



WORLD TRADE CENTER

101 WEST MAIN STREET, NORFOLK, VIRGINIA



More than Main Street

Join the club

PROMINENT TENANTS INCLUDE:

McGUIREWOODS

DAVENPORT
& COMPANY


moffatt & nichol

VANDEVENTER BLACK LLP
ATTORNEYS AT LAW


USI

 HARBOR GROUP
MANAGEMENT


Hampton Roads
Community Foundation


RE
INVENT
HAMPTON ROADS

30 YEARS
TOWN POINT CLUB
A Member of the ClubCorp Family


signature
FAMILY WEALTH ADVISORS

 THE PORT OF
VIRGINIA


Nexus direct[®]
where innovation meets results

ACCESS TO ON-SITE AMENITIES:

- Town Point Club - a ClubCorp Business Club, The World Leader in Private Clubs
- In building Concierge Services
- Executive Health and Fitness - personal training and group exercise
- Conference Facilities
- Tenant Lounge offering tenants a place to break away with laptops, lunch, or ping pong

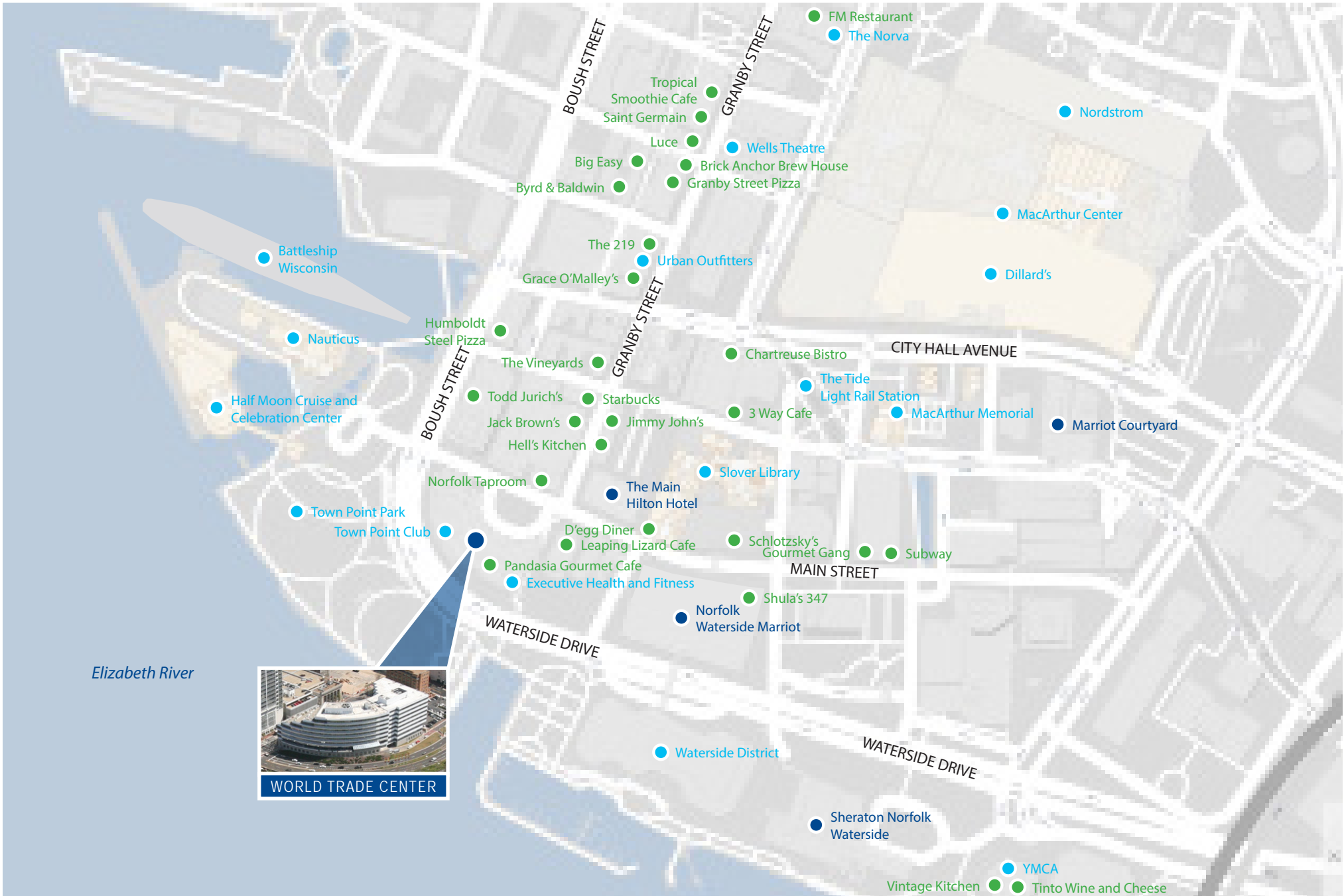
Property overview

Location:	101 W. Main Street, Norfolk, Virginia 23510 "Main and Main" location in the Financial District of Downtown Norfolk	Transit:	Norfolk light rail stop located three blocks away
Views:	Unobstructed views of the Elizabeth River, Town Point Park, waterfront and Downtown Norfolk	Building Size:	367,000 r.s.f.
Tenants:	McGuire Woods, the Virginia Port Authority, Berkshire Hathaway, Vandeventer Black, Town Point Club, USI, Columbia Coastal Transport, Pierce McCoy, Wilson & McIntyre, and NYT Shared Services Center	Class:	Class A office tower
Local Amenities:	New convention center, The Main / Hilton, residential neighborhoods, MacArthur Center and other retail, entertainment, museums, dining, and the Half Moone Cruise Terminal and Nauticus.	Year Built:	1983, renovated 2011
Public Art:	<i>Exterior sculpture</i> - created by Bernar Venet, a 2016 International Sculpture Center Lifetime Achievement Award recipient <i>Atrium sculpture</i> - created by Clowes Sculpture <i>Lobby gallery</i> - Norfolk Arts Offsite Gallery	Height:	9 stories
		Floorplate:	40,556 s.f. - floor sizes vary
		Security:	24/7 Security with CCTV Elevators require code after hours
		Loading:	Recessed duel bay loading area with 13' 10" access is located via dedicated access drive
		Elevators:	6 passenger, 2 service
		Sprinklered:	Fully sprinklered
		Generator:	Two diesel fired, back-up generators are located on the premises providing 480-volt, 3-phase, 60 hertz in case of an emergency
		Awards:	Energy Star designation

