

# FOR LEASE

## 401 Granby Street, Norfolk, VA

401 GRANBY  
NORFOLK, VA

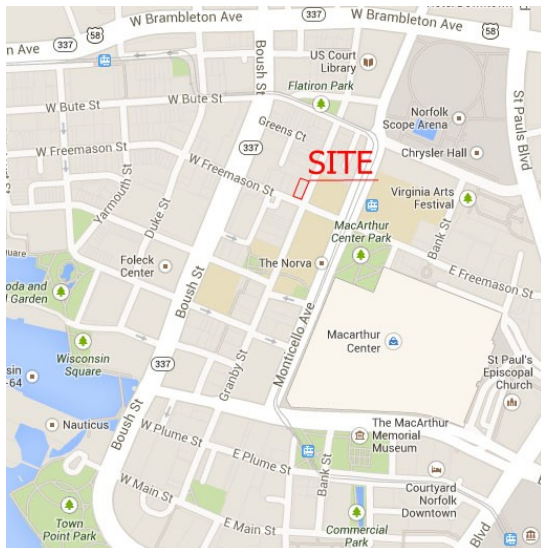


VIEW



**Rent - \$1,400 per month including CAM, Taxes and Insurance**

- 562 sf available on prime downtown corner
- 200 new apartment units above and immediately adjacent to 401 Granby retail space
- Street parking in front of premises with additional parking located ½ block west at city garage
- 60 linear feet of street frontage on Granby and Freemason



**For Information Contact:**  
**John A. Merenda**  
**3908 Meeting House Road**  
**Virginia Beach, VA 23455**  
**Phone: (757) 318-9244**  
**Cell: (757) 560-5476**  
**Fax: (757) 222-2379**  
**johnmerenda@cox.net**



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## Landlord Box specs

- (2) 200 AMP service panels provided within the space
- Floor is 4" thick concrete slab with a 5' x 38' 'leave out' section where water and sewer stub-ups are provided
- 4" stub-up for sewer and 2" stub-up for water
- Rough-in for telephone/data/CATV provided
- 1 hour demising wall, full height constructed of metal studs and GWB provided between retail space and residential portion of the building
- Ceiling height within space is 14'-6" +/-
- 8'-0" tall aluminum storefront is provide along the Granby and Freemason façade – totaling 60 LF of street frontage
- Code required sprinkler and fire alarm provided in space (tenant to expand as needed for build-out)
- Code required lighting provided in space
- Chase provided for HVAC line set(s) – tenant to provide HVAC as part of build-out

