



**THALHIMER**

**OFFICE BUILDING FOR SALE**  
**1003 Norfolk Square**  
Norfolk, VA 23502

**OFFICE OPPORTUNITY IN NORFOLK INDUSTRIAL PARK**



**15,664 SF on 1.28 acres**

For more information, contact:

**ROB WRIGHT**  
Senior Vice President  
757 499 2896  
[rob.wright@thalhimer.com](mailto:rob.wright@thalhimer.com)

The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1820  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

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PROPERTY FEATURES

- Professional / owner occupant office building
- Ideally situated in Norfolk Industrial Park with immediate I-264 access
- Efficient single story suburban office construction, multiple entrances for maximum flexibility
- Solid parking ratio- 72 surface spaces; ratio of 4.6 / 1,000 SF
- Directly adjacent to the Norfolk Police Department
- Diesel-powered generator
- Priced below assessment of \$1,203,600

Specifications	
Address	1003 Norfolk Square
Total Size	15,664RSF / 1.28 Acres
Year Built	1979
Stories	1
Zoning	BC-0 (Business and Commercial Park-Office District)
Parking	72 surface spaces (4.6 per 1,000 SF)
Utilities	
Electric	Dominion Power
Water/Sewer	City of Norfolk – HRSD
Telephone	Fiber – Verizon / Cox
Gas	Virginia Natural Gas
Sales Price	\$1,198,000 (\$76.50 PSF)











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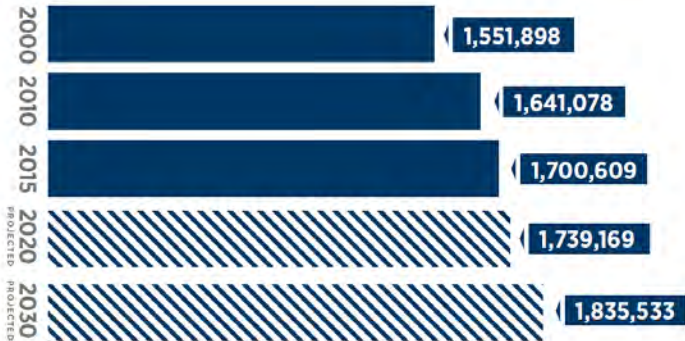
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HAMPTON ROADS REGION



MORE THAN 1.7 MILLION  
PEOPLE LIVE IN HAMPTON ROADS



Source: Weldon Cooper Center

MOST BUSINESS  
FRIENDLY CITY IN  
AMERICA

2nd Place by CNNMoney.com



MOST SMALL-BUSINESS  
FRIENDLY CITY

2nd Place by Governing Magazine



THE "BEST RUN CITY  
IN AMERICA"

By 24/7 Wall Street





### Tourism

- Steeped in over 400 years of American history, tourists are drawn from all over the world to Hampton Roads
- Historic sites and landmarks as well as over 2,000 miles of total coastline fuel the Hampton Roads' burgeoning tourism industry,
- Tourism generates over \$152 million annually in tax revenue for the local economy

### Military Presence in Hampton Roads

Installations	Active Duty	Civilian	Total
Naval Station Norfolk (Norfolk)	45,051	12,328	57,379
Langley Air Force Base / Hampton Roads Eustis (Newport News)	16,988	6,102	23,090
Joint Base Little Creek-Fort Story (Norfolk)	16,174	3,667	19,841
Naval Support Activity (Norfolk)	5,997	3,728	9,725
Norfolk Naval Shipyard (Norfolk)	1,609	10,877	12,486
Oceana Naval Air Station (Virginia Beach)	13,155	2,392	15,547
US Coast Guard Yorktown (Yorktown)	555	269	824
Yorktown Naval Weapons Station (Yorktown)	1,243	914	2,157
US Coast Guard Base Portsmouth (Portsmouth)	1,450	250	1,700
<b>TOTAL</b>	<b>100,516</b>	<b>51,307</b>	<b>151,823</b>



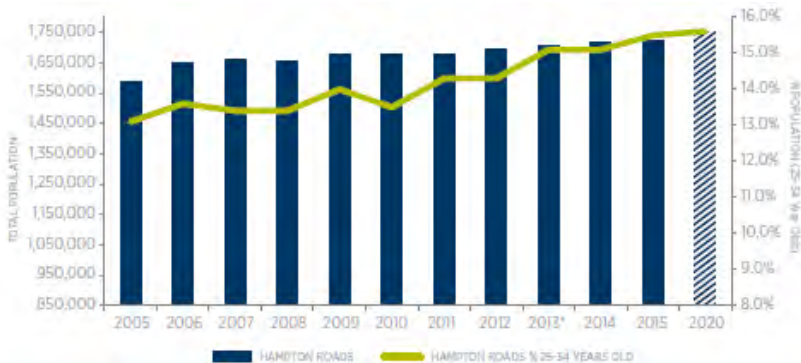


ATTRACTING AND RETAINING YOUNG WORKERS

Jobs, Education, and Climate Help Attract Millennials

- Millennials are moving to America's cities – and not just the biggest ones
- While places like New York City and Los Angeles remain millennial magnets, research from the Urban Land Institute shows that smaller cities, from Hampton Roads to Riverside, CA are actually seeing the most relative growth in the population of 25-to-34 year-olds

HAMPTON ROADS MILLENNIAL POPULATION GROWTH 2010-2020



MILLENNIAL GROWTH:  
**TOP 10 U.S. CITIES**

01	HAMPTON ROADS, VA	<b>percent change</b> 16.40%	<b>population increase</b> 7,034
02	RICHMOND, VA	<b>percent change</b> 14.90%	<b>population increase</b> 5,176
03	RIVERSIDE-SAN BERNARDINO, CA	<b>percent change</b> 11.70%	<b>population increase</b> 1,014
04	MEMPHIS, TN	<b>percent change</b> 9.50%	<b>population increase</b> 1,714
05	NEW ORLEANS-METAIRIE, LA	<b>percent change</b> 8.50%	<b>population increase</b> 5,199
06	AUSTIN-ROUND ROCK, TX	<b>percent change</b> 6.60%	<b>population increase</b> 4,523
07	PITTSBURGH, PA	<b>percent change</b> 6.60%	<b>population increase</b> 4,177
08	BALTIMORE-COLUMBIA-TOWSON, MD	<b>percent change</b> 6.50%	<b>population increase</b> 7,740
09	BOSTON-CAMBRIDGE-NEWTON, MA	<b>percent change</b> 6.50%	<b>population increase</b> 15,549
10	MIAMI-FT LAUDERDALE-W PALM BEACH, FL	<b>percent change</b> 6.40%	<b>population increase</b> 9,633

OVER 103,000

STUDENTS ATTEND  
HAMPTON ROADS'  
EIGHT UNIVERSITIES  
AND FOUR COMMUNITY  
COLLEGES

Colleges and Universities	
COLLEGE/UNIVERSITY	ENROLLMENT
Tidewater Community College (10 locations)	25,927
Old Dominion University (Norfolk)	24,932
Thomas Nelson Community College (Newport News)	9,316
College of William & Mary (VA Beach)	8,437
Norfolk State University (Norfolk)	5,100
Hampton University (Hampton)	4,269
Christopher Newport University (Newport News)	4,990
Regent University (VA Beach)	2,995
Rappahannock Community College (Rappahannock)	3,566
Paul D. Camp Community College (Franklin)	1,473
Virginia Wesleyan College (Norfolk)	1,441
Eastern Virginia Medical School	1,242