

Landlord Representation



S.L. NUSBAUM
REALTY CO. | SINCE 1906



OFFICE ADVISORY SERVICES

S.L. Nusbaum Realty Co. | slnusbaum.com

Norfolk: 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611

Richmond: 7200 Glen Forest Drive, Suite 300 | Richmond, VA 23226 | 804.320.7600

How Can We Help You?



S.L. NUSBAUM
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As your Landlord Representative, our job is to serve as an advisor and advocate to ensure your interests are protected and goals are reached.

Our team of seasoned professionals specialize in providing comprehensive representation services tailored to meet the unique needs of office property owners including:

Strategic Leasing Services:

- Development of customized leasing strategies to attract and retain high-quality tenants.
- Utilization of market research and analysis to identify target tenant demographics and industries.
- Proactive marketing efforts to showcase property features and attract potential tenants.

Tenant Prospecting and Selection:

- Active engagement in tenant prospecting through various channels, including industry networks and online platforms.
- Rigorous screening process to evaluate tenant suitability and alignment with property goals.
- Collaboration with tenants to ensure a mutually beneficial leasing arrangement.

Lease Negotiation and Administration:

- Skilled negotiation techniques to secure favorable lease terms and rental rates.
- Transparent and efficient lease administration processes to ensure timely rent payments and CAM collections.
- Strategic lease renewals to optimize rental income and tenant retention.

Property Marketing and Positioning:

- Development of targeted marketing campaigns to promote the property's unique features and benefits.
- Creative branding strategies to enhance the property's visibility and appeal to potential tenants.
- Ongoing market positioning efforts to stay competitive and attract high-quality tenants.

Dedicated Client Support:

- Personalized attention and dedicated support from our experienced team of professionals.
- Responsive communication and timely assistance to address any inquiries or concerns.
- Commitment to building long-term relationships based on trust, integrity, and mutual success.

Why Choose SLN?



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We see real estate from a different perspective....yours.

We think like Landlords, because we are Landlords and excel not just in leasing spaces, but in elevating the brand and image of your buildings. Understanding the unique needs of various property owners, whether corporate, institutional or locally-owned, we craft leasing strategies tailored to attract and retain the ideal tenants.

Choosing S.L. Nusbaum Realty Co. as your representative means partnering with a dedicated team committed to optimizing the value and performance of your office property investment.

Whether your property is existing or build-to-suit, Class A, B, or C, single or multi-story, medical or general office, suburban or downtown, we have the expertise to help you find the best tenants under the best possible terms.

In 2024, we were able to assist our clients in **more than 500 transactions** totaling **over 2.6 million square feet**.

TRANSACTION TYPE	# OF TRANSACTIONS	SF
New Leases	197	673,029
Sale Transactions	106	1,096,680
Renewals, Extensions and Expansions	204	842,057
2024 TOTAL	507	2,611,766

Our unmatched expertise and esteemed reputation in the office property sector position us as industry leaders.

Serving the Southeast and Mid-Atlantic regions, we proudly showcase more than a century-long track record of excellence. Throughout this time, we have successfully overseen the development, ownership, leasing, and management of millions of square feet of commercial space.

Representative Office Listings



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Class A Office Space
15521 Midlothian Turnpike
Midlothian, VA

78,000 SF



Sentara Brock Cancer Center
6251 E. Virginia Beach Blvd.
Norfolk, VA

251,183 SF



Peninsula Town Center
4410 E. Claiborne Square
Hampton, VA

98,259 SF



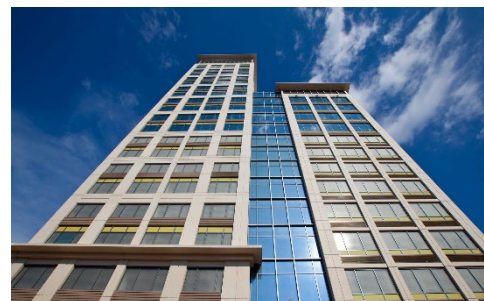
Historic Office Building
2217 E. Franklin Street
Richmond, VA

