

Now Available For Sale or Lease
OFFICE (HEADQUARTERS OPPORTUNITY)
5360 Robin Hood Road, Norfolk, VA

JOHN LEE
ASSOCIATES



INDUSTRIAL & OFFICE REAL ESTATE

AVAILABLE
2,500 - 14,192 ± SF



42,576 ± SF
TOTAL BUILDING

Full Floor Occupancy | **LEASE RATE:** \$15.50/SF, Full Service | **SALES PRICE:** \$3,500,000

- Approximately 2,500—14,192 SF available — three-story masonry block office building, located in Norfolk Commerce Park
- Located in Norfolk Commerce Park. Centralized Hampton Roads location, less than two miles from Norfolk International Airport
- Abundant parking: 240 parking spaces
- Recent building improvements: new HVAC units, renovated bathrooms, upgraded light fixtures, parking lot asphalt resurfacing, resealed and caulked windows
- Space ideal for: defense contractors, call centers, training schools, airport related business, and other professional organizations.

UNIQUE LEASING OPPORTUNITY

- Full floor occupancy
- Potential building naming rights
- Exclusive building signage
- Interior TI allowance
- Owner willing to improve and maintain

FOR MORE INFORMATION PLEASE CONTACT



John Lee, SIOR, President
5520 Greenwich Rd, Suite 207
Virginia Beach, VA 23462

Phone: 757-490-3311
johnlee@johnleeassociates.com
www.johnleeassociates.com

The information presented in this document was provided by sources believed reliable. Although we believe this information to be accurate, we make no guarantee, representations or warranties, expressed or implied, as to the accuracy of the information. References to sizes and dimensions are approximate. Said information is subject to errors, omissions or changes.

Now Available For Lease

OFFICE (HEADQUARTERS OPPORTUNITY)

5360 Robin Hood Road



Norfolk Commerce Park - Norfolk, VA 23513

Unique Leasing Opportunity:

- Full Floor Occupancy Available
- Potential Building Naming Rights For Anchor Tenant
- Exclusive Building Signage
- Interior TI Allowance
- Owner Willing to Renovate Space to Fit Your Needs



Architectural rendering, proposed external building improvements for Anchor Tenant

Unique Building Features:

- Generator: 150K VA diesel, with electrical cutovers in place
- On-site Caterer: Black Dog Catering Company, www.blackdogcatering.com
- Raised floor computer room: offers dedicated cooling and electrical cutoff to generator

Recent Building Improvements:

- Resealed and caulked windows
- Renovated bathrooms
- Upgraded light fixtures: RT5 volumetric recessed lighting
- Parking lot asphalt resurfacing
- New HVAC units: replaced original units with Trane high efficiency units



