



THALHIMER

OFFICE FOR SALE
5400 Robin Hood Road
Norfolk, VA 23513

PRIME LOCATION IN NORFOLK COMMERCE PARK



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

Co-Listed with



1410 Spring Hill Road, Suite 600, McLean, VA 22102

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield / Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



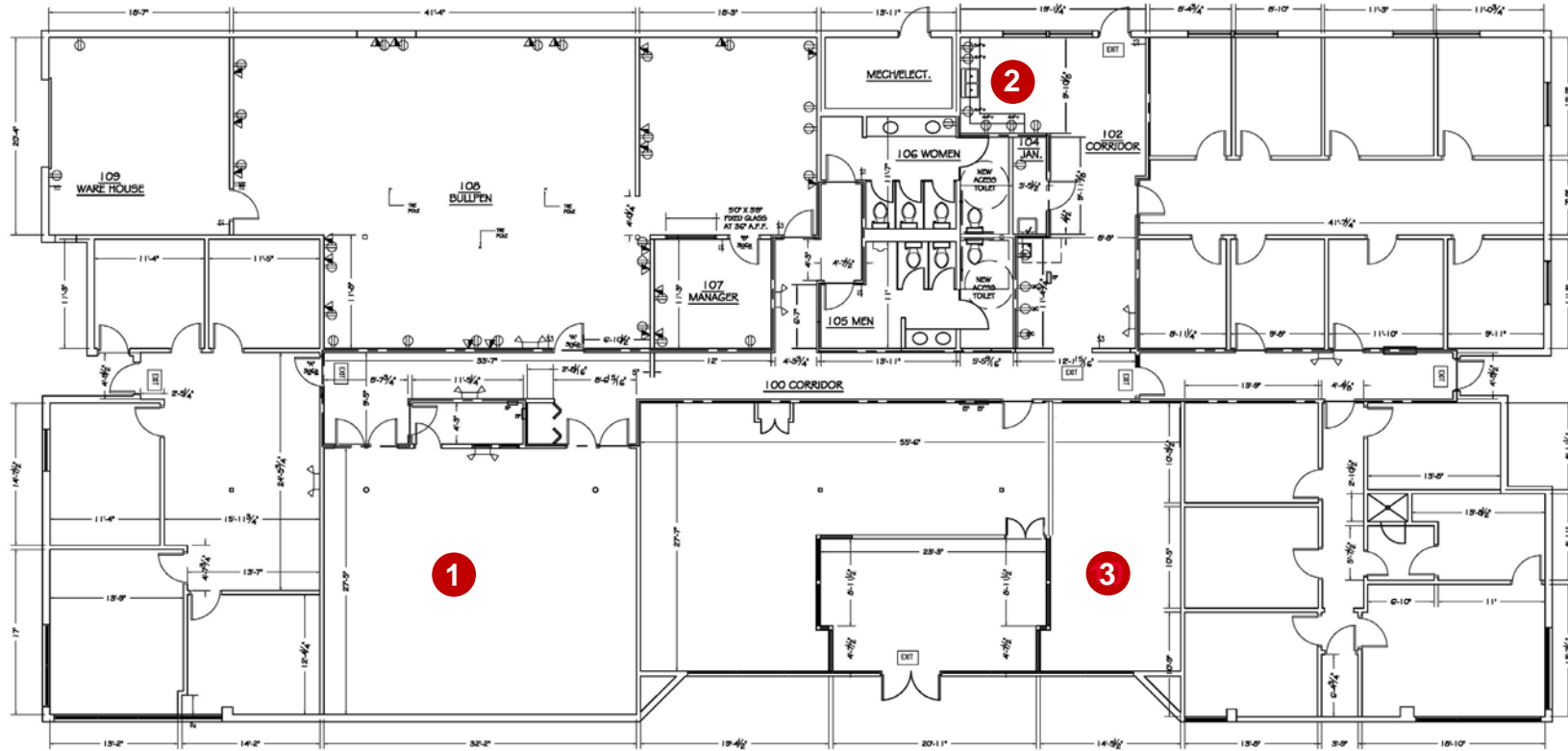
PROPERTY FEATURES

- Professional / owner occupant office building
- Ideally situated in the front of Norfolk Commerce Park with immediate I-264 access
- Top quality interior and exterior finishes with attractively landscaped grounds – excellent headquarters location
- 1 grade level door, full building generator on 1.195 acres
- Zoned BC-0
- Adjacent 28,513 flex building office building on 2.43 acres available