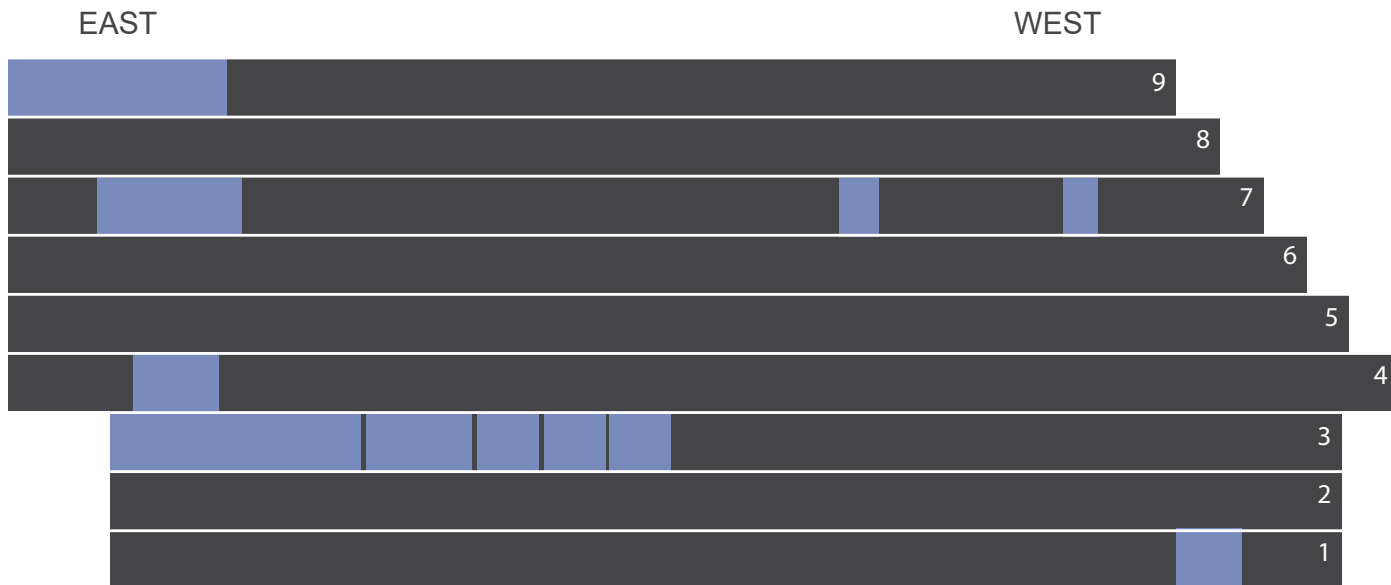


Walkable amenities

- EAT / DRINK
- STAY
- PLAY



Current availabilities



Floor 9: 6,890 r.s.f. (East)

Floor 8: Fully leased

Floor 7: 4,649 r.s.f. (East), 1,226 r.s.f. (West), 1,127 r.s.f. (West)

Floor 6: Fully leased

Floor 5: Fully leased

Floor 4: 2,655 r.s.f

Floor 3: Up to 18,000 r.s.f. (East side, full floor)

