

CLASS A OFFICE BUILDING
3,500 SF AVAILABLE FOR LEASE
IN GHENT SUBMARKET

500

WEST 21ST STREET

NORFOLK, VIRGINIA 23517



CUSHMAN &
WAKEFIELD

THALHIMER

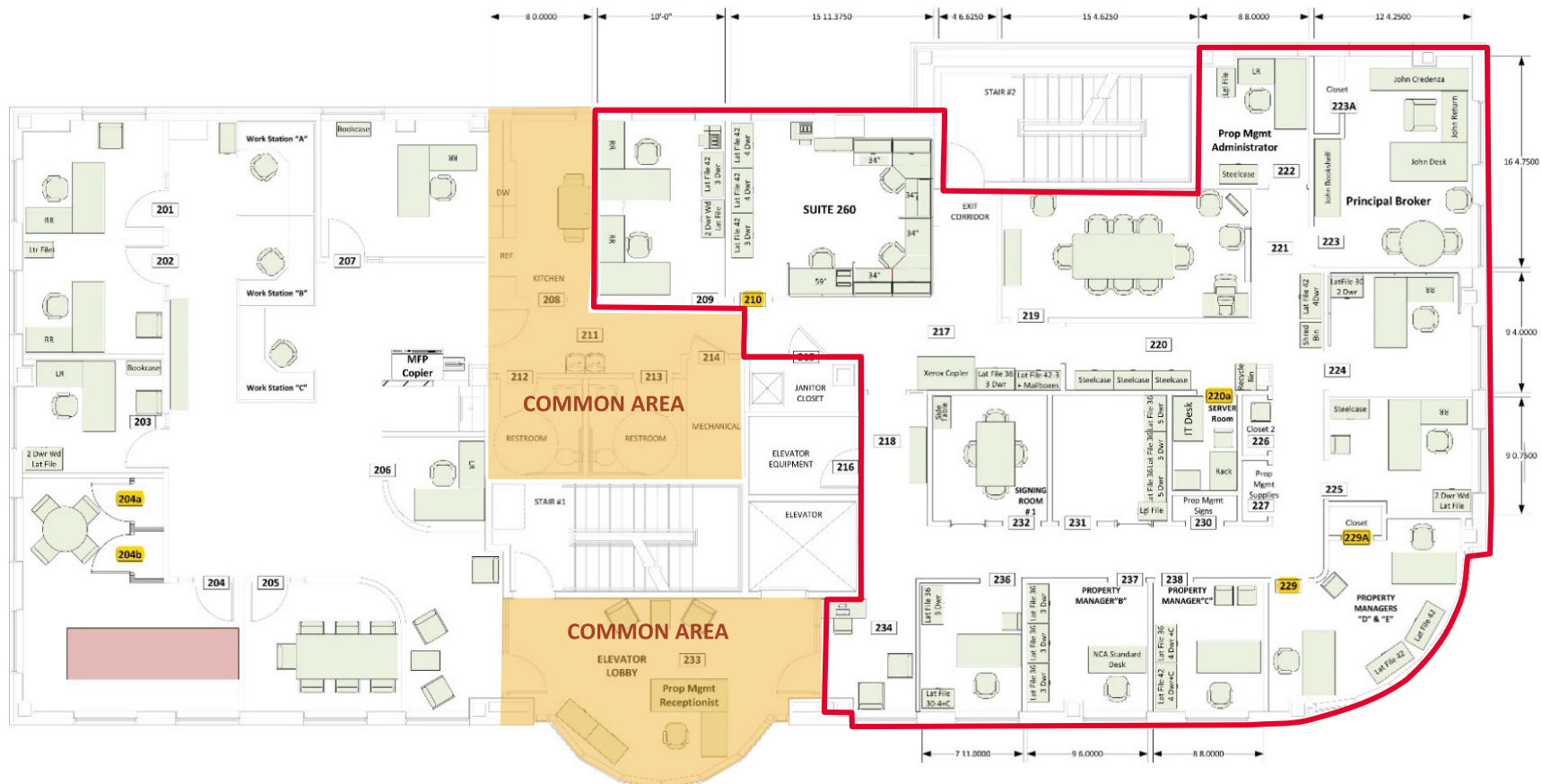
Availability

Second Level: 3,500 SF
 Suite #: 250
 Asking Rent: \$28.00 PSF/FS

Ghent Submarket

Property Details

- Built in 2011
- 17,306 SF Total Building Size
- 0.92 Acres
- 3 Stories
- Reinforced-concrete slab on compacted fill; Brick, glass, and masonry components
- 66 Surface spaces (3.8/1,000)
- C-C (Community Commercial) 21st Street Pedestrian Commercial Overlay
- 24/7 Fob security system; security cameras
- Utilities: Dominion Power; City of Norfolk



Location



**500
WEST 21ST STREET**

**BLAIR
MIDDLE SCHOOL**

**MAURY
HIGH SCHOOL
1,664 STUDENTS**

EVMS EVMS
EMERGENCY VETERINARY MEDICAL SERVICES
580 STUDENTS & 1,510 FACULTY/STAFF
 Children's Hospital
 of The King's Daughters
206 HOSPITAL BEDS
 SENTARA
525 HOSPITAL BEDS

COLLEY AVENUE 13,300 VPD

6,500 VPD

12,500 VPD

21ST STREET 9,400 VPD

8,200 VPD

MONTICELLO AVENUE 16,700 VPD

21,300 VPD



☆ Located in the heart of the **HISTORIC GHENT DISTRICT** near Downtown Norfolk

📍 In **CLOSE PROXIMITY** to Hampton Road's **LARGEST MEDICAL COMPLEX**—Sentara Norfolk General, CHKD, and Eastern Virginia Medical School

👣 **75%** of the city's residents live **WITHIN A FIVE-MILE RADIUS** of Ghent

🚲 Part of the **21ST STREET PEDESTRIAN COMMERCIAL OVERLAY DISTRICT**

🎨 Ghent is home to HAMPTON ROADS ARTS DISTRICT including the Chrysler Museum, Harrison Opera House, and the Naro Theater

500

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Contact

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