



Real value in a changing world

For sublease

9,355 s.f. office and retail space

Bank of America – 118 Bank Street, Norfolk, Virginia 23510



New Tide light rail station at this location

Features

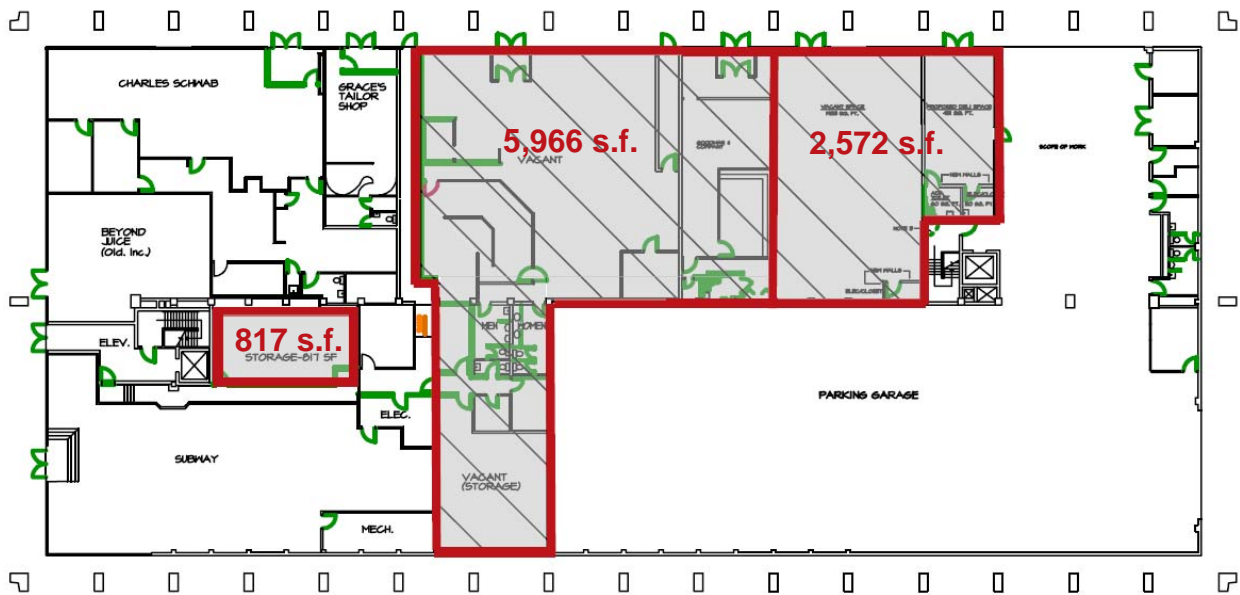
- In the heart of Downtown Norfolk
- \$18 p.s.f. / n.n.n.
- Walking distance to MacArthur Center, Granby St, and Waterside
- Close to I-264
- 1,971 businesses employing over 38,000 within a 1 mile radius
- This building is the focal point at the new HR Tide MacArthur light rail station with 2011 projected ridership in the thousands

