

FOR SALE OR LEASE

Office Building | ±34,847 SF

130 CORPORATE BOULEVARD, NORFOLK, VA

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Office Building For Sale or Lease, currently occupied by a single tenant

130 CORPORATE BLVD., NORFOLK, VA

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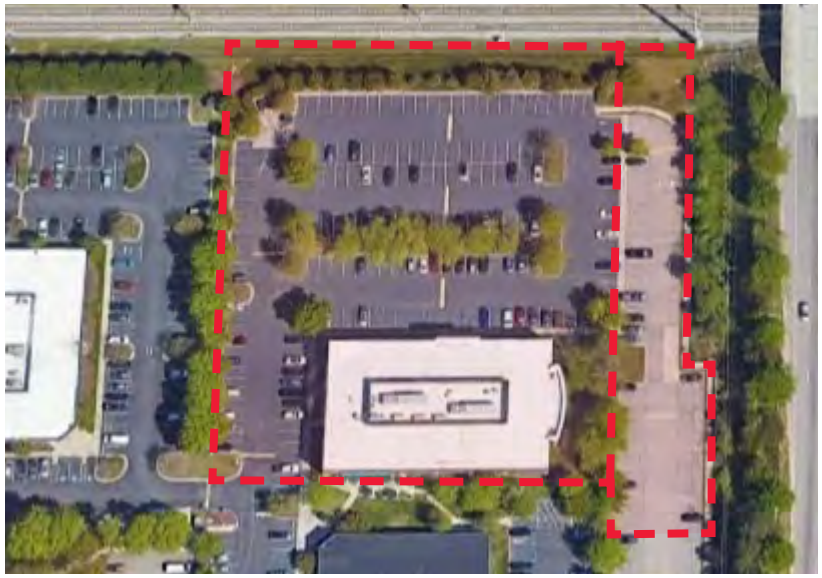
Rare Opportunity for Owner Occupant Purchase | Investment Opportunity | ±34,847 SF

2-Story Office Building on 2.96 acres in prime location

Current Tenant's Lease expires Q3 2027, with the potential for an owner-occupant to occupy sooner

Short-term income in place for buyer

Contact agents for details on existing lease



Property Details

GPIN	1457235783 | 2.60 Acres 1457237669 | 0.36 Acres
GLA	±34,847 SF
Acreage	±2.96 Acres Total
Floors	2
Elevators	1
Construction	Steel
Zoning	O-I
Year Built	2007
Parking	148 Spaces
Occupancy	Single-Tenant or Multi-Tenant
Telecom	Cox and Verizon Fiber Optics
Electric	Dominion
Gas	Virginia Natural Gas
Water/Sewer	HRSD

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Property Highlights

- ±34,847 SF 2-Story Office Building
- Potential to include existing furniture for buyer/tenant use
- Parking ratio 4.25/1,000 SF
- Conveniently located, with easy access to I-264 & I-64
- Less than 6 miles from Norfolk International Airport
- Close proximity shopping, dining, and other area amenities
- Located within Riverside Corporate Center
- On-site cantina featuring a full-service kitchen
- Current Tenant's Lease expires Q3 2027, with the potential for an owner-occupant to occupy sooner
- Single-tenant or Multi-tenant
- **Asking Price: Contact Agents**
- **Lease Rate: Contact Agents**



