

A photograph of a modern, single-story commercial building with a mix of brick and light-colored stone or concrete siding. Large windows are visible, and a central entrance is marked 'SUITE D'. The building is surrounded by a well-maintained lawn, a paved parking area, and several trees and shrubs under a blue sky with scattered clouds.

# Gateway II

2550 Ellsmere Ave  
Norfolk, VA 23513

Flex/Warehouse Space  
Available For Lease

150 West Main St | Suite 1100  
Norfolk, VA 23510  
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F: +1 757 490 1200  
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Property Owned By:

**DSC Partners**  
A Donatelli | Smith Capital Company

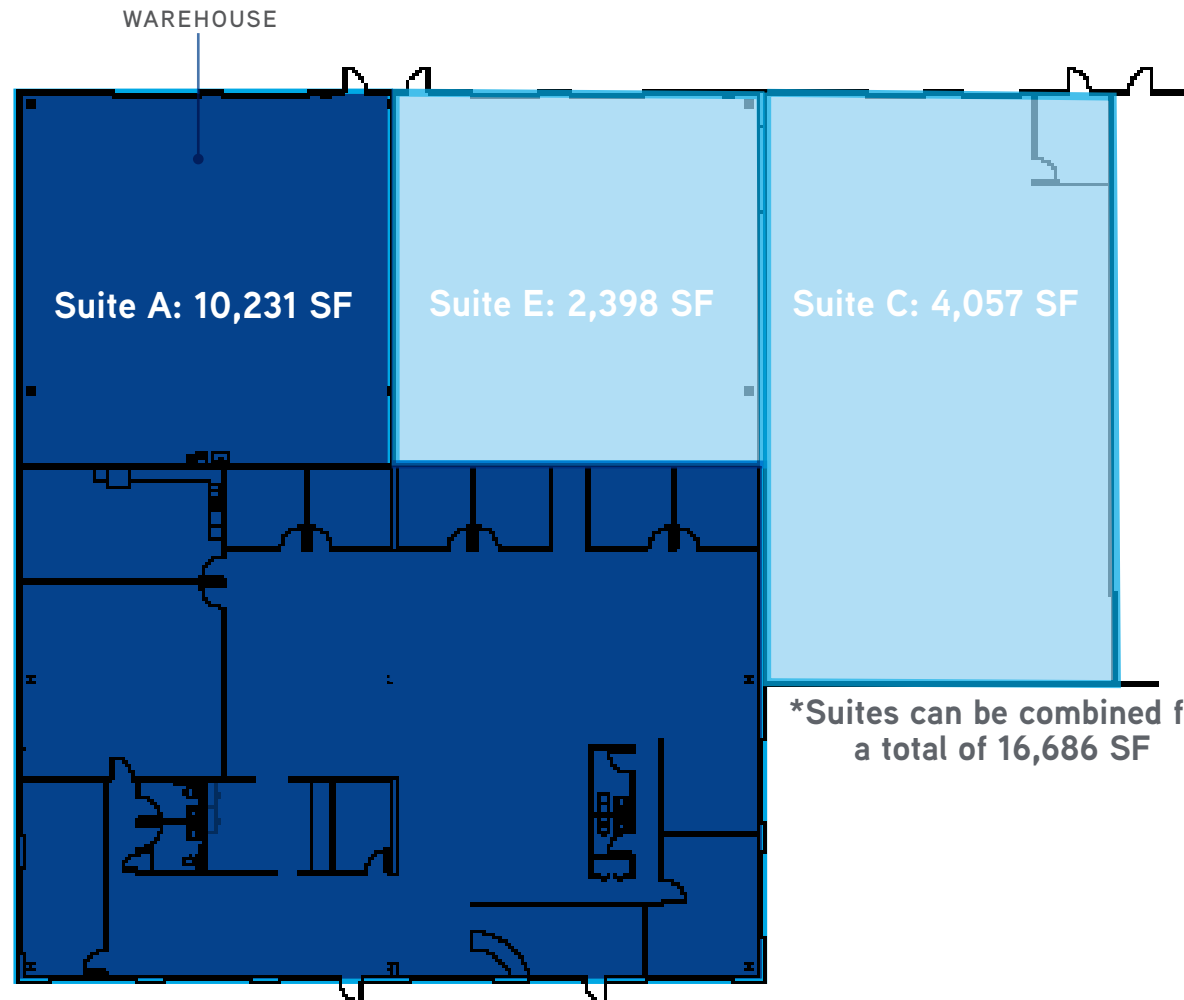


## Features :

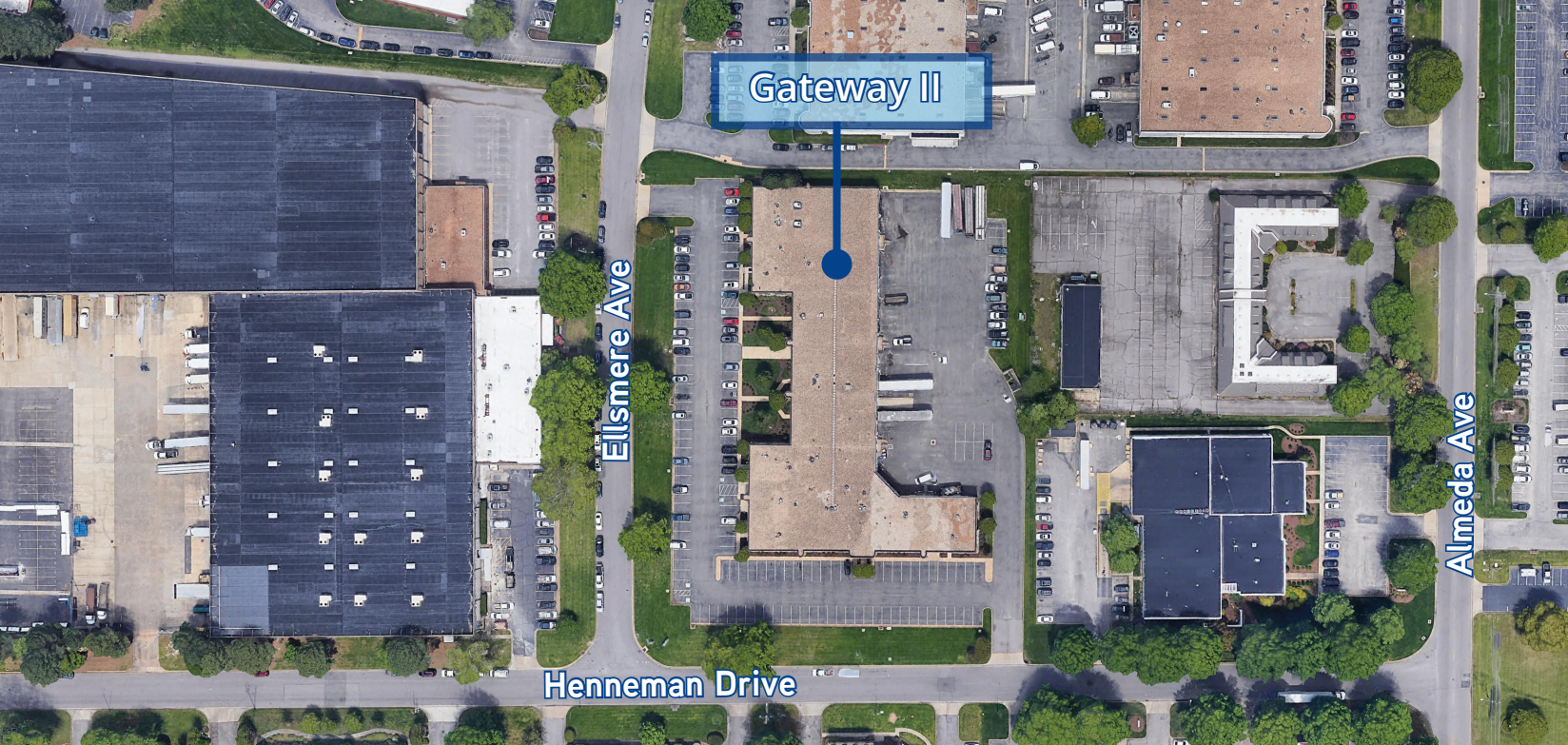
- Flex / warehouse space available
- Dock loading
- Attractively landscaped
- Monument and exterior signage available
- Ample parking
- Conveniently located 2.5 miles from Norfolk International Airport
- Easy access to I-64
- In close proximity to hotels, restaurants, banks and retail
- Available:
  - Suite A: 10,231 SF
  - Suite C: 4,057
  - Suite E: 2,398 SF