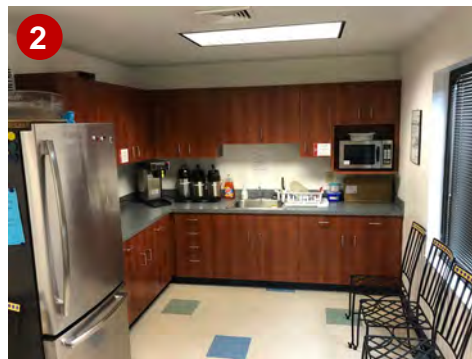
Specifications	
Address	5400 Robin Hood Road
Total Size	10,867 RSF / 1.195 Acres
Year Built	1980
Stories	1
Zoning	BC-0 (Business and Commerce Park-Office District)
Parking	43 surface spaces (4 per 1,000 SF)
Utilities	
Electric	Dominion Power
Water/Sewer	City of Norfolk – HRSD
Telephone	Fiber – Verizon / Cox
Gas	Virginia Natural Gas
Flex	400SF warehouse with grade level roll-up door and diesel-powered generator
Sales Price	\$1,265,000 (\$116 PSF)



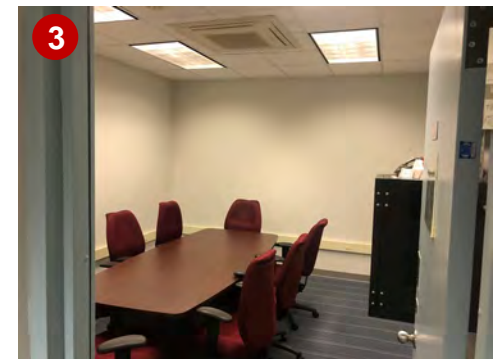
FLOOR PLAN



THEATRE CONFERENCE ROOM



BREAK ROOM

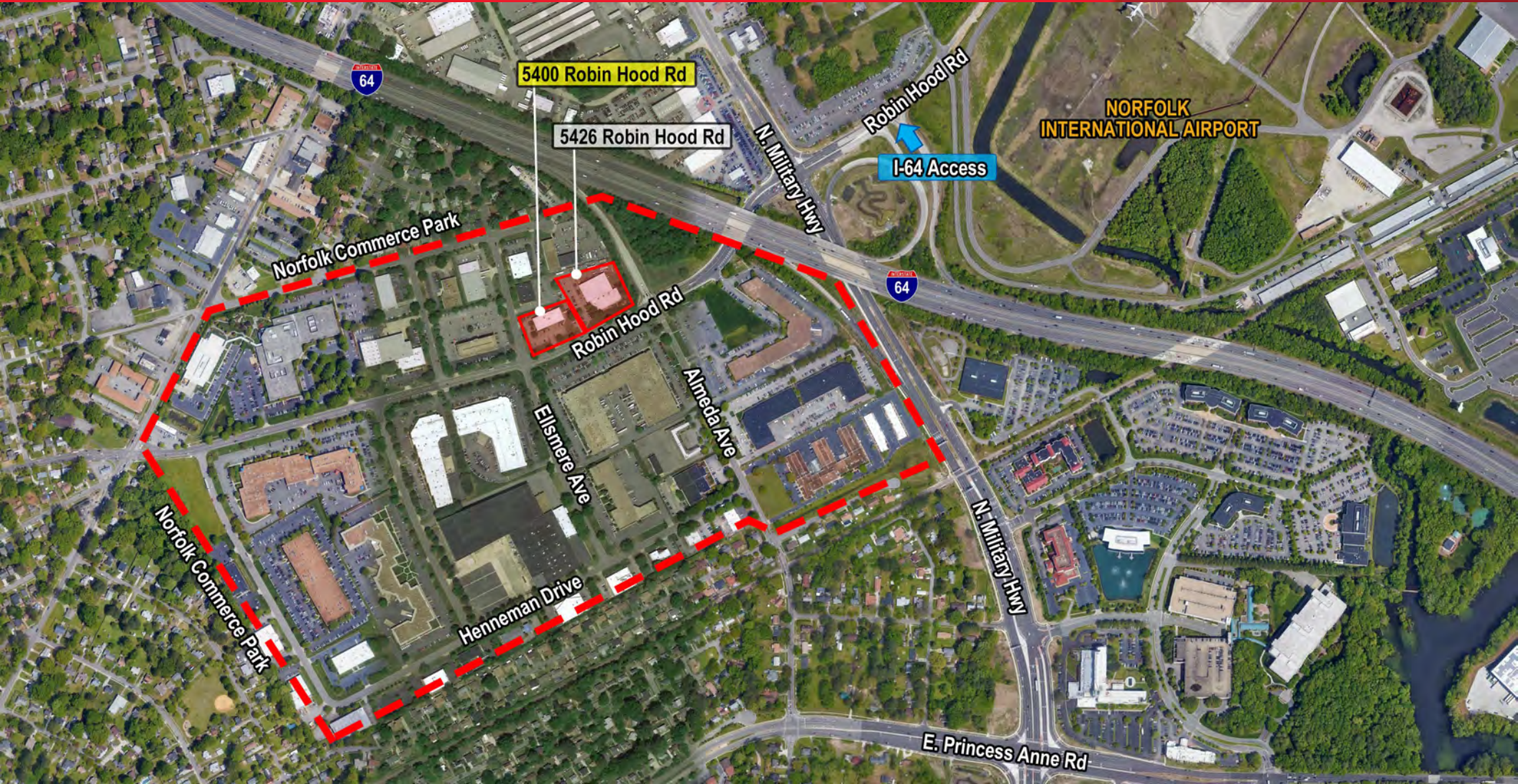


