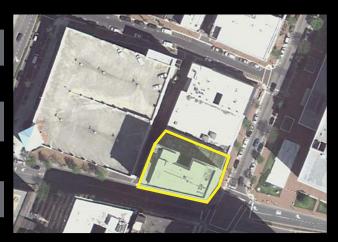
HISTORIC DOWNTOWN BUILDING

201 & 205 GRANBY STREET :: NORFOLK, VA



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





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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.



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