## Specifications

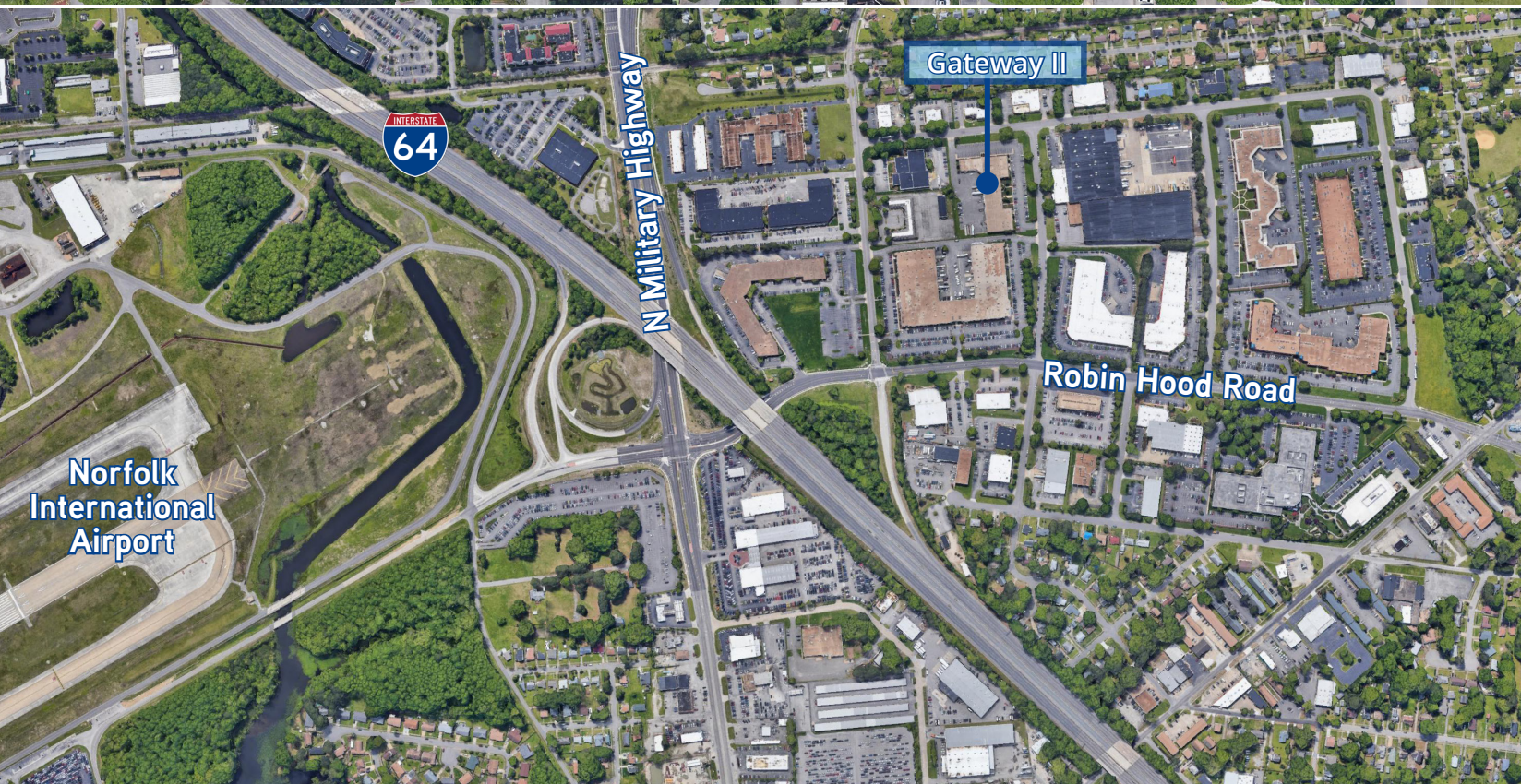
|              |                                                              |
|--------------|--------------------------------------------------------------|
| Total RBA    | 42,997 SF                                                    |
| Stories      | One-story flex                                               |
| Available    | Suite A: 10,231 SF<br>Suite C: 4,057 SF<br>Suite E: 2,398 SF |
| Construction | Masonry                                                      |
| Built        | 1983                                                         |
| Type         | Flex / Warehouse                                             |
| Location     | Close proximity to hotels,<br>restaurants, banks & retail    |



**\*Suites can be combined for  
a total of 16,686 SF**



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