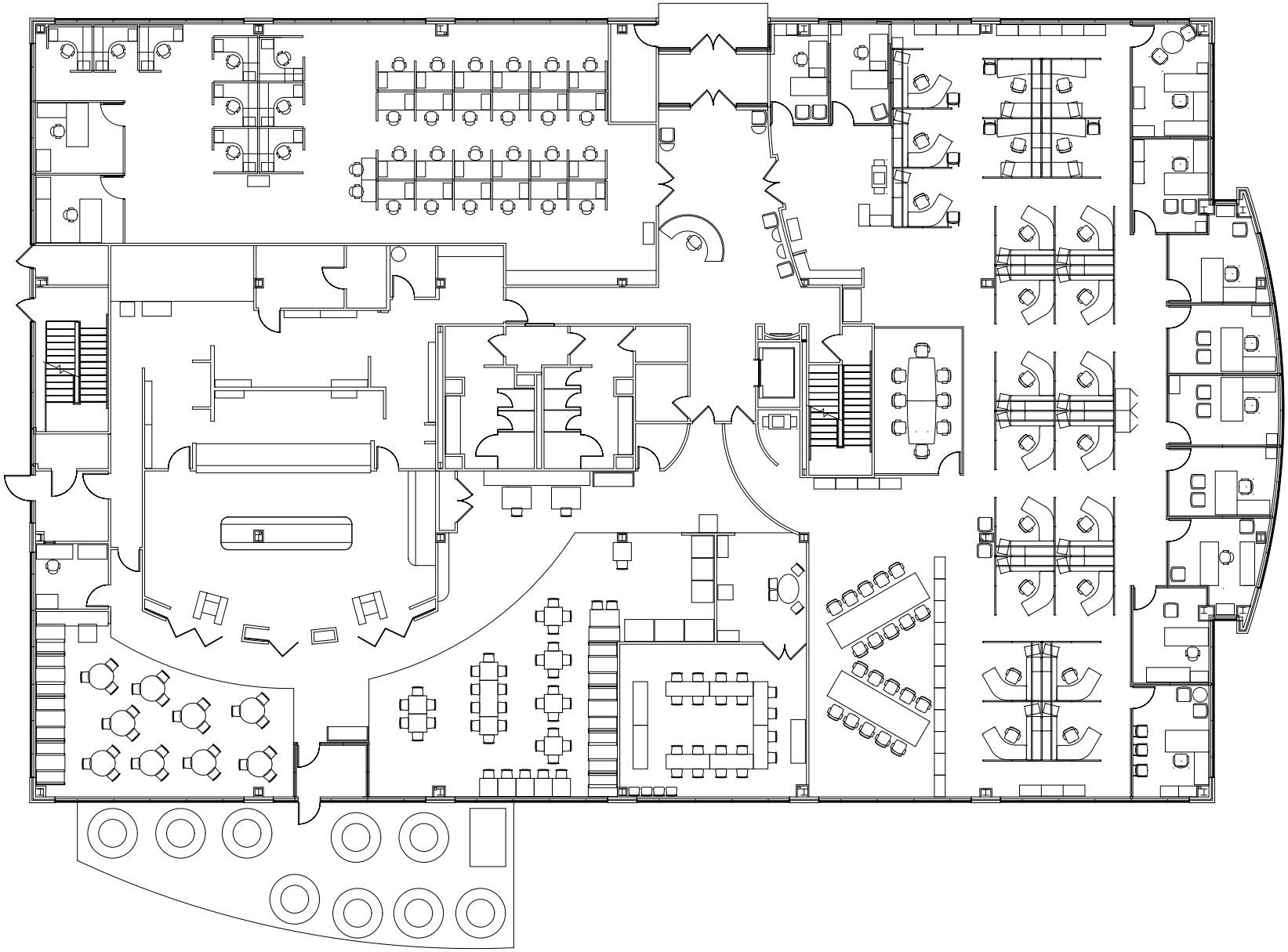






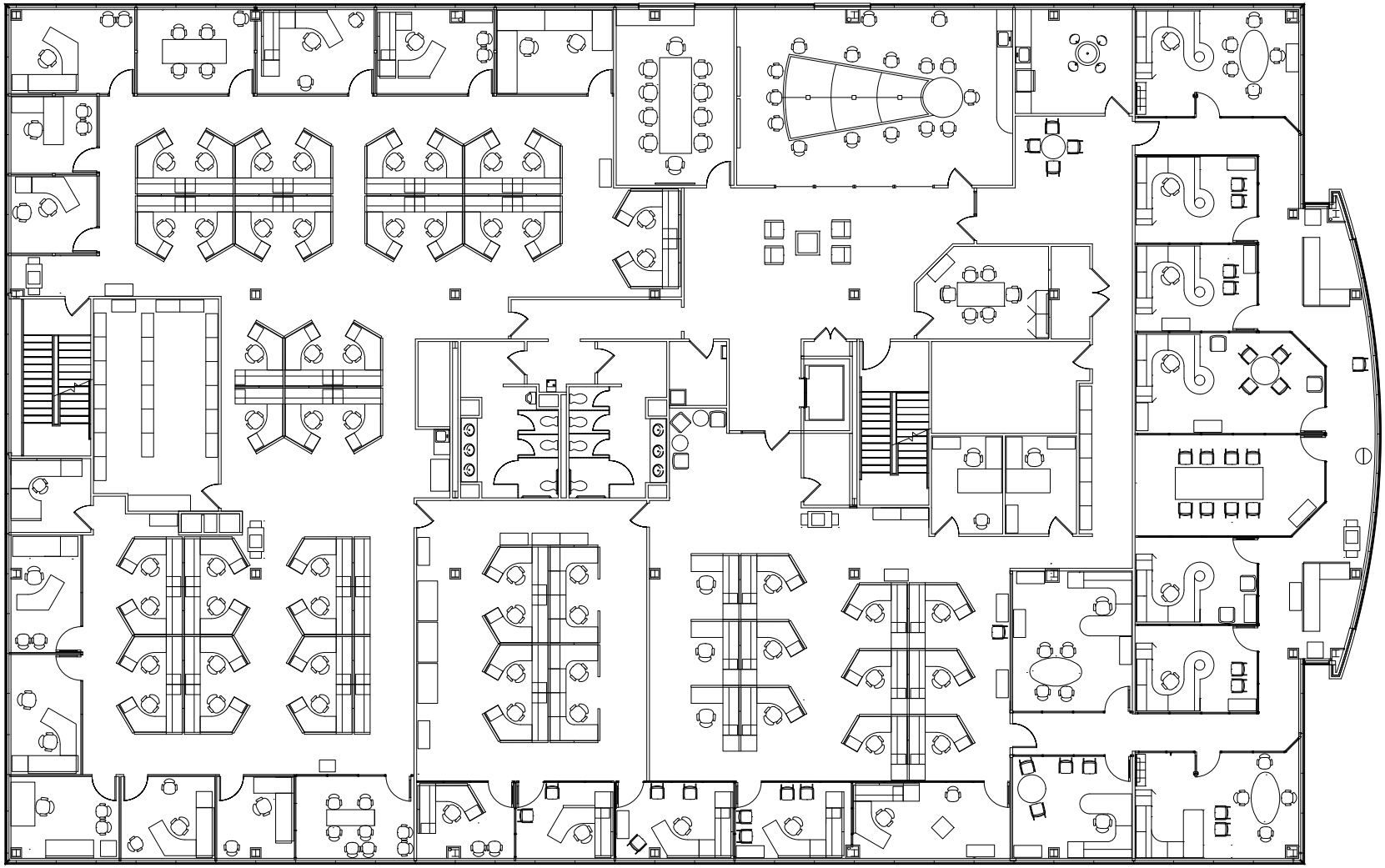
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Floor 1



