

# FLEX SPACE FOR LEASE

2,926 SF-11,704 SF

7440 Central Business Park Drive | Norfolk, VA 23513



S.L. NUSBAUM  
REALTY CO.



## MARTIN MURDEN

Partner | Commercial Brokerage

C. 757.333.1523

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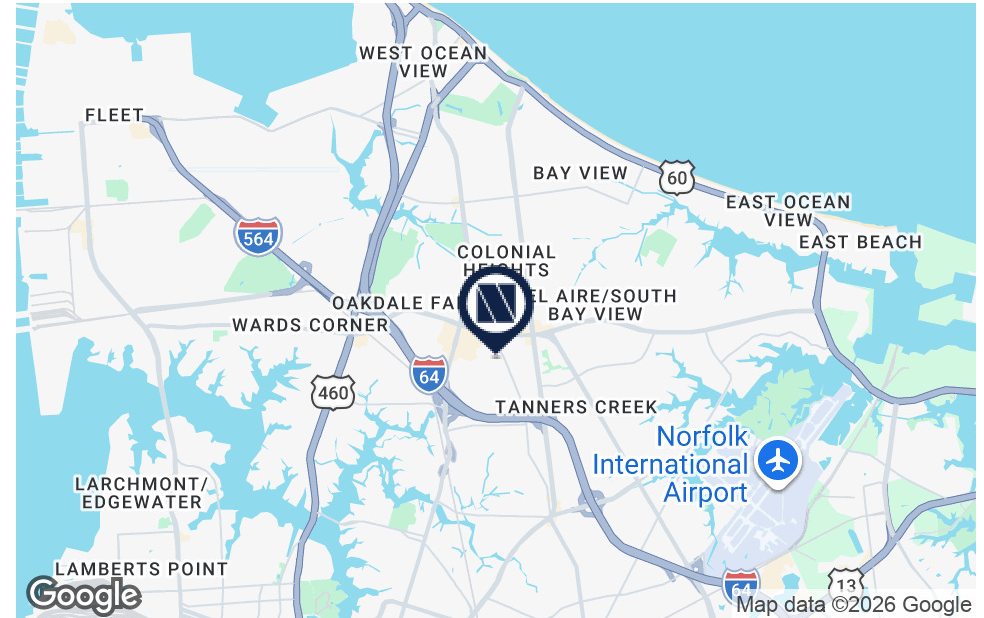
[mmurden@slnusbaum.com](mailto:mmurden@slnusbaum.com)

# EXECUTIVE SUMMARY

7440 CENTRAL BUSINESS PARK DR  
Norfolk, VA 23513



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## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | Contact Agent                               |
| Building Size: | ±11,704 SF                                  |
| Available SF:  | ±2,926 SF-11,704 SF                         |
| Lot Size:      | 1.02 Acres                                  |
| Year Built:    | 2008  |
| Clear Height:  | 12' (Warehouse)                             |
| Parking:       | 32 Spaces                                   |
| Zoning:        | BC-O<br>(Business & Commerce Park - Office) |

[Click Here For BC-O Permitted Uses](#)

## PROPERTY OVERVIEW

This ±11,704 SF, Class A office/warehouse building presents an great opportunity for a user seeking a strategic location within a premier business commerce park. The property offers immediate access to I-64 and is conveniently positioned near Norfolk Naval Station, Norfolk International Airport, and a wide range of national retailers. The flexible floor plan can be tailored to meet specific tenant requirements, providing versatility for a variety of business operations.

