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**FOR LEASE** | 3 Commercial Place, Norfolk | VA

# Norfolk Southern Tower

- Full floor totaling 15,448 SF available for lease
- 24/7 on-site security guard
- Convenient downtown location
- Exclusive elevator access
- 360° views of downtown and Elizabeth River
- Walking distance to public transportation
- 11 miles to Norfolk International Airport
- Live, work, play environment with access to region's multifaceted workforce

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FOR LEASE | 3 Commercial Place, Norfolk | VA

# Premier office tower in the heart of Downtown Norfolk



**293,035**  
square feet



**9th Floor**



**Public Transit**  
Light Rail: The Tide  
FRED, Net, &  
Riverboat ferry



**Fiber-Optic  
Enabled**



**Walk Score™**  
88



**Security**  
24-Hour  
on-site guard



**Hwy. 264  
Access**



**Wheelchair  
Accessible**

## THE BUILDING

15,448 SF of new Class A office space available with modern finishes, conveniently located within close proximity to downtown hotels, restaurants, and shops. Amenities include coffee lounge, and 24-hr security on-site.

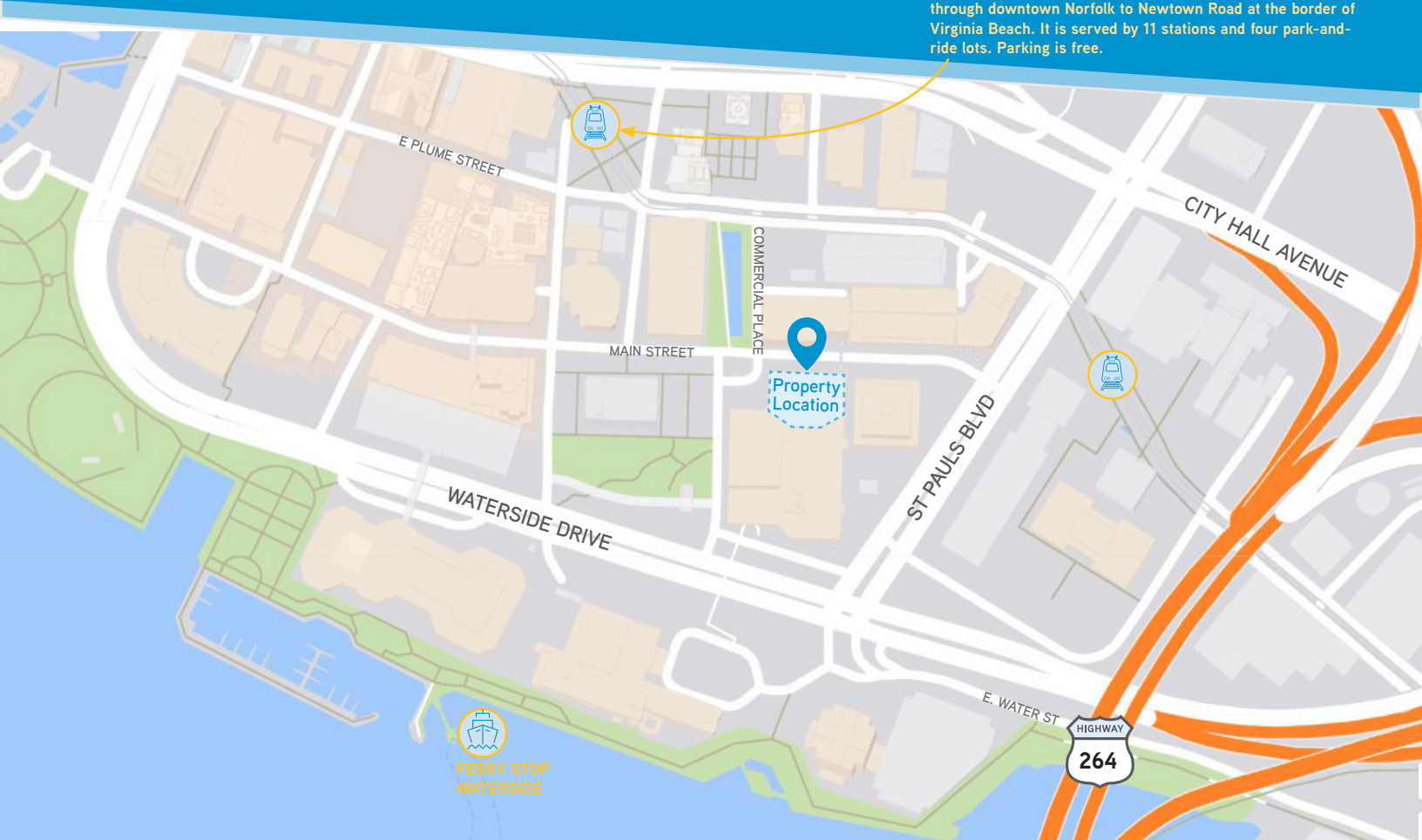
## THE AREA

Norfolk is a thriving city of some 246,000 residents and more than 100 diverse neighborhoods. Downtown is home to businesses small and large, hosts the world's largest naval base, and the region's international airport. The City is undergoing a successful renewal, including new office, retail, entertainment, and hotel construction, and new residential development. From a vibrant arts district and renowned museums to beautiful neighborhoods and one-of-a-kind restaurants, Norfolk hosts everything expected from a world-class city.