Computer Room

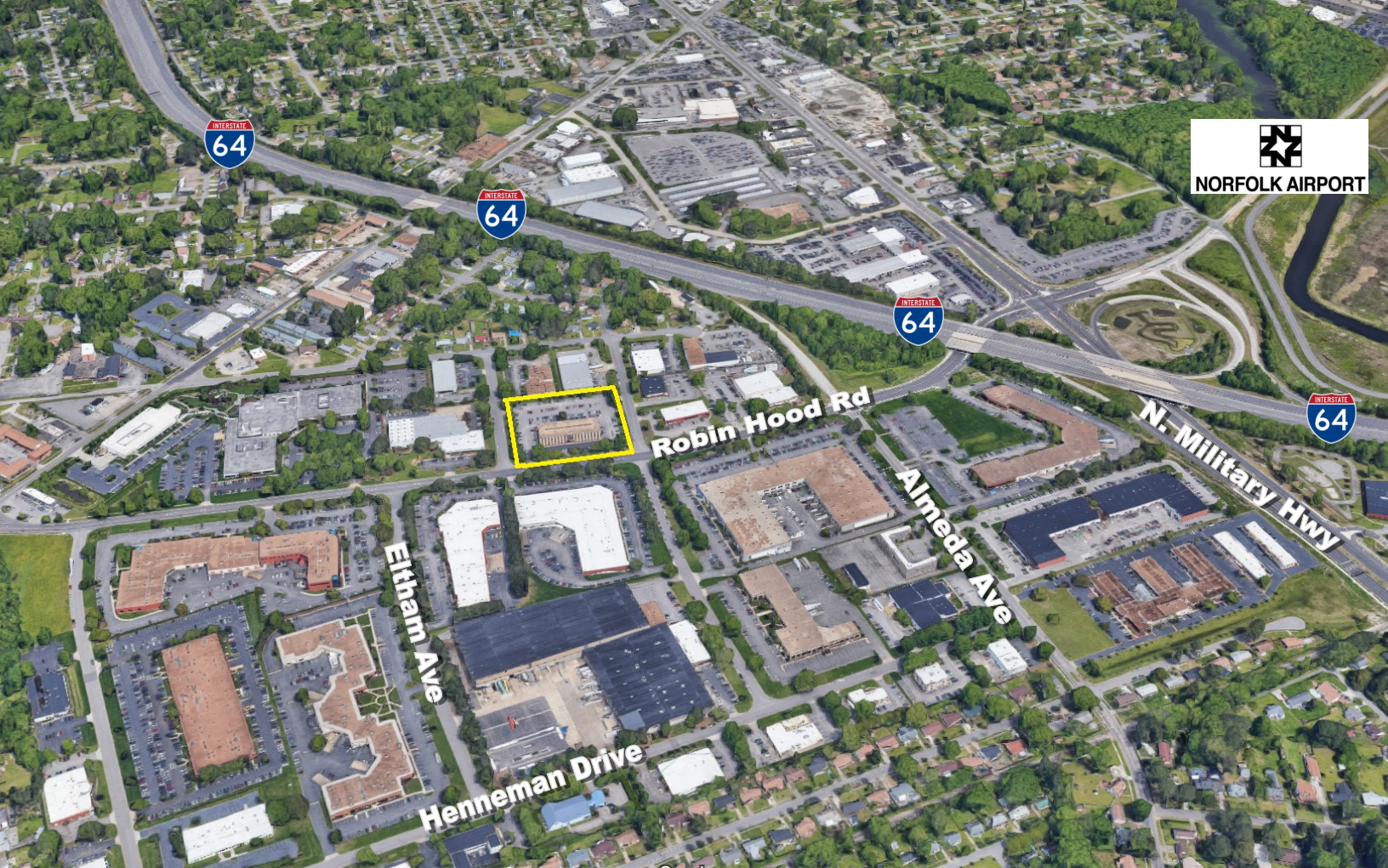
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Location Features:

- Located in Norfolk Commerce Park
- Central Hampton Roads location
- Less than two miles from Norfolk International Airport
- Easy access and close proximity to I-64
- Notable Neighbors Include: Lombart Instrument, R.E. Michel Company, Raytheon, Federal Express, Northrop Grumman, Capital Group, WR Systems LTD, and the Culinary Institute of Virginia

