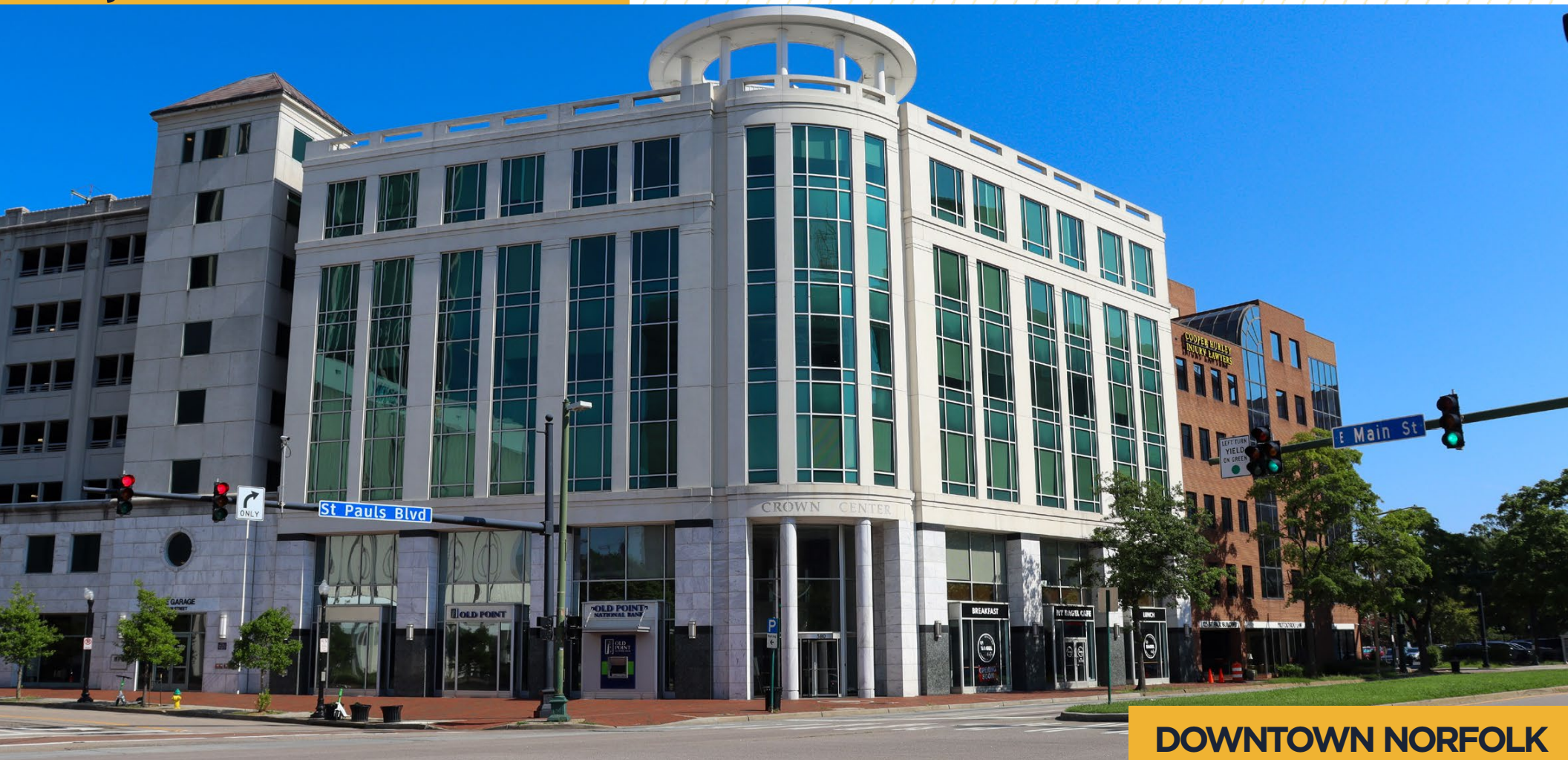


OFFICE/RETAIL FOR LEASE

3,374 SF AVAILABLE



CROWN CENTER

580 E. Main Street
Norfolk, VA 23510



**CUSHMAN &
WAKEFIELD**

THALHIMER

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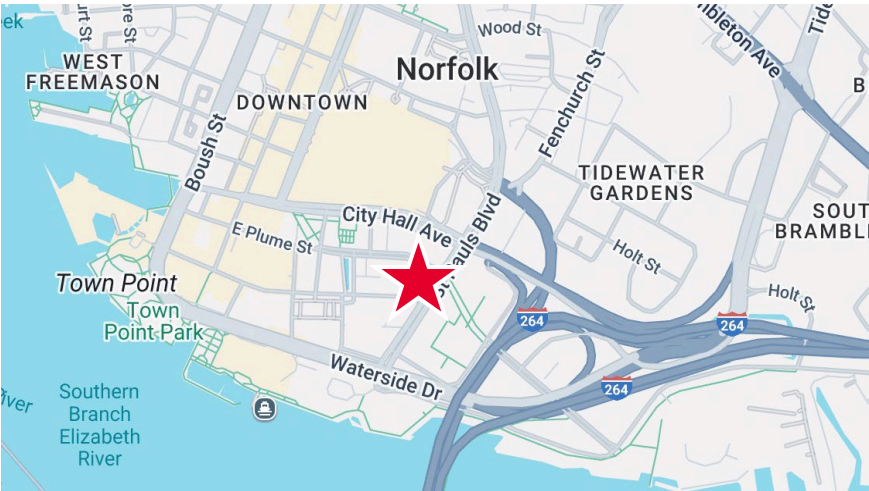
PROPERTY HIGHLIGHTS

- 3,374 SF available on first floor - \$25.50 SF, Full Service
- Prime signage opportunity
- Hundreds of office workers commute to downtown Norfolk daily from across the region to work at professional firms
- Numerous apartments along and adjacent to Main Street; Residential use is now a growing aspect of downtown Norfolk
- Across the street from Norfolk's City Hall and Courts complex
- Onsite restaurant and security with key card access for all floors
- Secured and covered parking attached to the building with internal access; Under market price (\$65 per spot) with guest spaces to accommodate visitors
- Easy access to I-264
- Walk Score of 75 / Transit Score of 76

NEARBY TENANTS



SITE PLAN



	1 Mile	3 Mile	5 Mile
2024 Total Population	14,008	112,562	259,130
2024 Avg HH Income	\$106,217	\$95,465	\$101,940
2024 Median HH Income	\$67,039	\$65,401	\$71,964
2024 Households	7,219	46,926	107,131
Total Daytime Population	24,928	69,590	130,691

WALK/TRANSIT SCORE

WALK SCORE - VERY WALKABLE (75)

WALK SCORE	
90 – 100	Walker's Paradise Daily errands do not require a car
70 – 89	Very Walkable Most errands can be accomplished on foot
50 – 69	Somewhat Walkable Some errands can be accomplished on foot
25 – 49	Car-Dependent Most errands require a car
0 – 24	Car-Dependent Almost all errands require a car



TRANSIT SCORE - EXCELLENT TRANSIT (76)

TRANSIT SCORE	
90 – 100	Rider's Paradise World-class public transportation
70 – 89	Excellent Transit Transit is convenient for most trips
50 – 69	Good Transit Many nearby public transportation options
25 – 49	Some Transit A few nearby public transportation options
0 – 24	Minimal Transit It is possible to get on a bus



DOWNTOWN NORFOLK

Commercial office space in Downtown Norfolk offers everything a growing business is looking for. This is the business and financial center for the region. Get close to your clients and potential clients. Work in a walkable business district filled with restaurants, water access and proximity to everything that makes business easier and your employees happier.

Downtown Norfolk offers a wide variety of commercial real estate options in prime locations. Whether you're looking for waterfront offices or a spacious commercial property with great public transportation options, Downtown Norfolk has the real estate solution for your business. Of course, working Downtown offers networking opportunities, an authentic downtown setting and convenience.

Population / Demographics

Office:

Has 3 million square feet of Class A office space, all within quick access to parking, restaurants and retail.

