

**FOR LEASE**

**1 High Street  
Portsmouth, VA 23704**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## The Seaboard Building

### Prime Waterfront Location

- Six (6) private offices available - 4,100± SF
- Large conference room and reception area
- Immediate access to I-64, I-95, I-295 and Route 288
- Lease rate: \$23.00 per square foot, full service

Demographics	3 mile	5 mile	10 mile
2026 Population	107,503	252,458	748,080
Average HH Income	\$73,774	\$83,622	\$98,664
Daytime Employment	74,361	130,896	329,541

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# Property Photos



# Market Overview

## Portsmouth, VA

### Prime Waterfront Office in the Heart of Downtown Portsmouth

Positioned along High Street in the heart of Olde Towne Portsmouth, 1 High Street offers a highly visible downtown address steps from the Elizabeth River. Tenants benefit from immediate access to the city's primary business, dining, and cultural district, creating a walkable, urban environment ideal for client meetings, daily convenience, and brand presence within one of Portsmouth's most recognizable corridors.

### Historic Character with Modern Appeal

Originally constructed in 1914 and thoughtfully renovated, the property blends historic architectural character with modern office functionality. Features such as tall ceilings, large windows, and river-adjacent views deliver a distinct workplace atmosphere that elevates a company's image while supporting today's professional office needs—an ideal fit for firms seeking space that feels established yet contemporary.

### Connected to the Entire Hampton Roads Region

1 High Street offers convenient connectivity throughout Hampton Roads, serving Portsmouth, Norfolk, Chesapeake, Suffolk, and surrounding markets. The nearby passenger ferry provides direct access to Downtown Norfolk, offering an efficient alternative to tunnel commutes while improving regional accessibility for employees, clients, and business partners.

### Employee-Friendly, Walkable Workplace

The building sits within a vibrant waterfront district featuring public parks, walking trails, museums, performance venues, and an active calendar of community events. This amenity-rich setting promotes work-life balance, supports employee satisfaction, and enhances talent attraction and retention by offering an engaging environment beyond the office walls.

## Nearby Amenities



- |                       |                        |
|-----------------------|------------------------|
| Blue Moon Taphouse    | Towne                  |
| Cancun Fiesta         | McDonald's             |
| Charleys Cheesesteaks | Moe's Southwest Grill  |
| Charm and Manners     | Olde Towne Coffee      |
| Church's              | PBR Norfolk            |
| Fish & Slips Marina   | Still Worldly Eclectic |
| Five Boroughs         | Sun's Sub & Pub        |
| Griff's Restaurant    | Taco Bell              |
| Grilled Cheese Bistro | Thai basil             |
| Guads Mexican         | The 619 Cantina        |
| Hardee's              | The Bier Garden        |
| High Street Pizza     | Thyme On The River     |
| Jack Brown's          | Starbucks              |
| Jimmy John's          | Waterside Seafood      |
| Just Brunch           | Wawa                   |
| Lobscouser            | Wendy's                |
| Longboards Olde       | Yooks On Us            |



## Norfolk's Waterside District

Direct access to Norfolk's Waterside District via the nearby passenger ferry places tenants minutes from one of Hampton Roads' premier business and entertainment hubs—without the tunnel commute. This unique connection allows companies to pair a prestigious downtown Portsmouth waterfront address with seamless access to Norfolk's CBD, restaurants, hotels, and regional employers, enhancing convenience for both clients and employees.