Floor 2: Fully leased

Floor 1: 1,832 r.s.f (West), can be subdivided



Typical floor plate

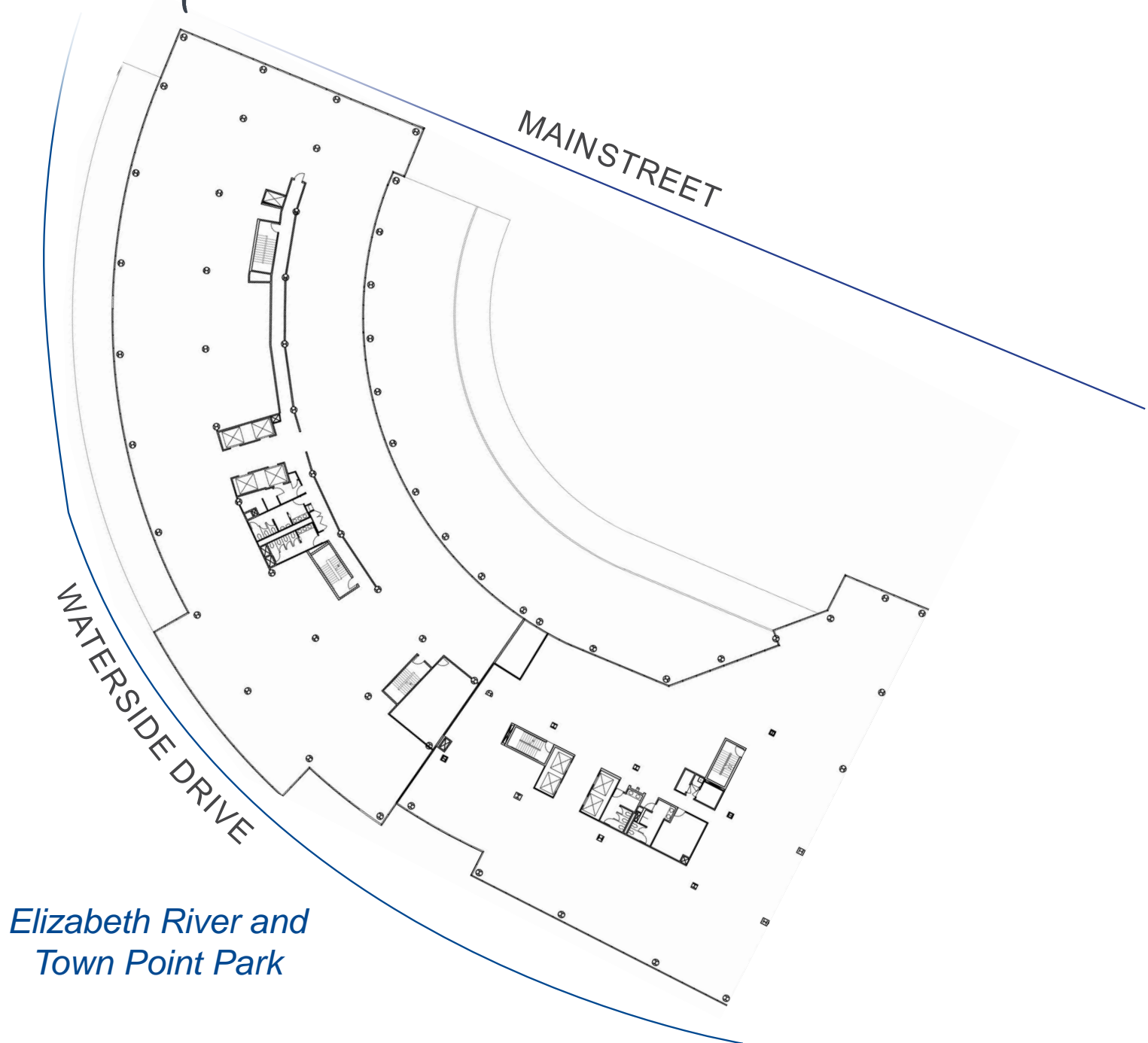
FLEXIBLE
FLOOR
PLATES

SWEEPING
VIEWS

EASY ACCESS
TO AMENITIES

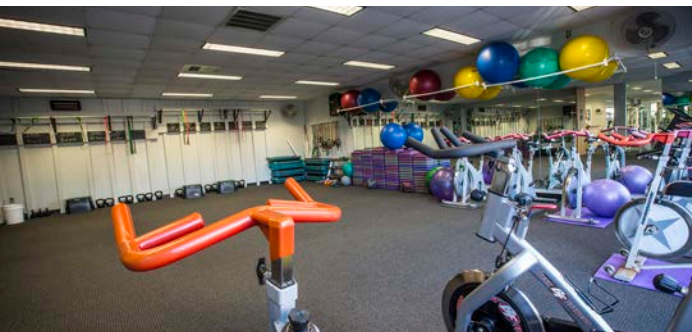
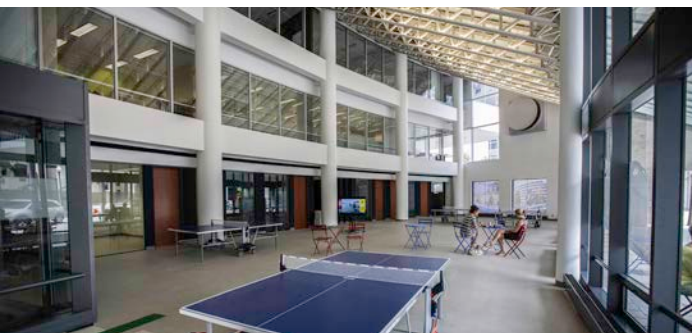
ON-SITE
MANAGEMENT

SUPERIOR
BUILDING
SYSTEMS



*Elizabeth River and
Town Point Park*

Gallery



Downtown Norfolk

Downtown Norfolk, the central business district of Hampton Roads, is a smart move for your business. The urban environment is unique in Hampton Roads and offers an array of amenities.

DINING

Offering restaurants with cultural cuisines spanning from Eastern European, Mediterranean, Asian, and Latin to All-American. New restaurants in the Main: Varia, Grain and Saltine

SHOPPING

MacArthur Center is home to over 160 specialty stores and restaurants, including many unique to the area. Florists, jewelers, art galleries and a large variety of other retailers are located downtown. Granby Street is the spine that links the waterfront to Ghent and north Norfolk.

ENTERTAINMENT

The Historic Wells Theater, the Virginia Opera, Scope, Chrysler Hall, the Virginia Arts Festival, the Norva, the Roper Theater, and Town Point Park. The Waterside District, scheduled for opening in early 2017 will bring live entertainment and new dining options.

SPORTS

Spend an evening unwinding after work enjoying Admirals hockey or a Tides baseball game.

