

FLEX / OFFICE FOR LEASE

Close Proximity to I-64, NASA
and Langley Air Force Base

HAMPTON II
303 Butler Farm Road
Hampton, VA 23666



ABOUT PROPERTY

- Space can be converted to warehouse
- Designed per tenant specifications
- Building signage available
- Ample parking
- Zoned HRC-1
- Available Space
Suite 108-B: 1,376 SF Available 01/1/2025
- **LEASE RATE: \$15.50 | FULL SERVICE**

For more information
MATT LEFFLER, CCIM
757.640.9284
MattLeffler@HarveyLindsay.com

CLARK BALDWIN, CCIM
757.640.9290
ClarkBaldwin@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

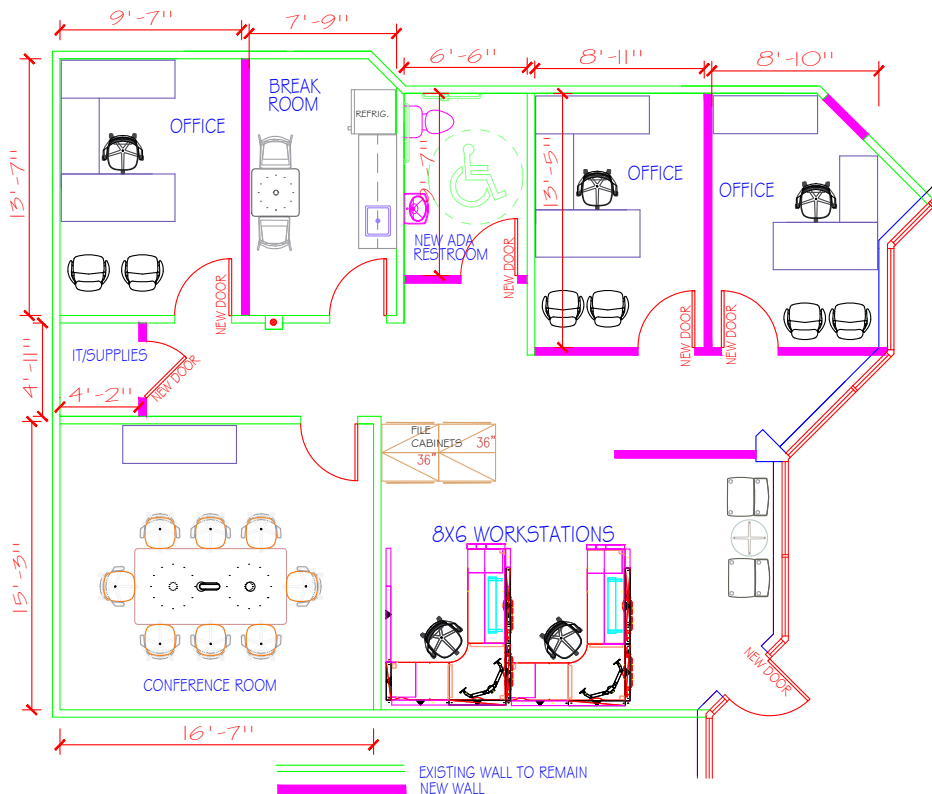
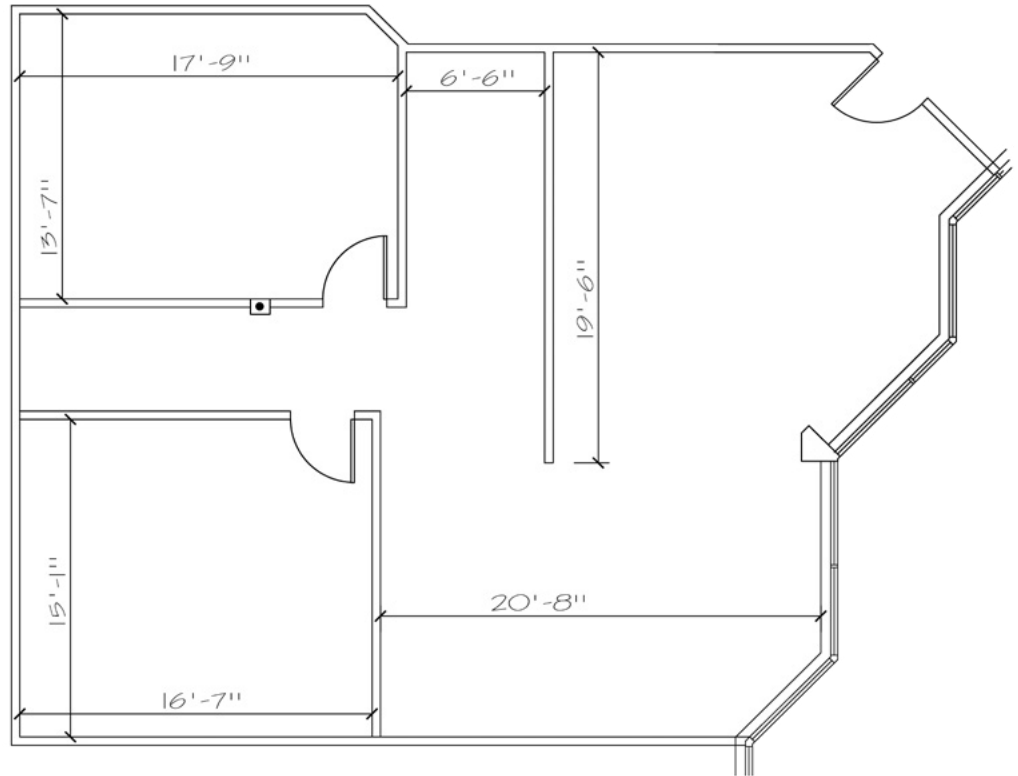
www.harveylindsay.com