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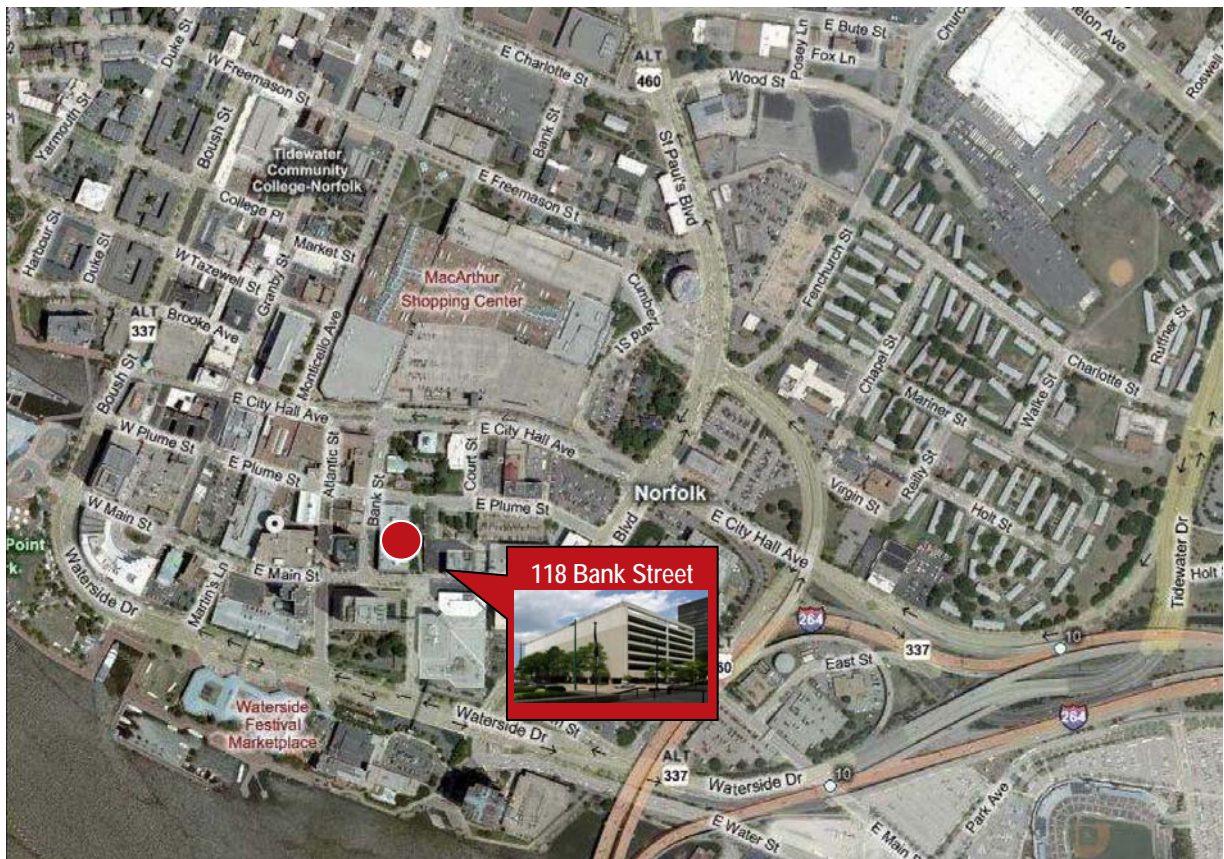
Key plan



Available suites:

- 2,572 to 8,538 s.f. (Potential restaurant re-use available)
- 817 s.f. (Storage space)

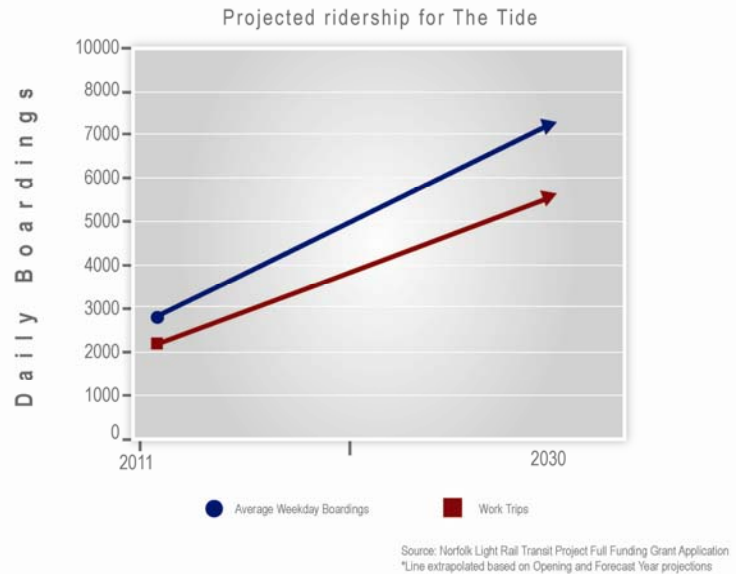
Aerial



The Tide light rail information



- Opening 2011 with 11 stations covering 7.4 miles.
- MacArthur Square Station is located directly in front of this property.
- This station will serve the Norfolk Central Business District.
- Easy walk to most office and commercial buildings in the Norfolk downtown area.
- Across from the MacArthur Center and the MacArthur Memorial.
- Average weekly boardings are projected at just under 3,000 to start.
- Average work trips are projected to start at 2,000 upon opening.



Demographics

	1 mile	3 mile	5 mile
Population			
2010 Total population	12,852	107,214	252,758
Population growth 2010-2015	1.80%	0.00%	(0.10%)
Per capita income	\$23,642	\$18,347	\$20,447
Average age	35.80	35.70	36.50
Household			
2010 total households	5,380	40,839	98,697
Household growth 2010-2015	2.80%	0.20%	0.10%
Median household income	\$30,872	\$34,922	\$41,652
Average household size	1.96	2.47	2.45
Average household vehicles	.90	1.20	1.40
Average travel time to work	21 min	23 min	23 min
Housing			
Median housing value	\$294,802	\$141,878	\$152,348
Median year built	1963	1956	1959

Source: CoStar Group, Inc.

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