## PROPERTY HIGHLIGHTS

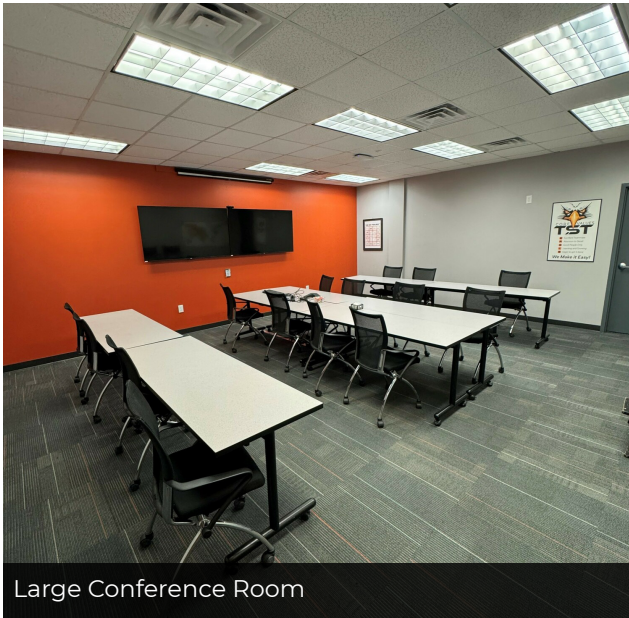
- **Flexible Office/Warehouse Configuration:** 11,704 SF building with approximately 70% office and 30% warehouse; easily reconfigurable and divisible into four bays with separate entrances.
- **High-Quality Construction & Finishes:** Built in 2008, the property has recently undergone office renovations featuring high-end finishes, extensive glass, and modern infrastructure.
- **Functional Warehouse Space:** Includes four grade-level roll-up doors (two operational), 12' clear height, natural gas heating, and insulated overhead doors.
- **Strategic Location & Zoning Advantages:** Situated on 1.02 acres near Norfolk Naval Station and I-64 access; zoned BC-O for office/light industrial use and located within an Enterprise Zone offering potential incentives.

# INTERIOR PHOTOS

7440 CENTRAL BUSINESS PARK DR  
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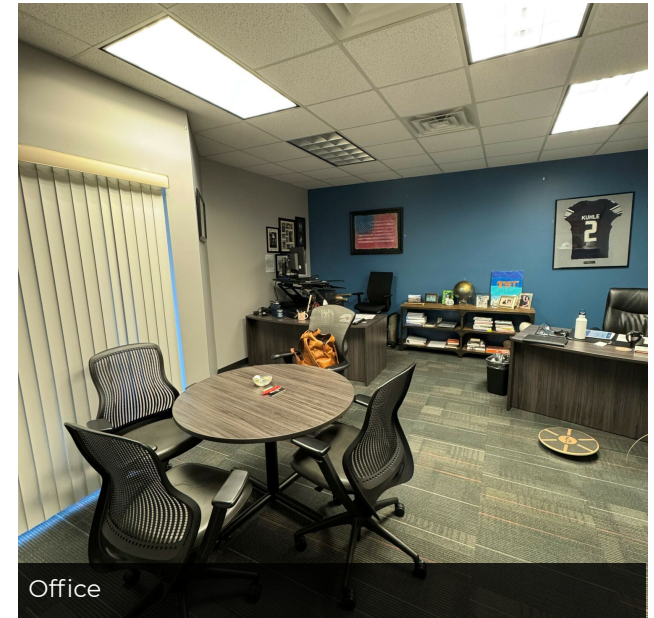
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Large Conference Room