FLOOR PLANS - SUITE 108-B | 1,376 SF | Hampton II

EXISTING FLOOR PLAN

TENANT ROSTER

Suite 100	Rivermont School
Suite 103, 104	Williamsburg Pavilion
Suite 104A	Hampton Roads Gastroenterology
Suite 105	Lane Construction
Suite 106A	Insight Enterprises
Suite 107	FGS, Inc.
Suite 108-A	Lane Construction
SUITE 108-B	1,376 SF AVAILABLE JANUARY 1, 2025
Suite 109-116	Hampton University



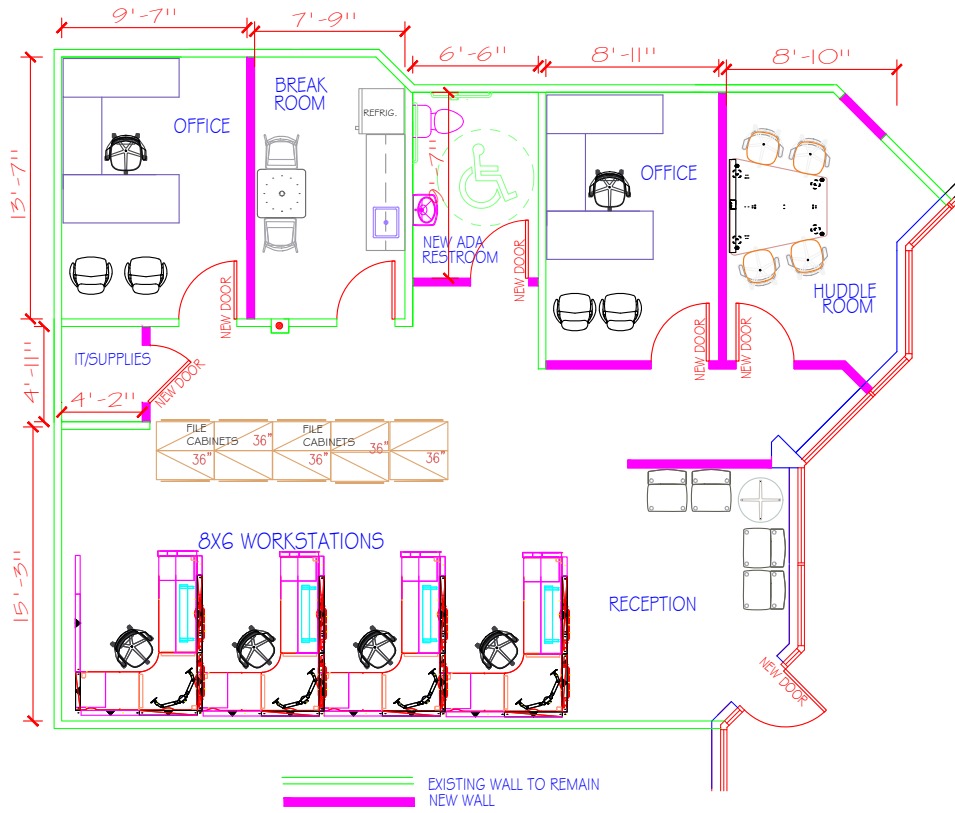
303 BUTLER FARM ROAD
SUITE 108 B
HAMPTON, VA
SAMPLE PLAN A