6,490 SF



Dental/Medical Office
11531 Nuckols Road
Glen Allen, VA

9,702 SF



Wells Fargo Center
440 Monticello Avenue
Norfolk, VA

255,000 SF



Landmark HQ Office Building
2000 Holiday Drive
Charlottesville, VA

27,000 SF



Belmont Professional Office
Rogers Clark Boulevard
Ruther Glen, VA

11,160 SF

Meet the Office Team - Norfolk



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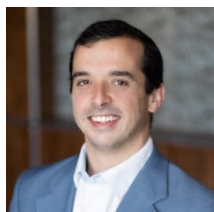
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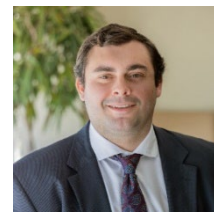
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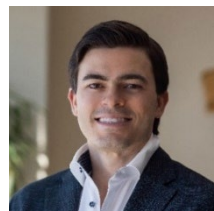
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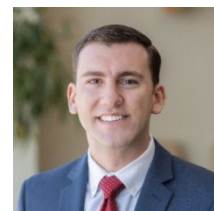
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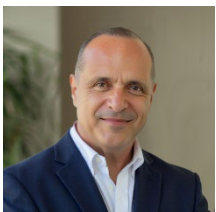
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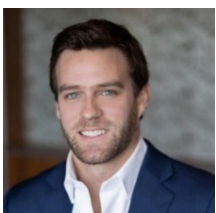
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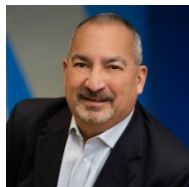
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Meet the Office Team - Richmond



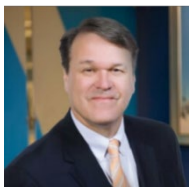
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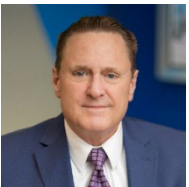
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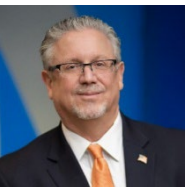
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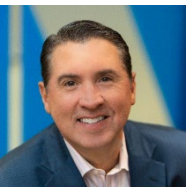
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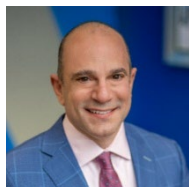
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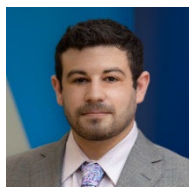
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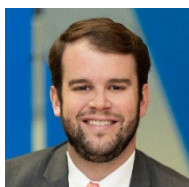
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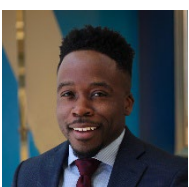
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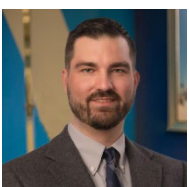
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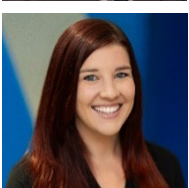
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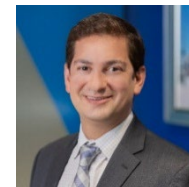
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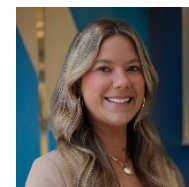
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Our SIOR Connection



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For more than 80 years, the Society of Industrial and Office Realtors® (SIOR) has been the leading global professional office and industrial real estate association and continues to move the industry and our members' business forward as we drive the future of CRE. With more than 4,000 members in 50 countries, SIOR represents today's most knowledgeable, experienced, ethical, and successful commercial real estate brokerage specialists.

SIOR has certified thousands of members with the prestigious SIOR designation, a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry. Real estate professionals who have earned the SIOR designation are recognized by corporate real estate executives, commercial real estate brokers, agents, lenders, and other real estate professionals as the most capable and experienced brokerage practitioners in any market.

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- Exemplifying a commitment to ethics and deal-making

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