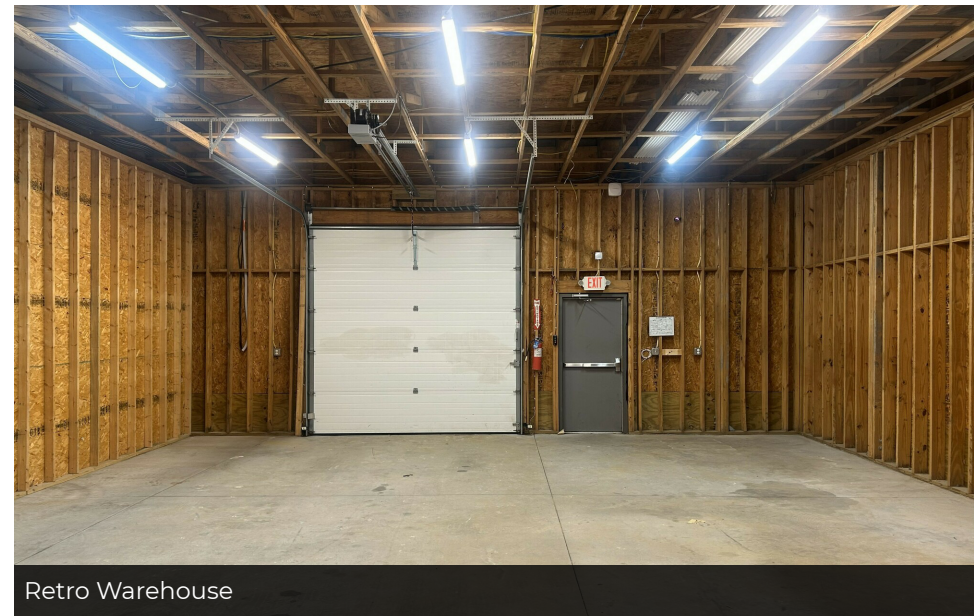
Small Conference Room



Office



Warehouse/Gym



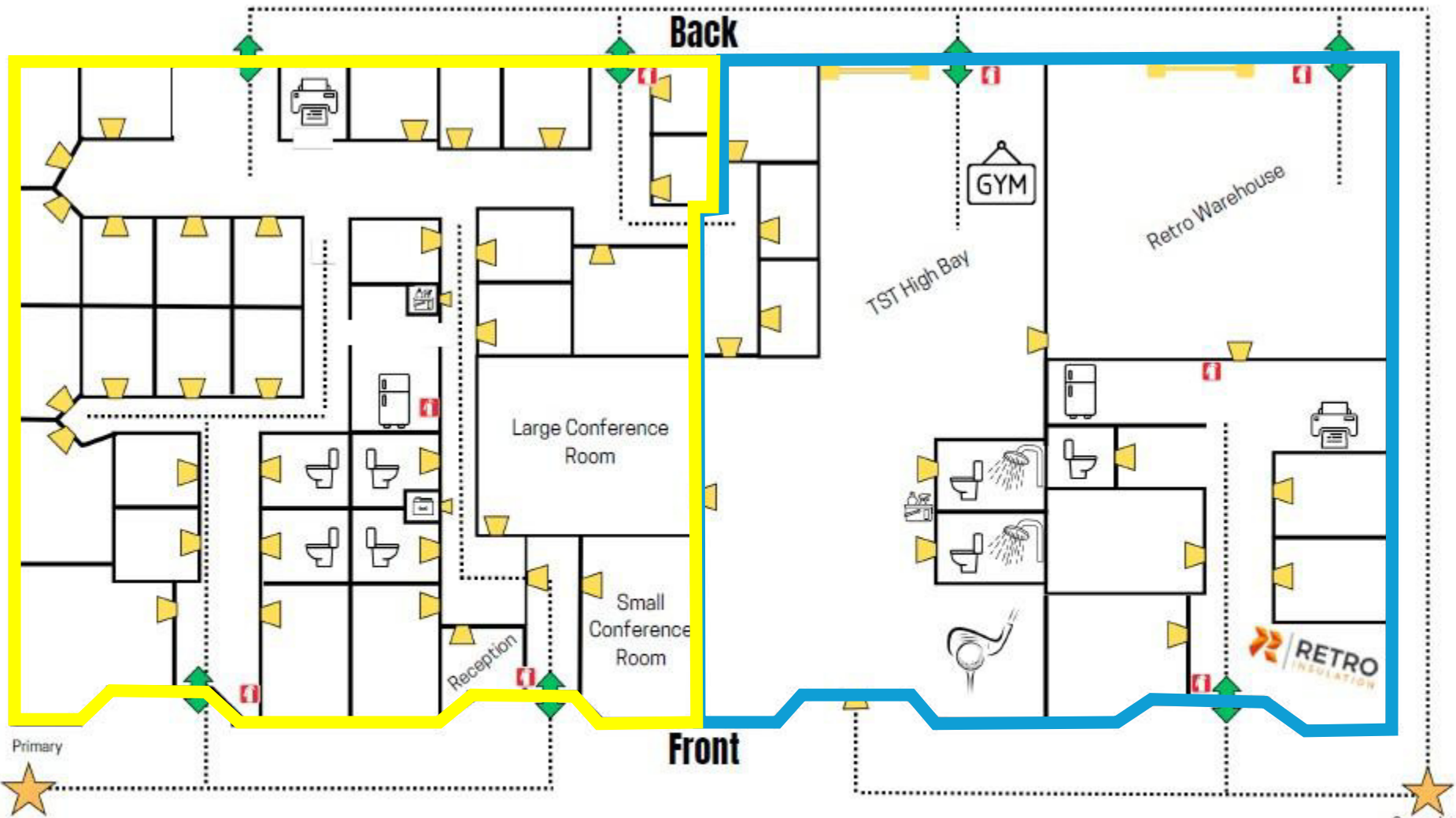
Retro Warehouse

# LAYOUT OPTION 1

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**Legend:**

|               |          |           |         |                              |