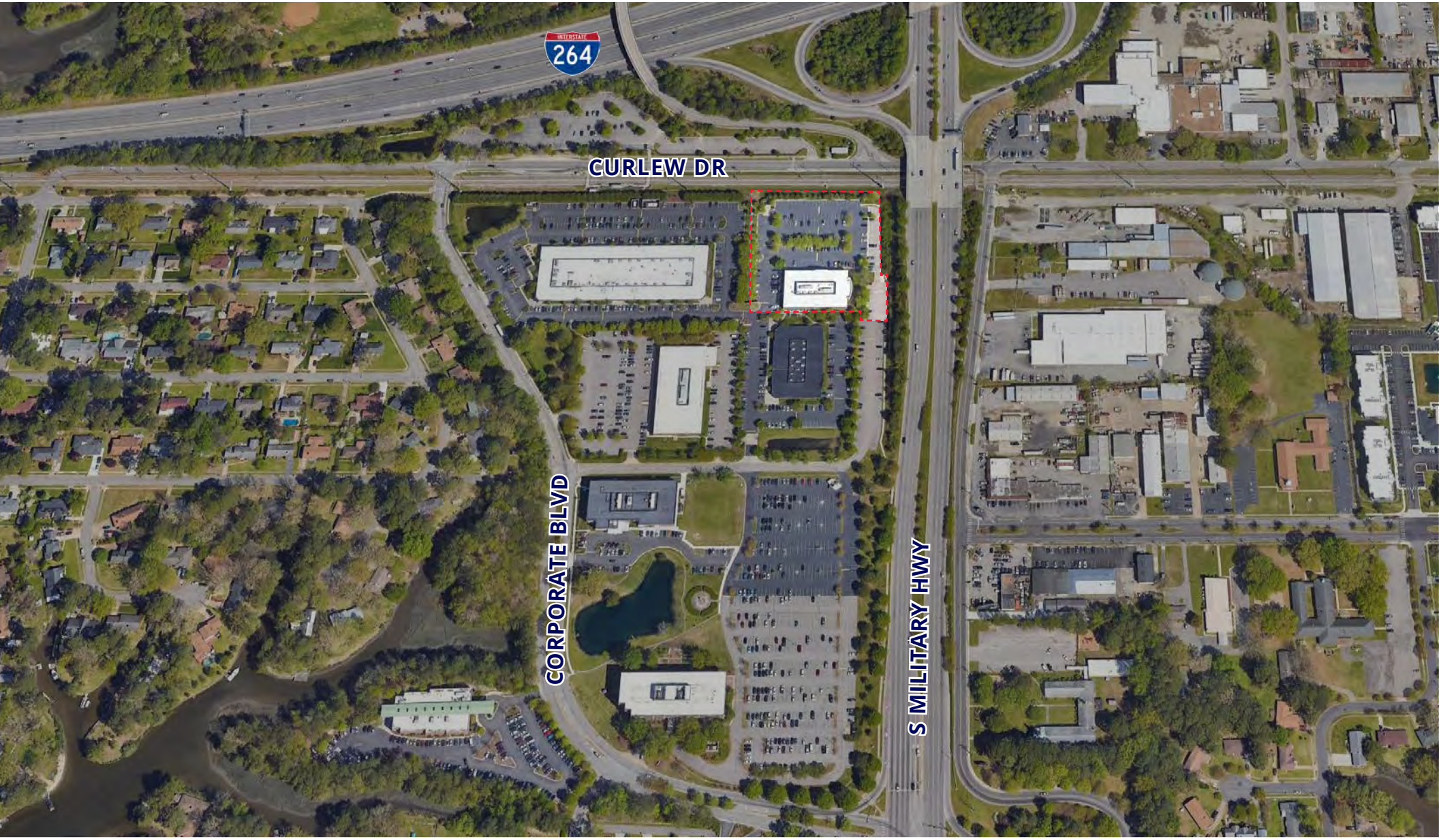
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Floor 2

