of Operation Smile.

The industry is supported by research and academic institutions, including NASA Langley Research Center, Thomas Jefferson National Accelerator Facility, Old Dominion University, Hampton University, and Tidewater Community College.



FOR MORE INFORMATION, CONTACT:

CHRISTINE KAEMPFE, SIOR
Senior Vice President
757 499 1384
christine.kaempfe@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
thalhimer.com

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