

FOR LEASE

**16,658 SF OF PRIME
OFFICE SPACE AVAILABLE!**

**400
BUTLER FARM**



400 Butler Farm Road

Hampton, Virginia

100,632 SF Class A office building

ROCKFORD
CAPITAL PARTNERS

 **JLL**



OVERVIEW

400 Butler Farm Road is a 100,632 square foot, single story office building on 14.3 acres located in the heart of Hampton Roads Center, a master planned campus setting. Full height windows line the attractive brick exterior providing ample light in an open plan environment. Two monument signs on Butler Farm Road provide excellent visibility.

The building is fully sprinklered, cooled by seven roof top units and has a dedicated split system in the computer room. The above standard parking ratio of 6.9 spaces per 1,000 square feet is ideal for dense users, a 24/7 operation and/or shift work. Incentives to potential occupiers are offered by the City of Hampton as part of the Enterprise Zone Program.

KEY FEATURES

- 16,658 SF available with max window line wrapping around three sides of the Building
- Finished ceiling height 9' 6"
- "Plug and Play" call center with FF&E available
- 6.9/1,000 SF parking
- 1,250 KWA Diesel Generator and UPS system
- Located within two miles of Peninsula Town Center with retailers, restaurants, entertainment venues and hotels
- Adjacent golf course connected by attractive walking path
- HRT bus stop directly in front of building

LOCATION

Direct access off Interstate 64 and 664, Hampton Roads Center Parkway, and Neil Armstrong Pkwy. (Route 134). Hampton Roads Center is strategically located in the center of Hampton Roads with over 1 million SF of office properties. The proximity to both the Hampton Roads Bridge Tunnel and Monitor Merrimac Memorial Bridge Tunnel provides access to a large employee population.

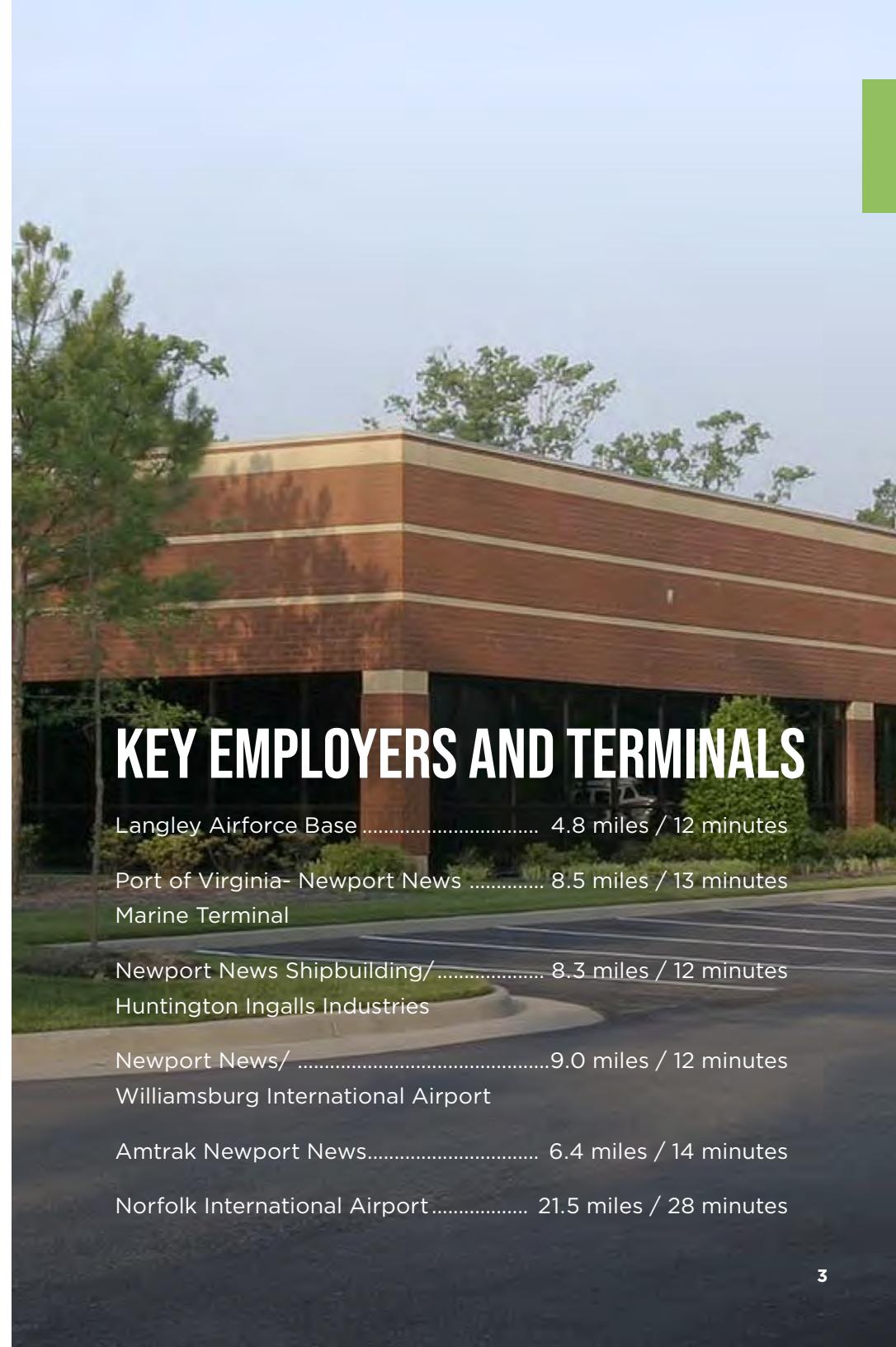
The central location is just two miles from the extensive amenities offered by Peninsula Town Center and less than 10 minutes from Langley Air Force Base and Downtown Hampton.