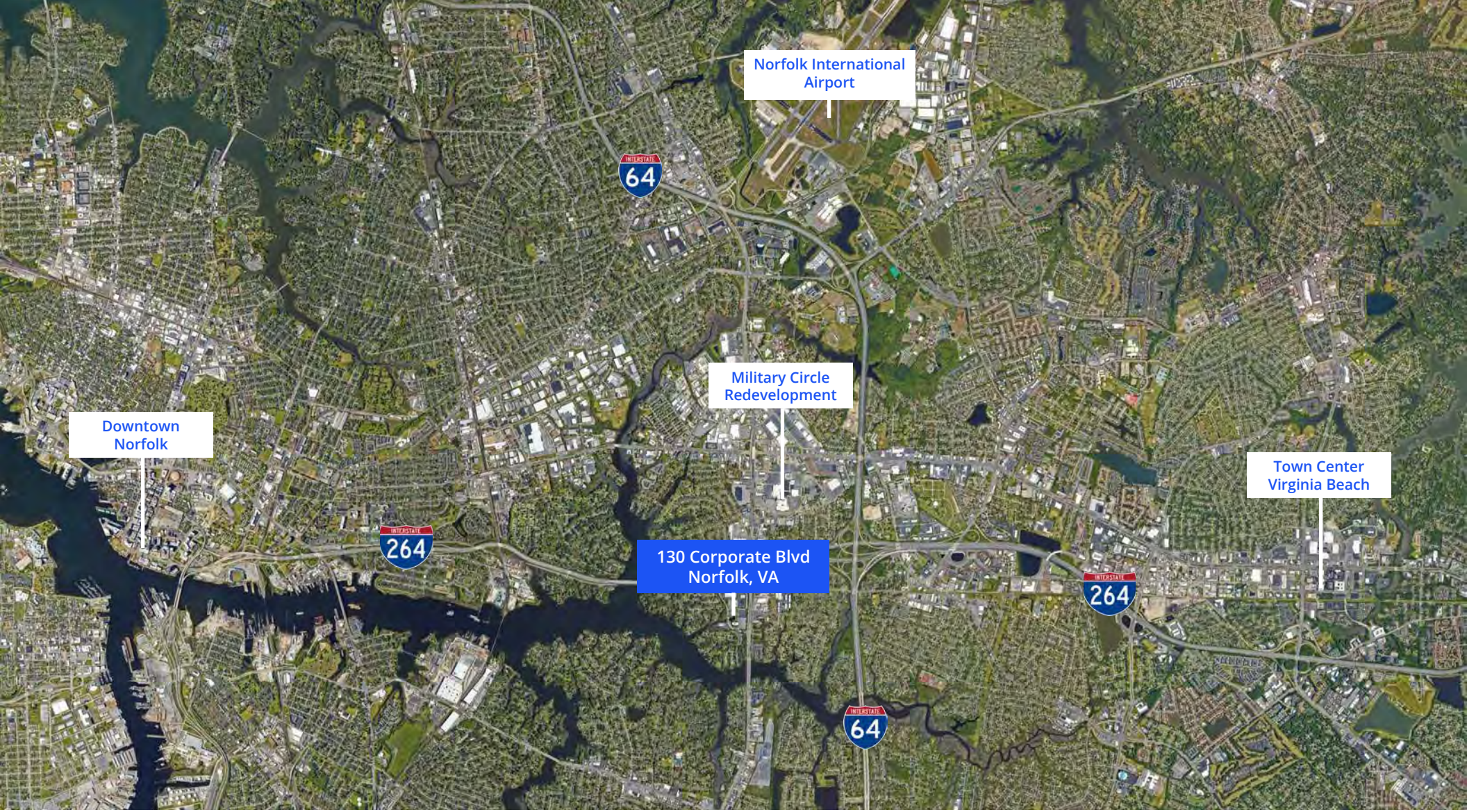


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Location & Accessibility



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