

FOR SALE

358 MOWBRAY ARCH
NORFOLK, VA



Smith Rogers Hall Property Available For Sale

Parcel A: 4-Story, 40,000 SF Building on 2.03 Acres
120 Parking Spaces

Parcel B: 1.1 Acres of Land

Location: Ghent - Downtown Norfolk District

Property Sold "As-Is"
Ideal for Re-Development

Please Contact:

Steven Lee
711 Southampton Avenue
Norfolk, VA 23510
757.446.5221

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RFP Issue Date: January 27, 2019
Proposals Due Date: March 27, 2019 - 4pm EST

EVMS
Eastern Virginia Medical School

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Demographics within 1 mile Radius

18,646

Population

33.8

Median Age



1,993

Total Businesses



43,730

Total Employees



1.9

Average Household Size

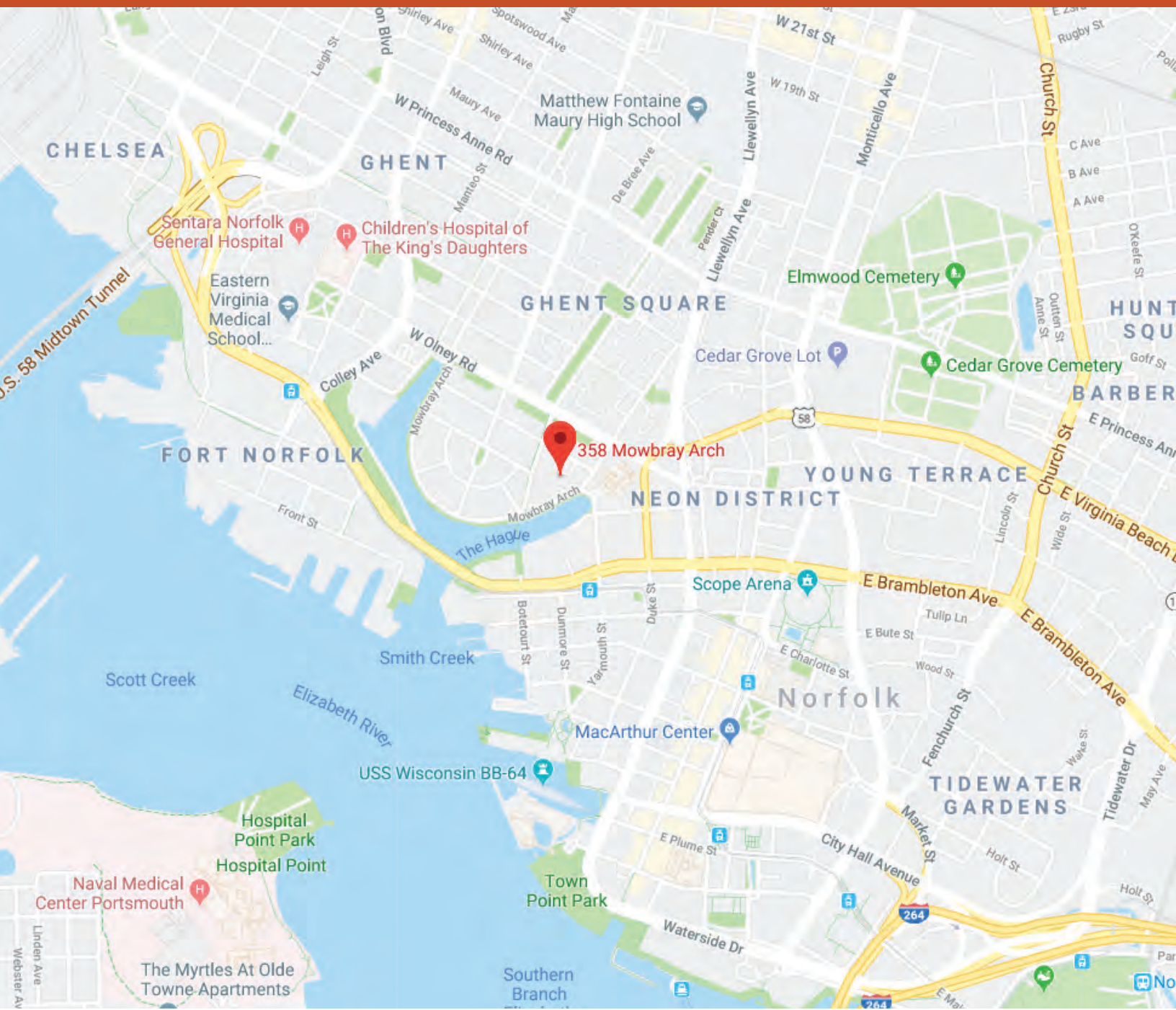
\$56,577

Median Household Income

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Property is Zoned: HC-G1

Street Frontage along Mowbray Arch and Botetourt Street

Building was constructed in 1962, former Nursing Student Dormitory

Walking Distance to EVMS

EVMS
Eastern Virginia Medical School

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PROPERTY DESCRIPTION

The Smith Rogers Hall Property is comprised of two parcels of land and is located at 358 Mowbray Arch in Norfolk, Virginia.

Parcel A contains (including the closed right of way of former Pembroke Avenue) approximately 87,247 square feet or 2.03 acres. Easements were granted to the City of Norfolk for a sanitary pump station and to Dominion Energy for a new transformer in 2013 at the northwest corner of the site. The building is a four-story building of approximately 40,000 square feet and sits on this parcel flanked on the east and west sides with approximately 120 surface parking spaces, landscaping and sidewalks.

The building was constructed in 1962 as a dormitory for nursing students adjacent to the old Leigh Memorial Hospital. This use continued until 1973 when it was deeded to the Eastern Virginia Medical School who used it for their initial administrative building. It is constructed of reinforced concrete columns and floors supported by concrete pilings and grade beams. The skin of the building is brick masonry with stone trim, with aluminum storefront entrances and aluminum window frames. A single-ply membrane covers the roof. A mechanical penthouse structure is also on the roof. The building includes a single cab elevator and two interior stairwells and has a centrally zoned warm and cool air HVAC which has recently been upgraded and does not have a fire sprinkler system. Public and private utilities are available to the site from the adjacent streets, Mowbray Arch, Fairfax Avenue and Botetourt Street.