SCIF



THALHIMER

OFFICE FOR SALE
5400 Robin Hood Road
Norfolk, VA 23513



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

Co-Listed with



1410 Spring Hill Road, Suite 600, McLean, VA 22102

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com

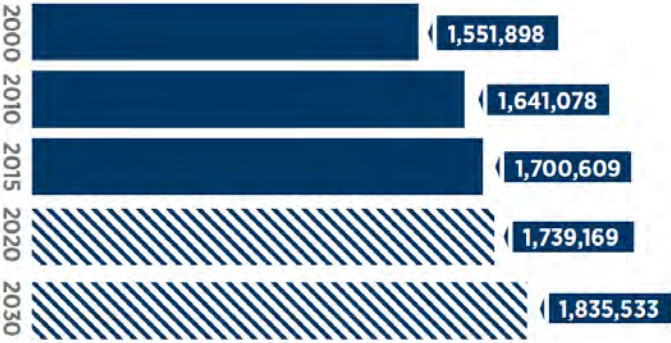
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield / Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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
TOTAL	100,516	51,307	151,823

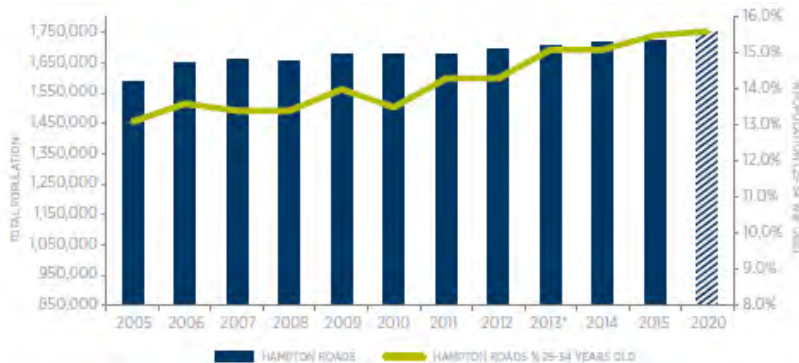


ATTRACTING AND RETAINING YOUNG WORKERS

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