ATTRACTIONS

Delve into military history by visiting Nauticus, the Battleship Wisconsin, the MacArthur Memorial, the Armed Forces Memorial, and the Cannonball Trail.

HOSPITALITY

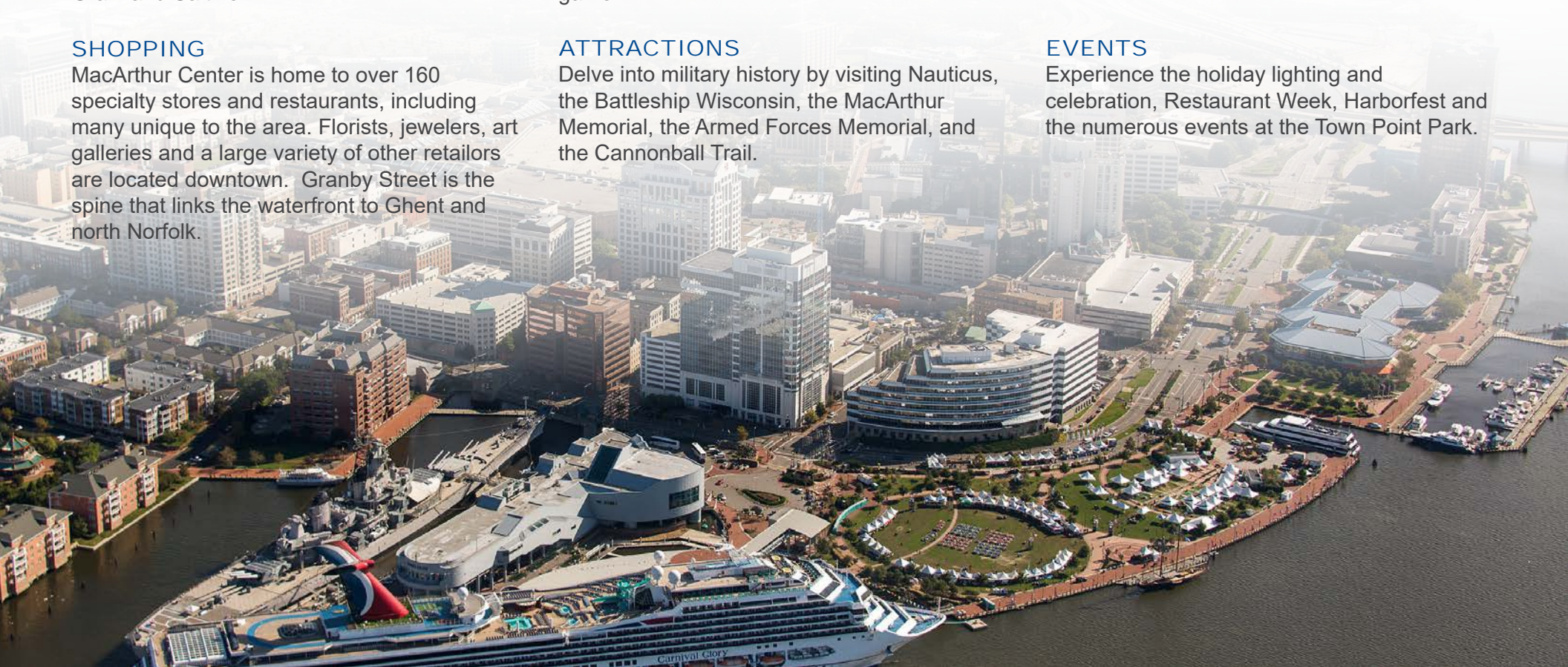
Whether traveling on business or vacationing with the family, the City offers a range of options from Bed & Breakfasts to luxury hotels. The Main, a 23 story, 300 room Hilton Hotel and Conference Center, now open.