AMENITIES

Peninsula Town Center 1.9 miles / 7 minutes
Hampton Towne Center 2.5 miles / 5 minutes
Power Plant at Hampton Roads 3.6 miles / 9 minutes

EDUCATION

Virginia Peninsula Community College 1.2 miles / 3 minutes
Christopher Newport University 5.2 miles / 13 minutes
Hampton University 6.4 miles / 10 minutes
College of William and Mary 26.3 miles / 29 minutes

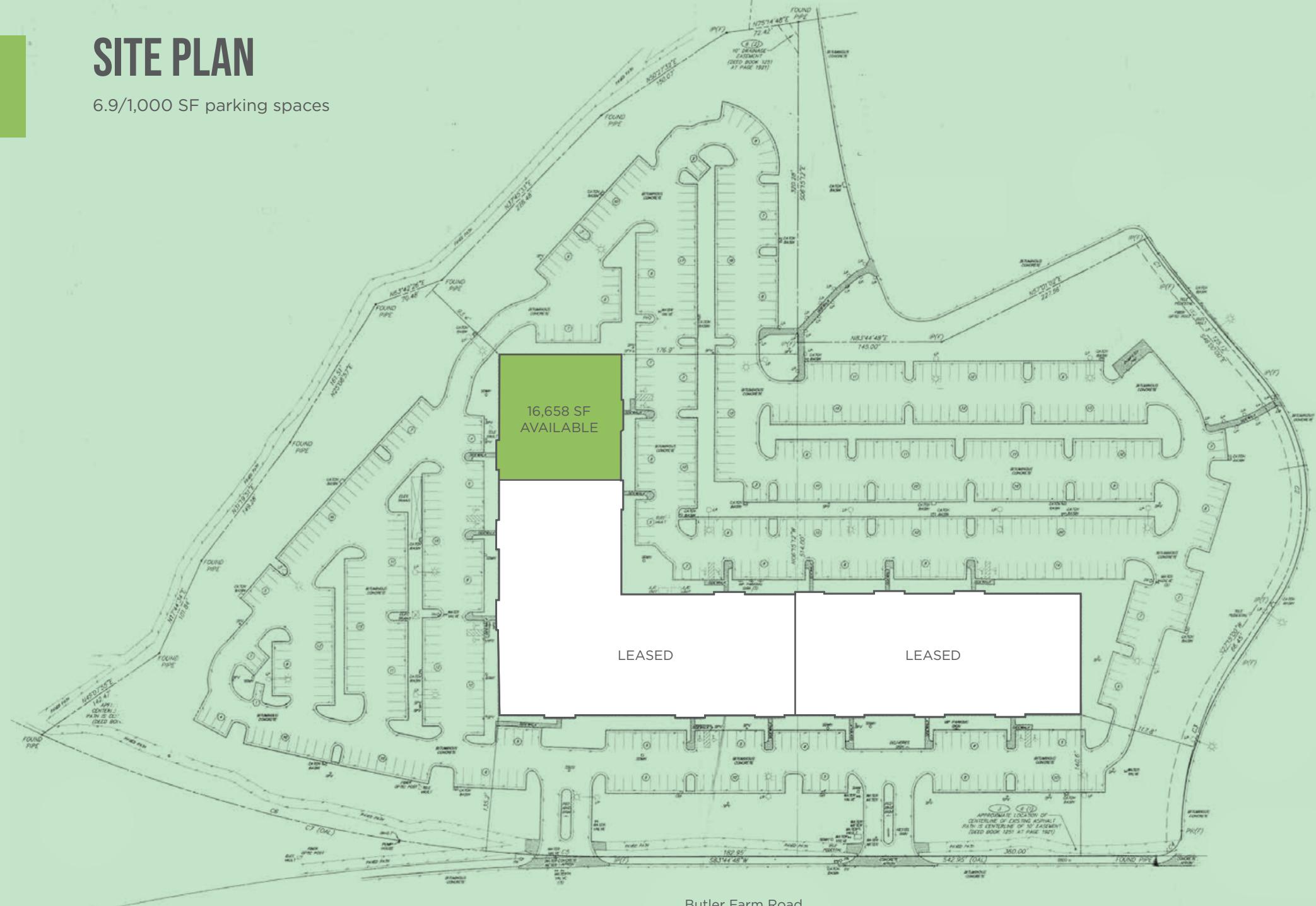


KEY EMPLOYERS AND TERMINALS

Langley Airforce Base 4.8 miles / 12 minutes
Port of Virginia- Newport News 8.5 miles / 13 minutes
Marine Terminal
Newport News Shipbuilding/ 8.3 miles / 12 minutes
Huntington Ingalls Industries
Newport News/ 9.0 miles / 12 minutes
Williamsburg International Airport
Amtrak Newport News 6.4 miles / 14 minutes
Norfolk International Airport 21.5 miles / 28 minutes