## THE REGION

Hampton Roads is comprised of 11 unique localities surrounded by 2,600 miles of shoreline which provides a significant logistical advantage. Its convenient and accessible transportation infrastructure allows multiple methods for moving goods between national and international markets. Hampton Roads is host to The Port of Virginia, the fastest growing port on the East Coast. Our region offers technical innovation, a friendly business climate, skilled workforce, strong military presence, and well-rounded educational opportunities.

**HAMPTON ROADS TRANSIT:** The Tide extends 7.4 miles from the Eastern Virginia Medical Center complex east through downtown Norfolk to Newtown Road at the border of Virginia Beach. It is served by 11 stations and four park-and-ride lots. Parking is free.







DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	13,814	133,113	279,492
Average HH Income	\$70,238	\$57,999	\$61,685
Daytime Employment	51,082	109,421	217,306

Traffic counts: ±15,000 VPD



## FOR LEASE

3 Commercial Place, Norfolk | VA



### AREA HOTELS

Hilton Norfolk the Main  
Autograph Hotel  
Sheraton Norfolk Waterside Hotel  
Norfolk Waterside Marriott  
Courtyard Norfolk Downtown  
Tazewell Hotel & Suites  
Residence Inn Norfolk Downtown  
Wyndam Garden



### AREA RESTAURANTS

Grain  
Saltine  
Varia  
Big Easy Grill & Oyster Bar  
Todd Jurich's Bistro  
Bonchon  
Grace O'Malley's Irish Pub  
Guy Fieri's Smokehouse  
Shula's 347 Grill  
Stripers Waterside  
Freemason Abbey



### ENTERTAINMENT

Town Point Park  
Waterside District  
Nauticus  
Battleship Wisconsin  
Sail Nauticus  
American Rover  
Harbor Park  
Elizabeth River Ferry  
Spirit of Norfolk  
Virginia Stage Company