|---------------|----------|-----------|---------|------------------------------|
| Entrance/Exit | Restroom | Copy Room | Storage | Fire Extinguisher            |
| Doorway       | Shower   | Supplies  | Kitchen | Designated Meeting Locations |

**Emergency Contact Information**

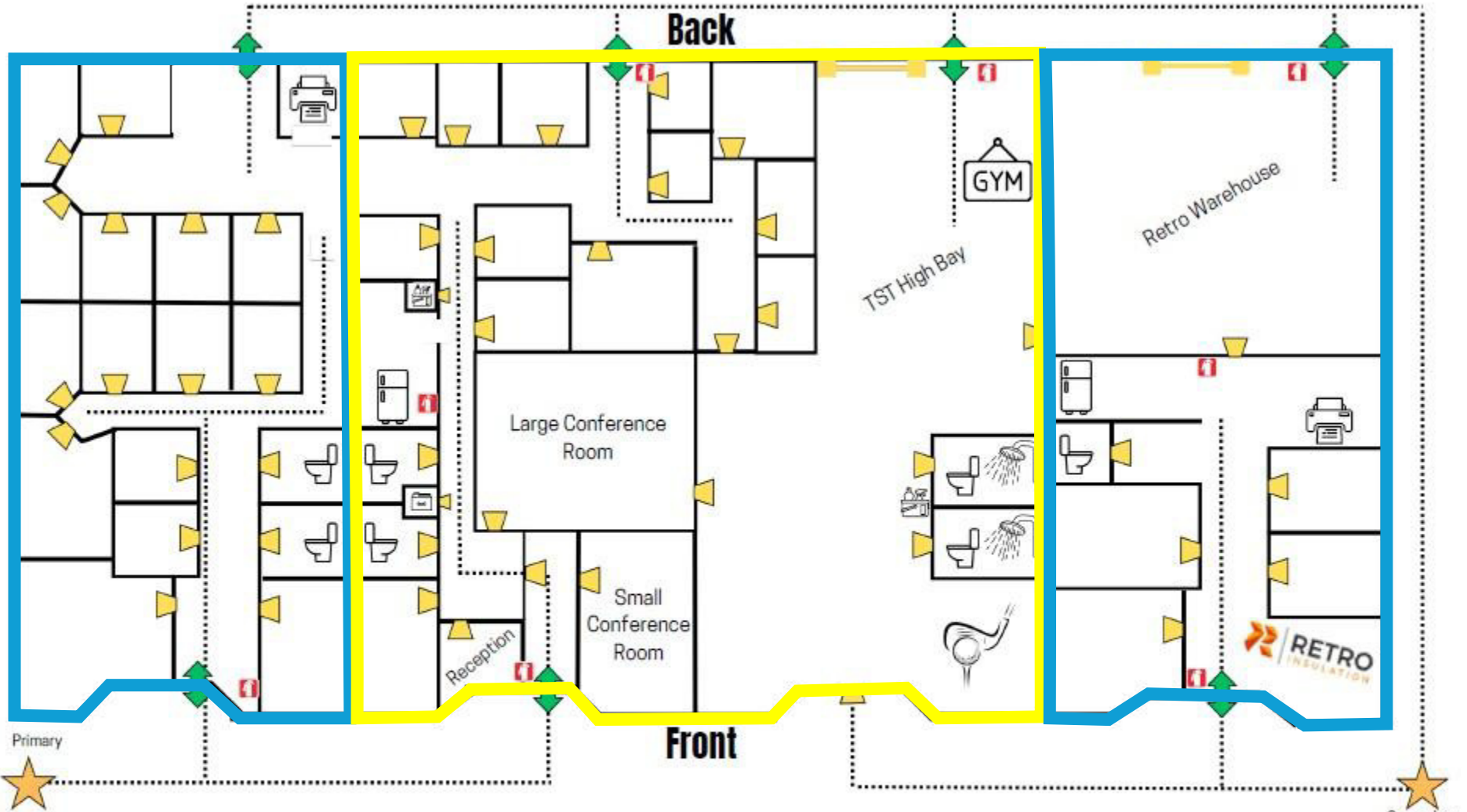
|                                   |                |
|-----------------------------------|----------------|
| Emergency Fire & Police .....     | 911            |
| Norfolk Fire & Rescue .....       | 757-664-6600   |
| Norfolk Police Nonemergency ..... | 757-441-5610   |
| Poison Control .....              | 1-800-222-1222 |