Parcel B is an unimproved triangular-shaped property and contains approximately 48,000 square of land or 1.1019 acres. The northern boundary of the property abuts the closed former Pembroke Avenue included in Parcel A. Street frontage along Mowbray Arch and Botetourt Streets border the other two sides of the property. The property is covered with lawn. The former Leigh Memorial Hospital building once occupied the site.

Both parcels are generally flat and level with the curb level and neither ponds water during a rain even or storm. The adjacent view-sheds are residential on the north and west sides of these parcels, and are immediately adjacent to the Chrysler Museum property on the east. The tip of the triangle of land is at the north end of the Ghent pedestrian bridge that connects the Ghent Neighborhood to the downtown district. Views of the Hague (old Smith's Creek) are available from either the Botetourt Street or the Mowbray Arch side of the site.

Parcels are within the AE flood zone. Parcels A and B are in the HC-G1 zoning district and will be subject to the zoning conditions described in the ordinance. Both parcels are non-state owned property.

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CONDITIONS OF SALE

The Smith Rogers Hall Property is comprised of two parcels of land and is located at 358 Mowbray Arch in Norfolk, Virginia.

The Smith Rogers Hall property will be sold "AS-IS". There is no obligation on the part of EVMS to sell to the highest bidder. EVMS reserves the right to sell to the bidder whose offer is deemed by the Medical School to be the best use of the property. EVMS at its sole discretion will determine which offer is considered best and will notify the offeror in writing. A Sales Contract will be drafted and may be negotiated and awarded to the offeror. The contract will reference all the requirements, terms and conditions of the sale and the offeror's bid as negotiated.

EVMS is exempt from Code of VA [§2.2-1156](#) and as such its provisions do not apply. EVMS, in addition, reserves the right to not award a sales contract as deemed in the best interest of EVMS.

EVMS reserves and holds at its discretion the following additional rights and options:

- To reissue a subsequent solicitation;
- Not to select a buyer from those submitting an offer;
- Not to negotiate a sales contract for the property; and
- To approve, disapprove, or cancel any sale.

All price offers shall include a 10% deposit of the offer by way of a letter of credit or cashiers check to bind the offer to EVMS. The deposit will be returned to those offerors whose offer is not accepted. If offer is accepted and offeror does not enter into formal contract, the 10% deposit will be forfeited.

Property inquiries and or offers should be submitted to:

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