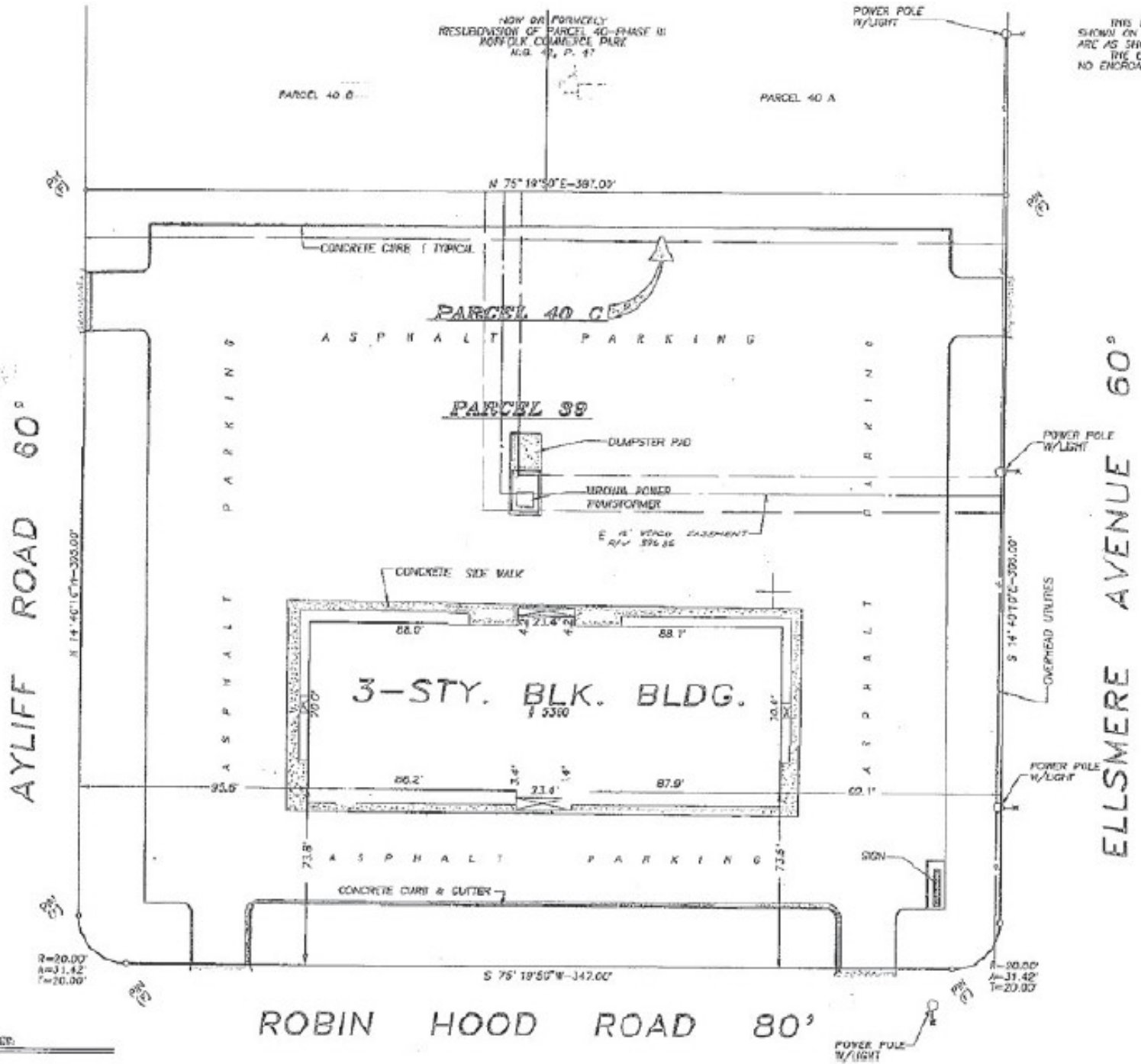
**JOHN LEE
ASSOCIATES**



INDUSTRIAL & OFFICE REAL ESTATE

5360 Robin Hood Road

Physical survey



THIS IS TO SHOWN ON THIS ARE AS SHOWN I THE CURLEN NO ENCROACHME

NOTES:

THIS PROPERTY IS IN ZONE C
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 COMMUNITY PANEL NUMBER 510104 0007 D
 MAP ADDED: APRIL 17, 1994

THIS SURVEY IS BASED ON PLATS RECORDED M.E. 41, P. 6 AND
 N.G. 42, P. 47, OF THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
 THE CITY OF NORFOLK, VIRGINIA.

FIELD REPORT WAS FURNISHED TO THE SURVEYOR
 PRIOR TO THE PERFORMANCE OF THIS SURVEY.



GRAPHIC SCALE

JOHN LEE ASSOCIATES



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