# LAYOUT OPTION 2

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**Legend:**

|               |          |           |         |                              |
|---------------|----------|-----------|---------|------------------------------|
| Entrance/Exit | Restroom | Copy Room | Storage | Fire Extinguisher            |
| Doorway       | Shower   | Supplies  | Kitchen | Designated Meeting Locations |

**Emergency Contact Information**

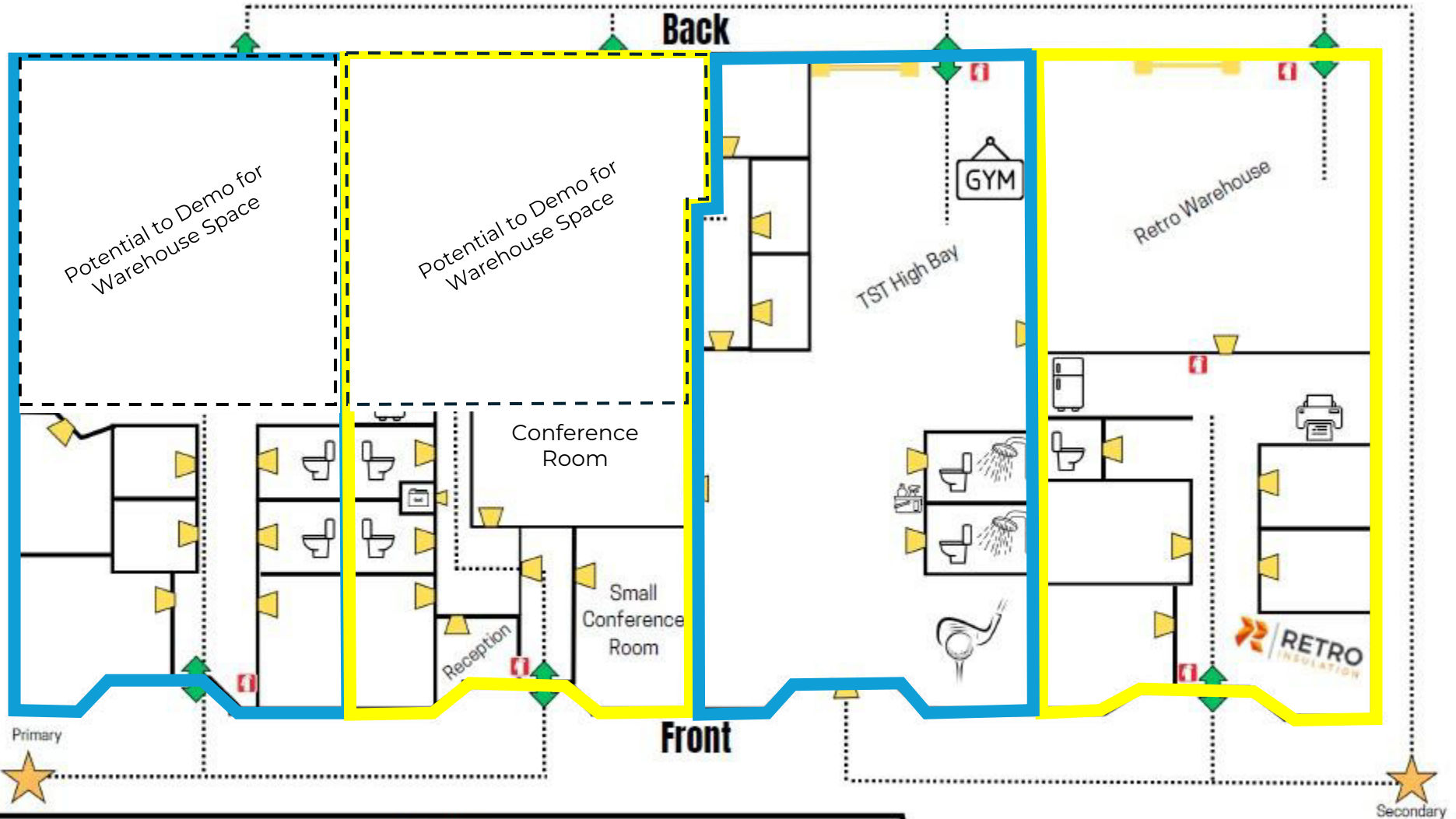
|                                   |                |
|-----------------------------------|----------------|
| Emergency Fire & Police .....     | 911            |
| Norfolk Fire & Rescue .....       | 757-664-6600   |
| Norfolk Police Nonemergency ..... | 757-441-5610   |
| Poison Control .....              | 1-800-222-1222 |

# LAYOUT OPTION 3

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**Legend:**

|               |          |           |         |                              |
|---------------|----------|-----------|---------|------------------------------|
| Entrance/Exit | Restroom | Copy Room | Storage | Fire Extinguisher            |
| Doorway       | Shower   | Supplies  | Kitchen | Designated Meeting Locations |

**Emergency Contact Information**

|                                   |                |
|-----------------------------------|----------------|
| Emergency Fire & Police .....     | 911            |
| Norfolk Fire & Rescue .....       | 757-664-6600   |
| Norfolk Police Nonemergency ..... | 757-441-5610   |
| Poison Control .....              | 1-800-222-1222 |

# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

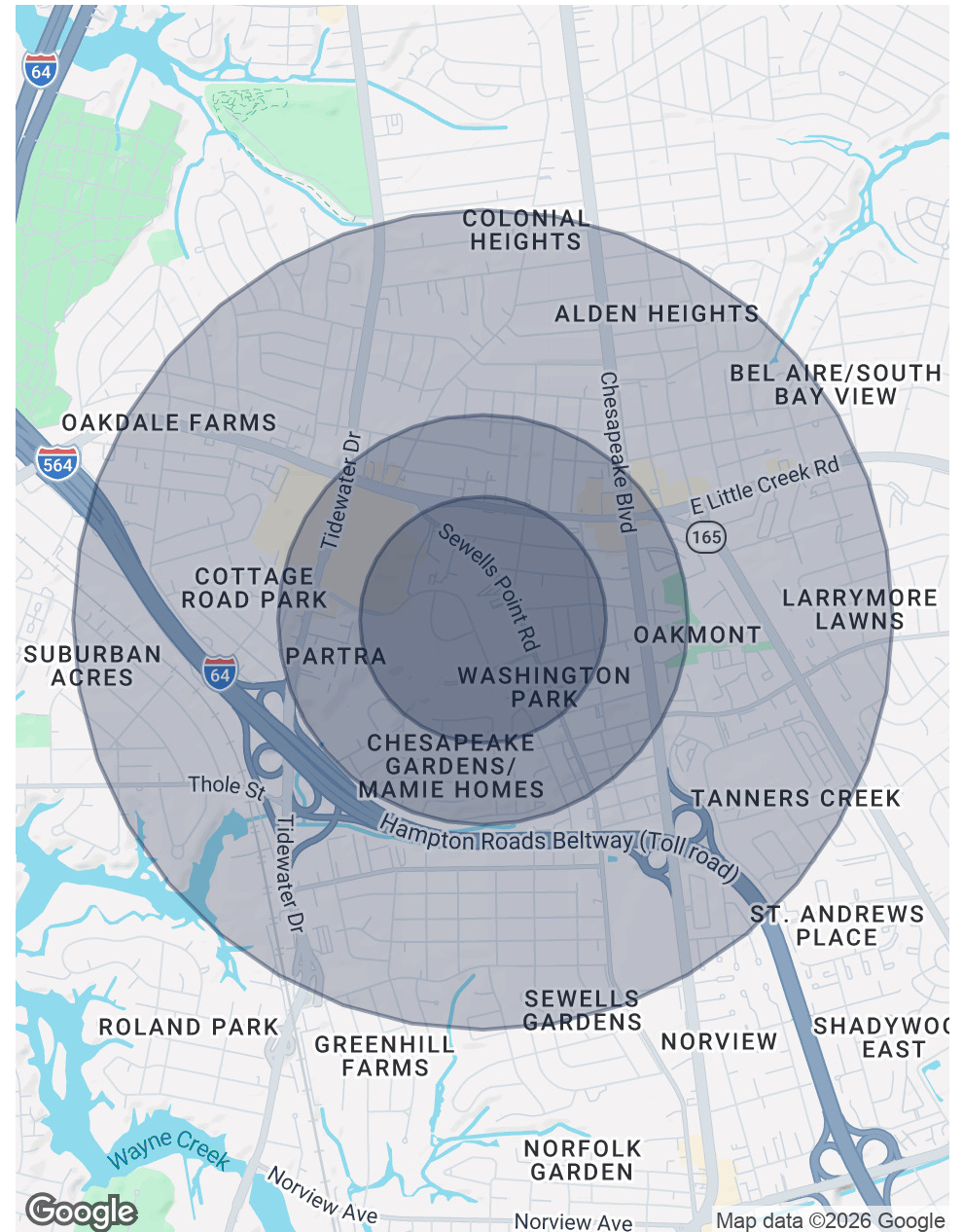
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 754       | 3,897     | 16,059    |
| Average Age          | 39        | 38        | 38        |
| Average Age (Male)   | 37        | 37        | 37        |
| Average Age (Female) | 41        | 40        | 39        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 330       | 1,646     | 6,752     |
| # Of Persons Per HH  | 2.3       | 2.4       | 2.4       |
| Average HH Income    | \$86,922  | \$79,225  | \$79,304  |
| Average House Value  | \$224,347 | \$269,167 | \$282,537 |

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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