

# Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate  
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462  
(757) 497-4446 Office / (757) 497-8904 Fax

## **HAMPTON ROADS REALTORS ASSOCIATION BUILDING OFFICE SPACE FOR LEASE**

**638 Independence Parkway  
CHESAPEAKE, VA 23320**



**Location:** Conveniently located in the Battlefield Corporate Center near the I-64 Battlefield Blvd. Interchange.

**Description:** Attractive “Class A”, 2 story, brick and glass office building with modern architectural finishes located in a corporate park setting

**Building Size:** 40,000 rentable square feet

**Available Suites & Size:**

- \* Suite 260 – 2,048 rentable square feet
- \* Suite 230 - 2,308 rentable square feet

**Core Factor:** 12%

**Zoning:** M-1

**Lease Rate:** \$21.50 per rentable square foot, Full Service

**Signage:** Lobby directory and Suite entrance signage

**Comments:** Free parking; turnkey build outs; after hours secured access; Tenant controlled Heating and AC to Suites; Cox Optical Internet and Fiber Phone Lines; Verizon phone; janitorial services included in rental rate; excellent visibility from I-64.

**Contact:** *Bryan K. Gilpin and Amanda Houff*  
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***Hampton Roads Realtors Association Building  
638 Independence Parkway  
Chesapeake, VA 23320***

***PHOTO GALLERY***

***Exterior***





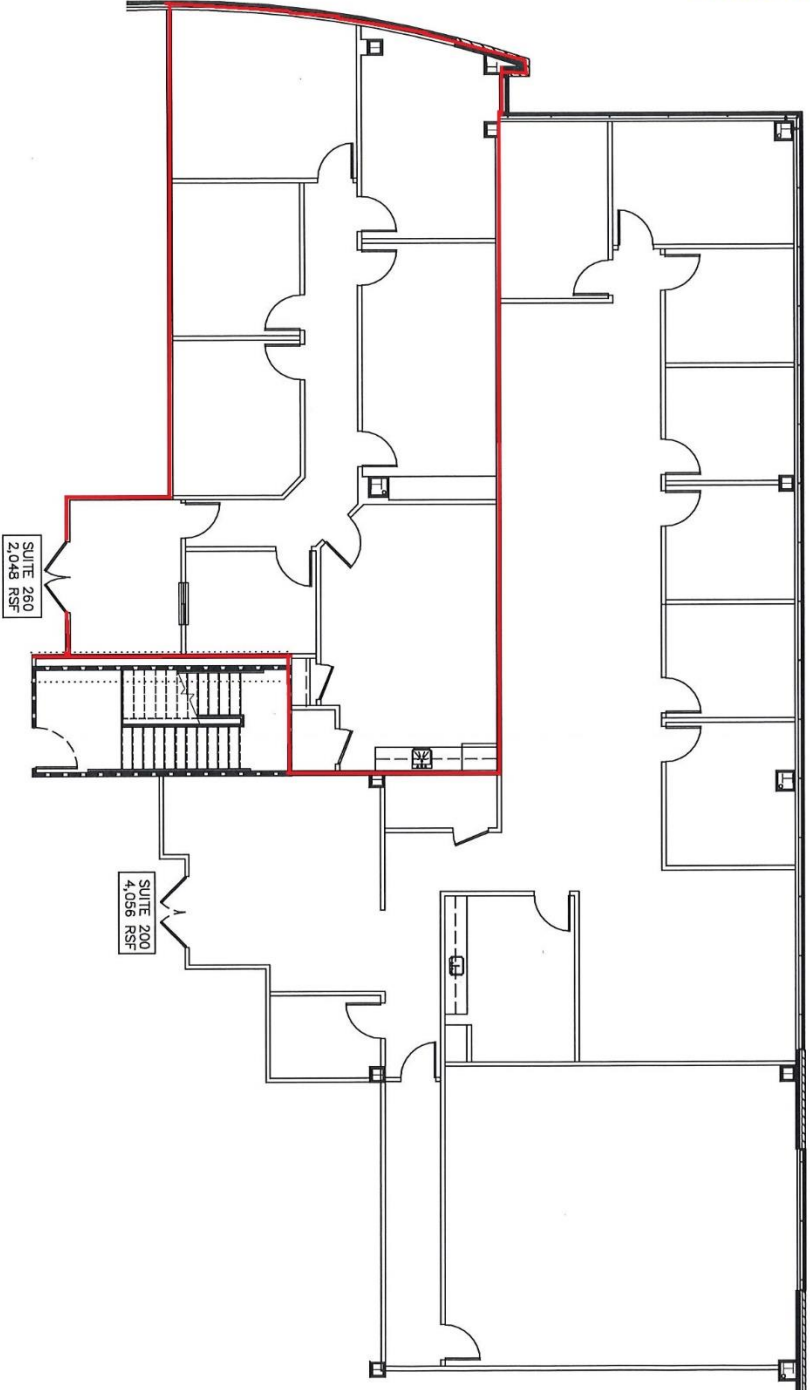
*Beautiful Interior Common areas*



# SECOND FLOOR SPACE AVAILABILITY

## SUITE 260

SUITE 260



FRANCIS & REEVE  
ARCHITECTS AND INTERIORS

NOVEMBER 28, 2023  
S. REEVE

AS-BUILT DRAWING  
SECOND FLOOR PLAN  
638 INDEPENDENCE PARKWAY  
CHESAPEAKE, VIRGINIA

# SUITE 230

