

LAKEFRONT PLAZA

21 ENTERPRISE PARKWAY

HAMPTON, VIRGINIA 23666

NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

**CLASS A OFFICE
FOR LEASE**

 **CUSHMAN &
WAKEFIELD**
THALHIMER



// PROPERTY SUMMARY

ADDRESS	21 Enterprise Parkway, Hampton, Virginia 23666
YEAR BUILT	1999
BUILDING SF	75,915 RSF - Four (4) stories
LAND AREA/ZONING	± 9.1 Acres - HRC1 (Hampton Roads Center South)
PARKING	372 Free surface spaces (4.90/1,000 SF)
CONSTRUCTION	Class A, four-story building with two-story open atrium lobby with marble throughout; Brick, glass and masonry components
ELEVATOR	Two (2) electric hydraulic Otis passenger elevators
LIFE SAFETY	Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers
HVAC	Two rooftop units (RTUs) and 40-VAV boxes per floor - Energy Star Certified
ACCESS	24/7 RFID key card access; On-site day porter
UTILITIES	Dominion Power; City of Hampton; Cox and Verizon

// HIGHLIGHTS



Located in the heart of Hampton Roads Center Office Park - South Campus—a master-planned campus setting with 1.1 million square feet of Class A office space; Just minutes to NASA, Langley Air Force Base, Sentara CarePlex, Newport News Shipyard, and Peninsula Town Center—an abundance of hotels, dining and shopping



Energy Star Certified



Features include a two-story atrium, waterfront park, potential building signage, interstate visibility, controlled access and fiber circuits