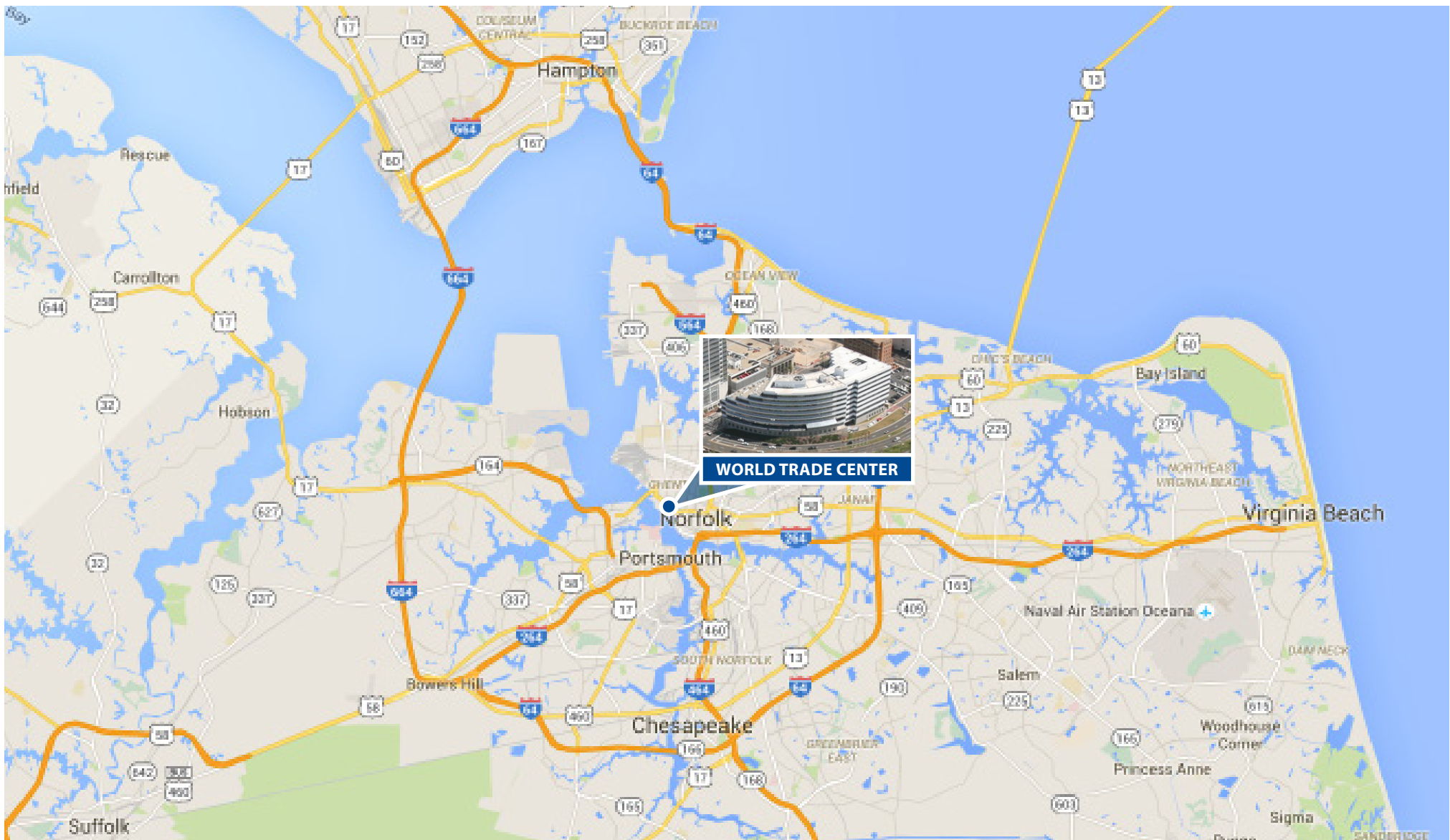
TRANSIT

Getting around downtown is easy with the HRT, Tide light rail, and ample parking. For traveling out of town, check out the passenger rail Amtrak station.

EVENTS

Experience the holiday lighting and celebration, Restaurant Week, Harborfest and the numerous events at the Town Point Park.





FOR MORE INFORMATION, PLEASE CONTACT:



DEBORAH K. STEARNS, CPM, SIOR
+1 757 961 3245
deborah.stearns@am.jll.com

WESLEY EDWARDS, CCIM
+1 757 961 3432
wesley.edwards@am.jll.com

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