A downtown workforce of approximately 28,000 employees

Convenient access to government agencies and courts

Residential:

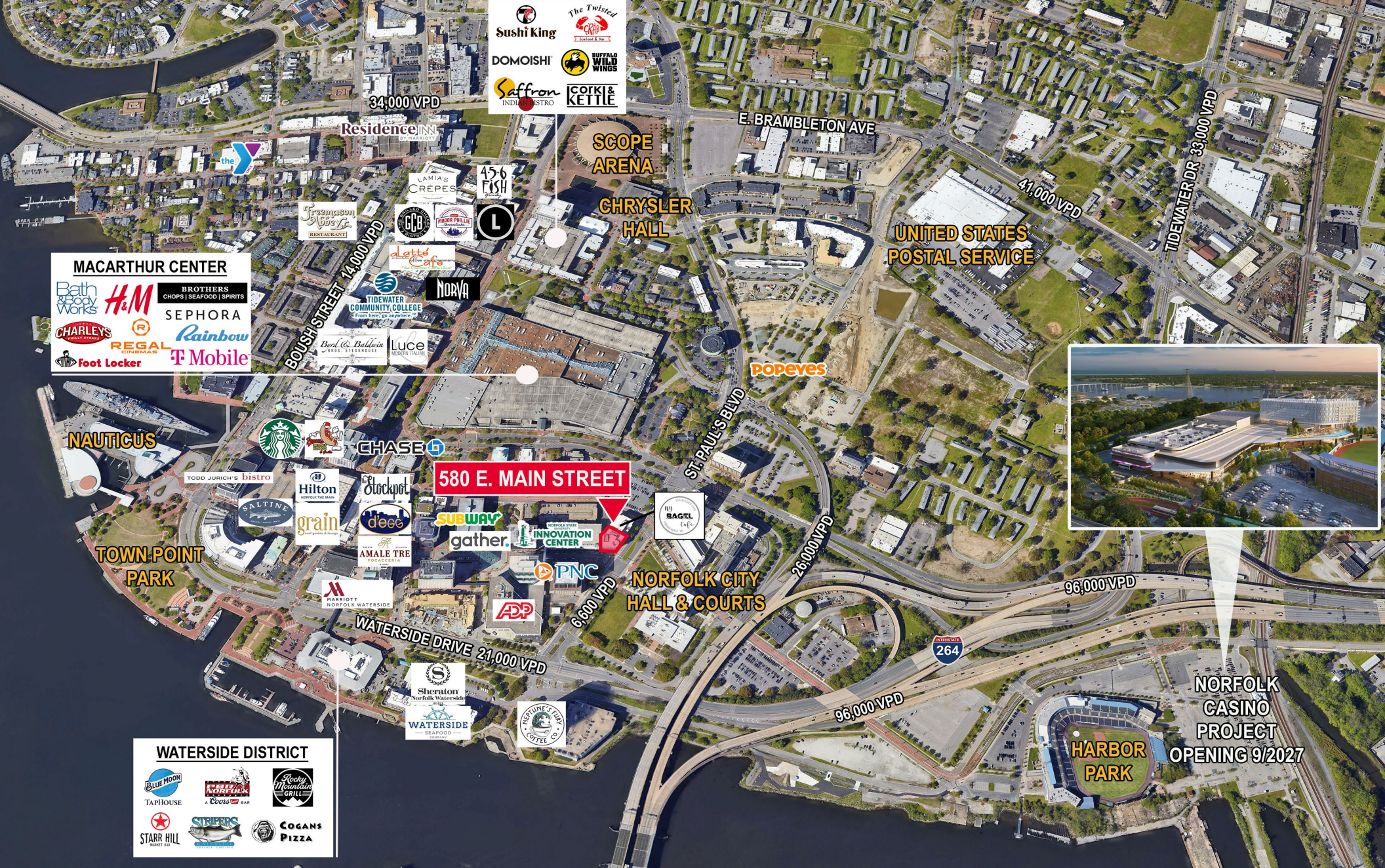
Downtown is home to approximately 6,500 residents.

\$352,700 - median value of owner-occupied dwelling units in Downtown

Norfolk's 2030 Vision for the Next Decade Plan

- Downtown Core - reconnecting to the east and west
- Harbor Park Waterfront - creating a resilient and mixed-use new east end of downtown's waterfront
- NEON District and Museum Area - major residential developments will continue to change this arts neighborhood
- Fort Norfolk - medical center expansion plans demand high-density, mixed-use developments





CONTACT INFORMATION

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