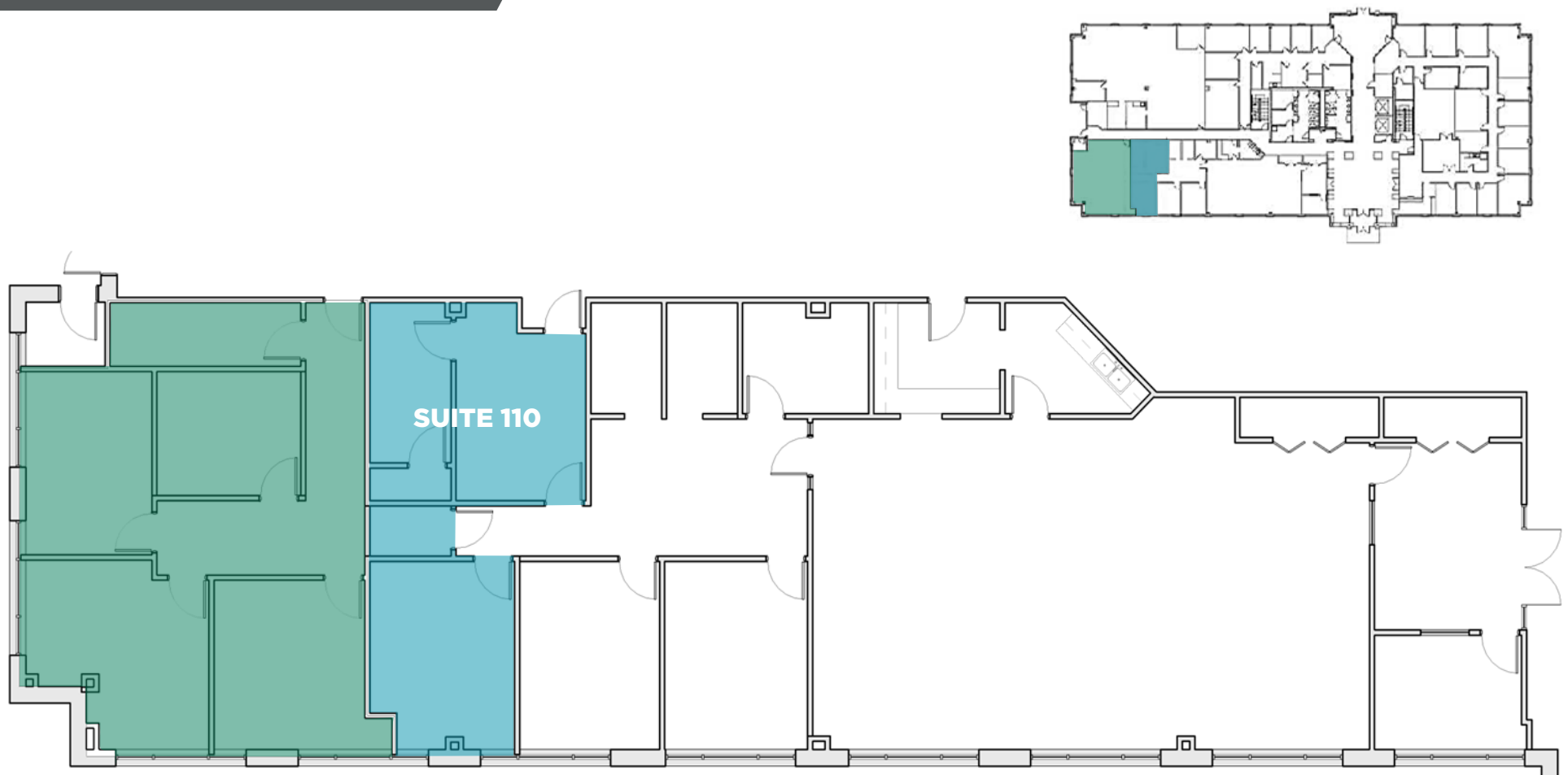


Abundant parking ratio of 4.90 spaces per 1,000 square feet across 9.1 acres



The Hampton Roads Center Office Park - South Campus provides immediate access to I-64 via Neil Armstrong Parkway and Hampton Roads Center Parkway allowing convenient access to the entire Hampton Roads region; Building signage opportunity on I-64

// FIRST FLOOR



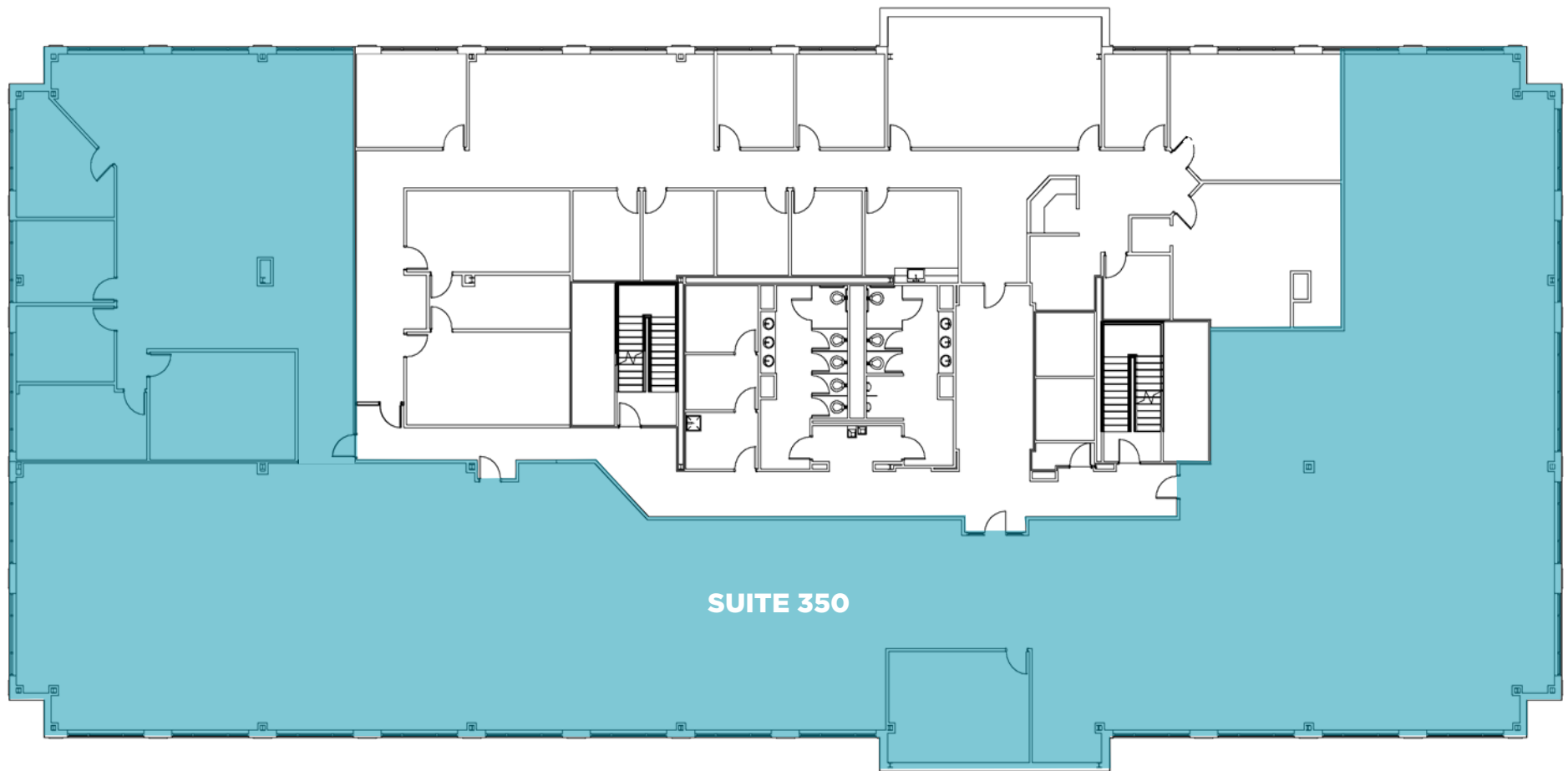
SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
110	616 RSF	616 - 1,710 RSF	IMMEDIATE	\$20.00 PSF FULL SERVICE
120	1,094 RSF	1,094 - 1,710 RSF	IMMEDIATE	\$20.00 PSF FULL SERVICE

// SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
200	5,625 RSF	< 18,224 RSF 2nd Floor	IMMEDIATE	\$20.00 PSF FULL SERVICE
210	9,950 RSF	< 49,178 RSF 2nd, 3rd and 4th Floor	IMMEDIATE	\$20.00 PSF FULL SERVICE
220	2,649 RSF	2,649 RSF	IMMEDIATE	\$20.00 PSF FULL SERVICE

// THIRD FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
350	14,151 RSF	< 30,954 RSF 3rd and 4th Floor	IMMEDIATE	\$20.00 PSF FULL SERVICE

// FOURTH FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
400	8,012 RSF	< 16,803 RSF 4th Floor	IMMEDIATE	\$20.00 PSF FULL SERVICE
430	8,791 RSF	< 49,178 RSF 2nd, 3rd and 4th Floor	IMMEDIATE	\$20.00 PSF FULL SERVICE

DEFENSE

LANGLEY AIR FORCE BASE

15,000 Active AF Personnel | 8,000 Civilian Personnel
DEFENSE SPENDING 40% OF LOCAL GDP
6 Minute Drivetime

TOURISM

AMERICAS HISTORICAL TRIANGLE

COLONIAL WILLIAMSBURG/JAMESTOWN/YORKTOWN
±1 MILLION ANNUAL VISITORS | ±\$94M VISITOR SPENDING
20 Minute Drivetime

PORTS

NEWPORT NEWS SHIPBUILDING/NNMT

LARGEST SHIPYARD IN THE US | 3RD LARGEST EAST
COAST PORT, AND FASTEST GROWING
10 Minute Drivetime

 **SENTARA** 
CAREPLEX HOSPITAL
224-bed Technologically Advanced
Acute Care Facility
4 Minute Drivetime

 **ECONOMIC INCENTIVE
PROGRAMS**

 Virginia Enterprise Zone

 Hampton Roads Center Enterprise Zone

 NASA Technology Commercialization Grant

PENINSULA TOWN CENTER COLISEUM SUBMARKET

  
  
  
5 Minute Drivetime

EXIT 262B

INTERSTATE
64

**HAMPTON ROADS CENTER
SOUTH CAMPUS**

ENTRANCE

OXFORD PLAZA

NEIL ARMSTRONG PARKWAY

ENTERPRISE PARKWAY

ENTERPRISE PARKWAY

OLYMPIA PLACE

LAKEFRONT PLAZA

OYSTER POINT
8-Minute Drivetime

THE 3 PILLARS OF THE HAMPTON ECONOMY

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HAMPTON ROADS
MSA 1.8 MILLION

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