SITE PLAN

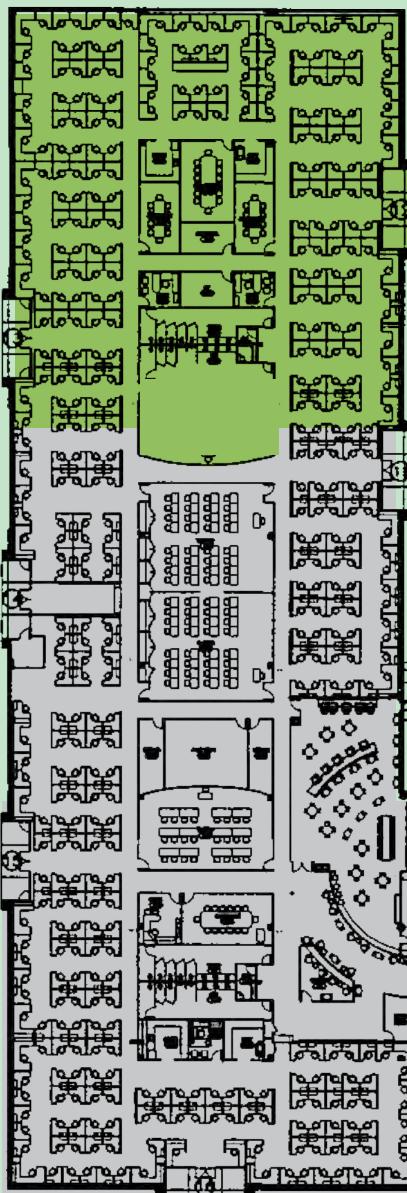
6.9/1,000 SF parking spaces



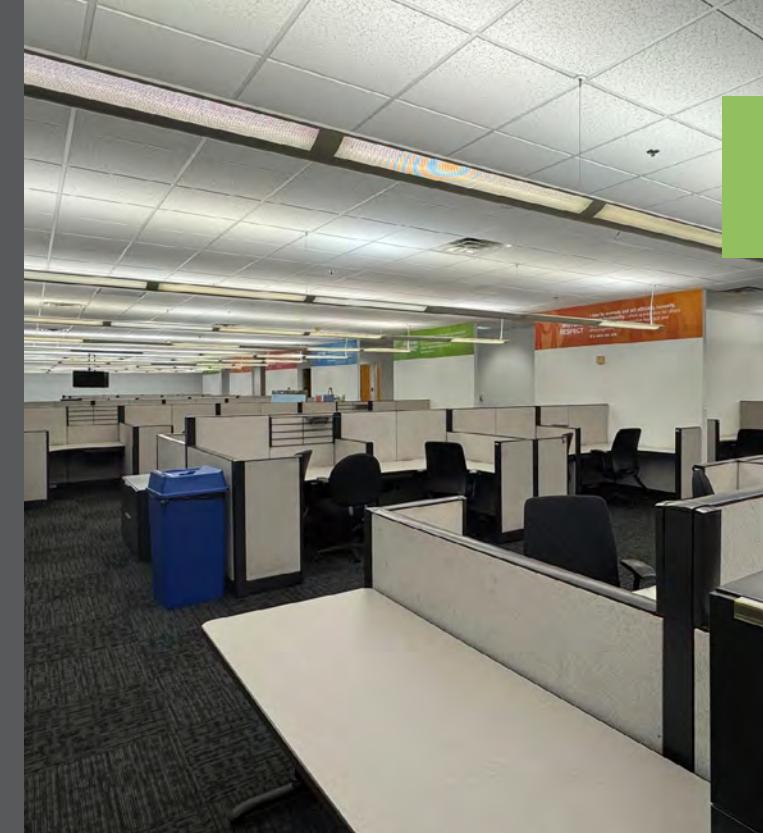
Butler Farm Road

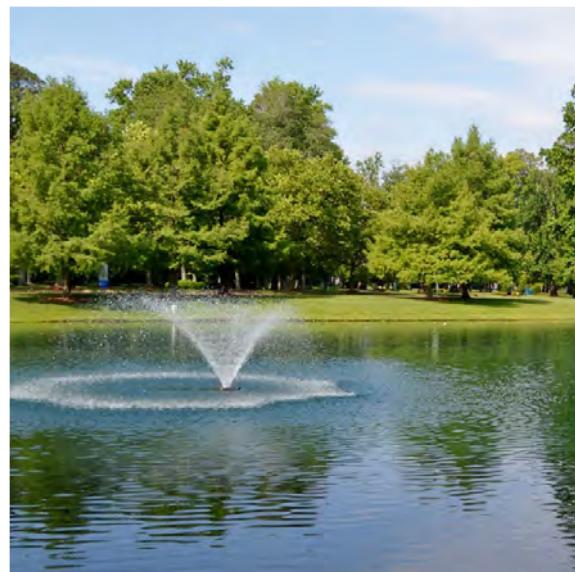
FEATURES

- Two double door entrances
- Fully Sprinklered
- Occupancy lighting controls
- AT&T fiber with Century Link, 1-GIG service
- Data Closet with UPS, Halon fire system and Vesda system
- 1,250 KWA Diesel Generator and UPS system
- Located within two miles of Peninsula Town Center with retailers, restaurants, entertainment venues and hotels
- Adjacent golf course connected by attractive walking path
- HRT bus stop directly in front of building



Available





NEIGHBORHOOD AMENITIES





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