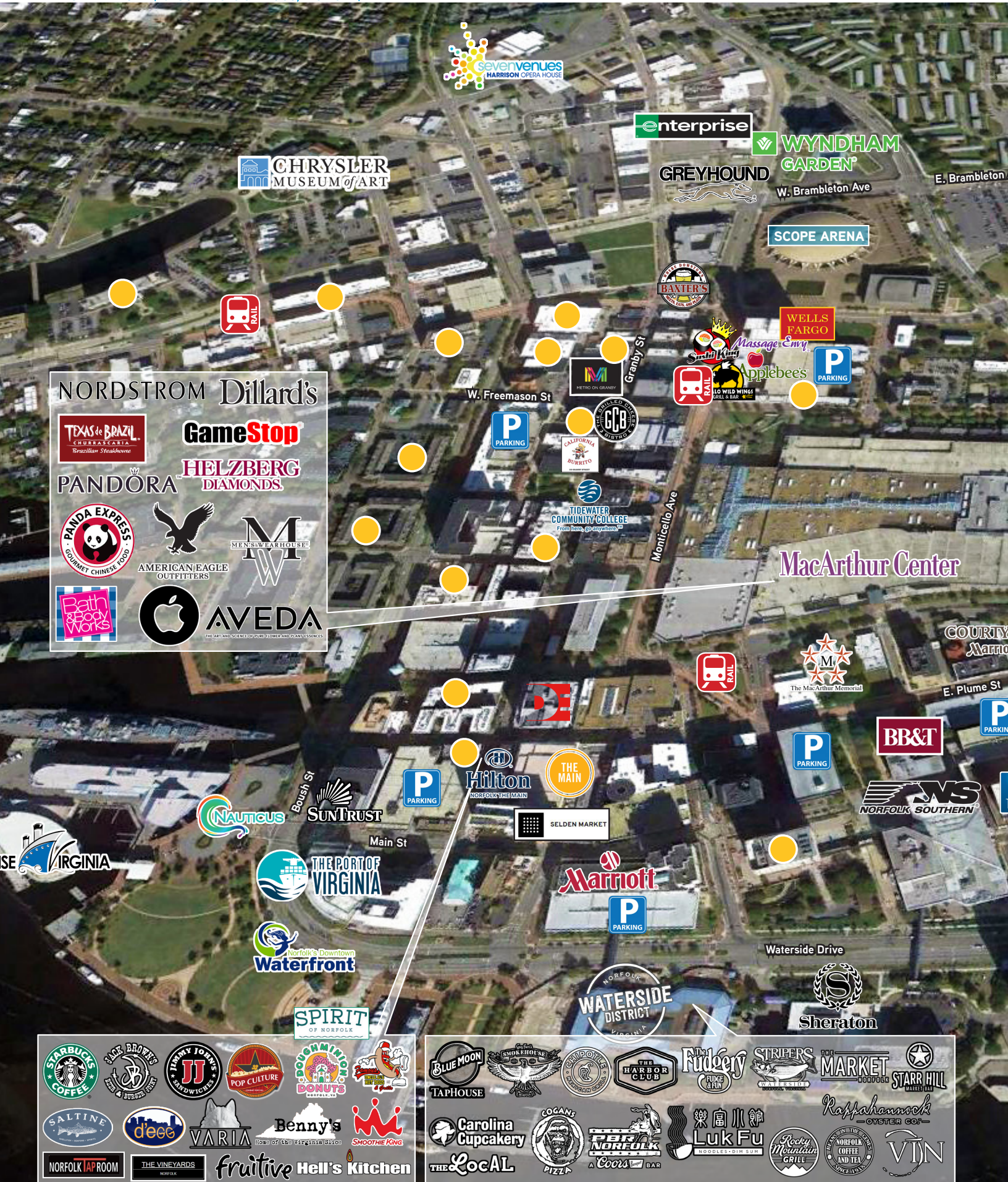
# Available Space & Costs

Net Rent	From \$22.50/SF
Term	3-5 Year Lease
Available	September 2018
9th Floor	15,448 SF

