

# HISTORIC DOWNTOWN BUILDING

201 & 205 GRANBY STREET :: NORFOLK, VA

Capital Markets | Private Client Group



**THE OFFERING** :: CB Richard Ellis of Virginia, Inc. has been retained as the exclusive representative for the sale of 201 and 205 Granby Street in downtown Norfolk, VA. The Royster Building, located at 201 Granby Street, was the original headquarters for the F.S. Royster Guano Company and was built in 1912. The adjoining building, 205 Granby Street, was built in 1907. The Royster building is 13 stories tall and contains approximately 93,139 square feet and the adjoining building is 4 stories tall and contains approximately 13,920 square feet. The buildings are connected on specific floors.

ASKING PRICE \$7,500,000

LAND AREA 11,242 square feet

BUILDING Building 1 - 93,139 SF  
SQUARE FEET Building 2 - 13,920 SF

ZONING D-3, Freemason/Granby Conservation  
and Mixed-use District.

PARKING Adjacent city parking garage



For more information on this property, please visit  
[www.cbre.com/roysterbuilding](http://www.cbre.com/roysterbuilding)

**CBRE** | Hampton Roads  
CB RICHARD ELLIS

Part of the CB Richard Ellis affiliate network



## HISTORIC DOWNTOWN BUILDING :: NORFOLK, VA



### INVESTMENT HIGHLIGHTS

- Located in the heart of the Granby Street corridor, the property is surrounded by newly redeveloped properties which have increased pedestrian traffic significantly over the last several years.
- With the revitalization of the Granby Street area in recent years, it has become an entertainment and dining "hub" of the Hampton Roads area.
- Some highlights of the Granby area redevelopment include the addition of the Tidewater Community College campus, the \$270 million MacArthur Center Shopping Mall, and a \$51 million expansion of Trader Publishing Company's national headquarters.
- The new Light Rail Transit system includes a stop within a block of the subject property.



© 2011 CB Richard Ellis of Virginia, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

:: Patrick M. Gill, CCIM  
Senior Vice President  
757.228.1832  
patrick.gill@cbre.com

**CBRE** | Hampton Roads  
CB RICHARD ELLIS  
Part of the CB Richard Ellis affiliate network