## FLOOR PLAN







W. Freemason St



Monticello Ave



Waterside Drive



Boush St



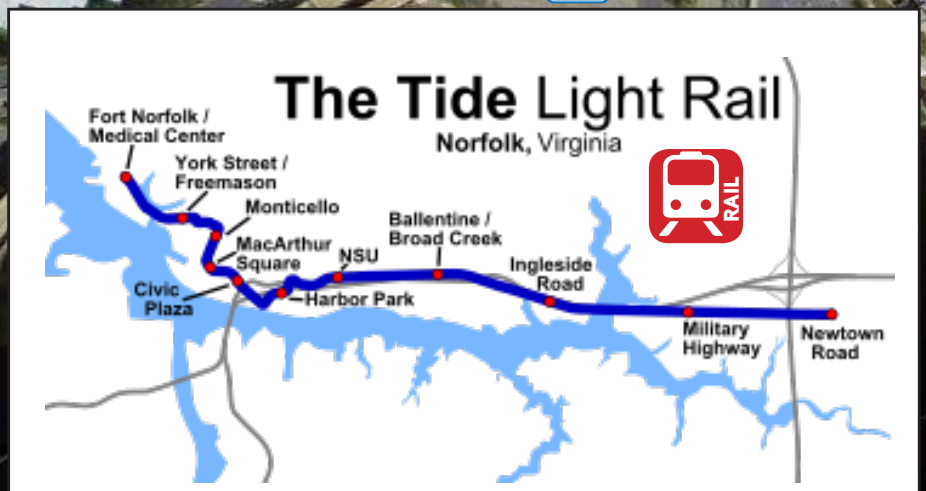
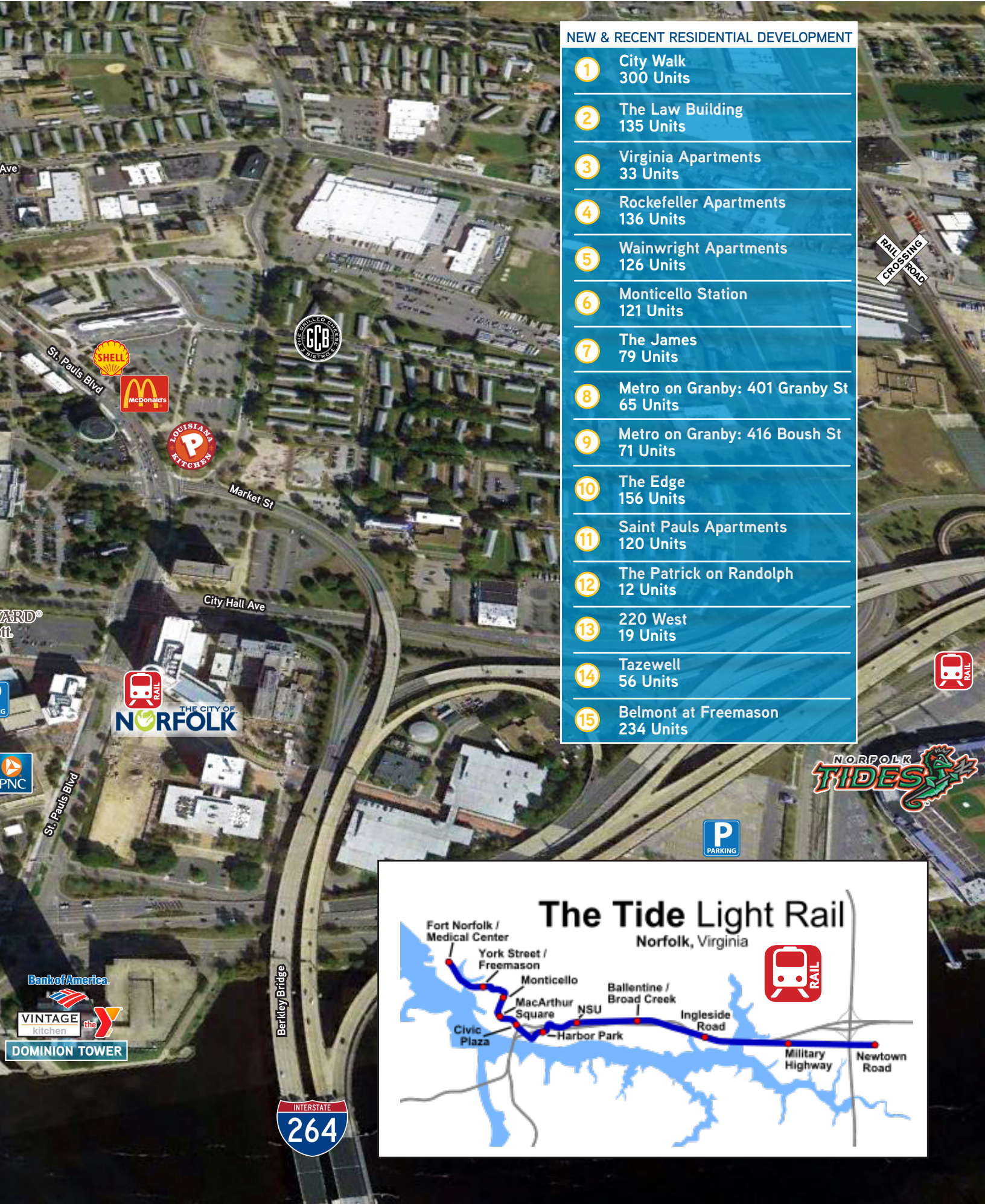
Main St





## NEW & RECENT RESIDENTIAL DEVELOPMENT

- 1 City Walk  
300 Units
- 2 The Law Building  
135 Units
- 3 Virginia Apartments  
33 Units
- 4 Rockefeller Apartments  
136 Units
- 5 Wainwright Apartments  
126 Units
- 6 Monticello Station  
121 Units
- 7 The James  
79 Units
- 8 Metro on Granby: 401 Granby St  
65 Units
- 9 Metro on Granby: 416 Boush St  
71 Units
- 10 The Edge  
156 Units
- 11 Saint Pauls Apartments  
120 Units
- 12 The Patrick on Randolph  
12 Units
- 13 220 West  
19 Units
- 14 Tazewell  
56 Units
- 15 Belmont at Freemason  
234 Units





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