1,376 SF

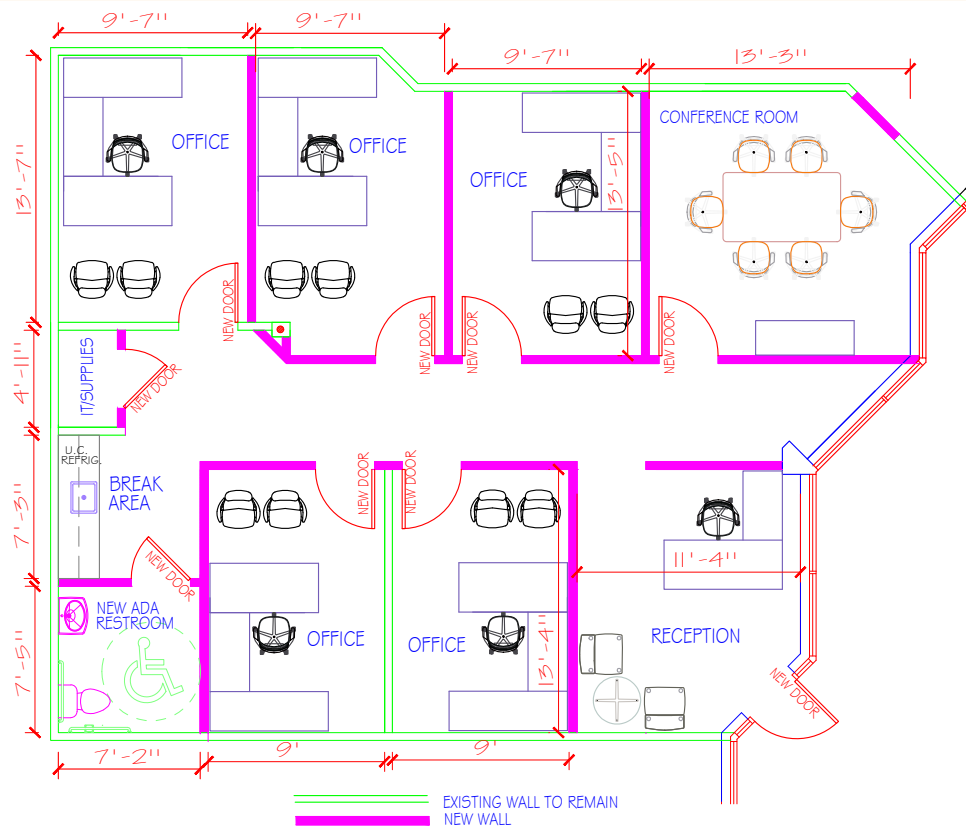
SAMPLE PLAN A

FLOOR PLANS - SUITE 108-B | 1,376 SF | Hampton II

SAMPLE PLAN B



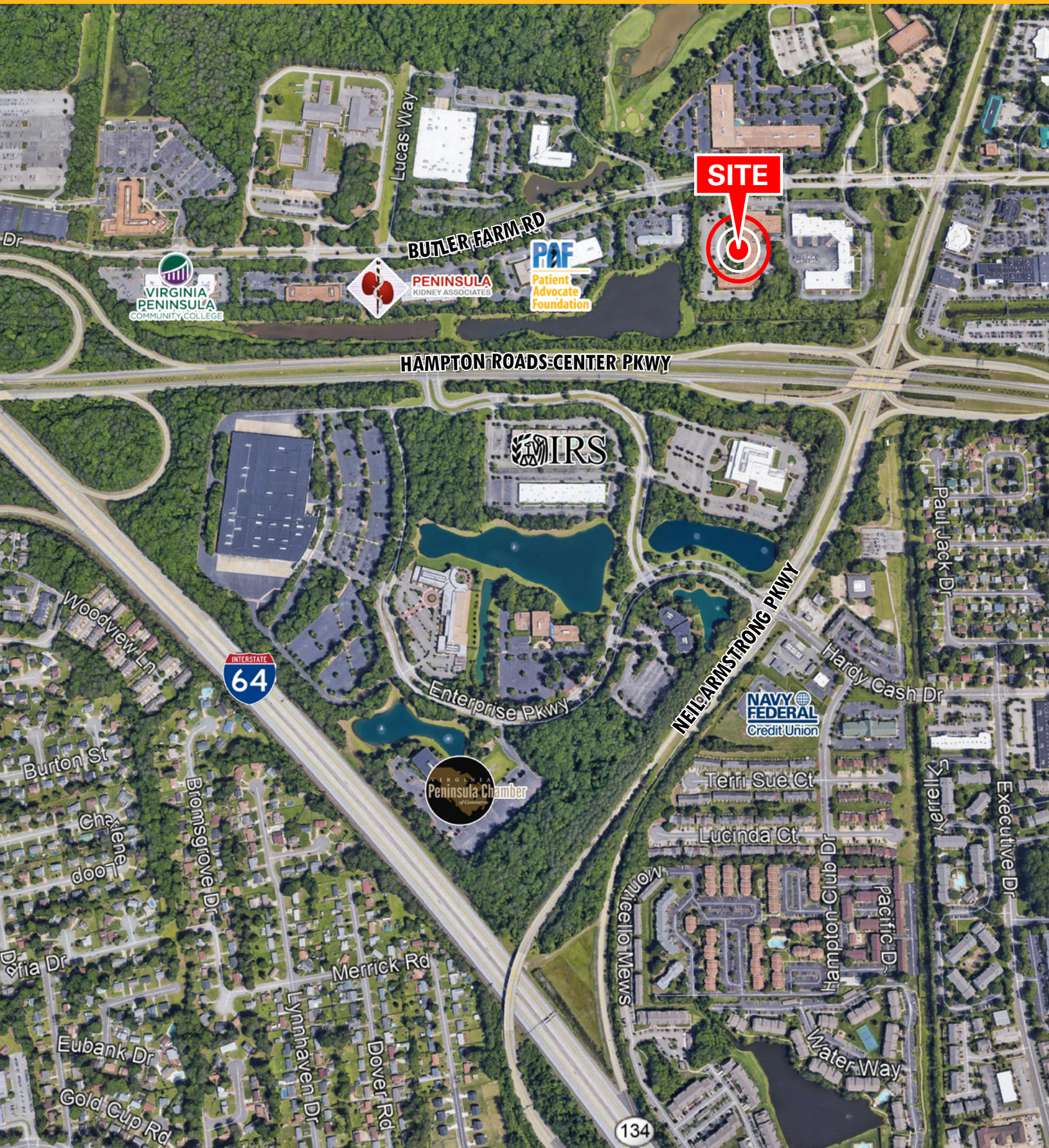
303 BUTLER FARM ROAD 1,376 SF
SUITE 108 B
HAMPTON, VA
SAMPLE PLAN B



303 BUTLER FARM ROAD 1,376 SF
SUITE 108 B
HAMPTON, VA
SAMPLE PLAN C

SAMPLE PLAN C

SITE IDENTIFICATION | 303 Butler Farm Road, Hampton, VA



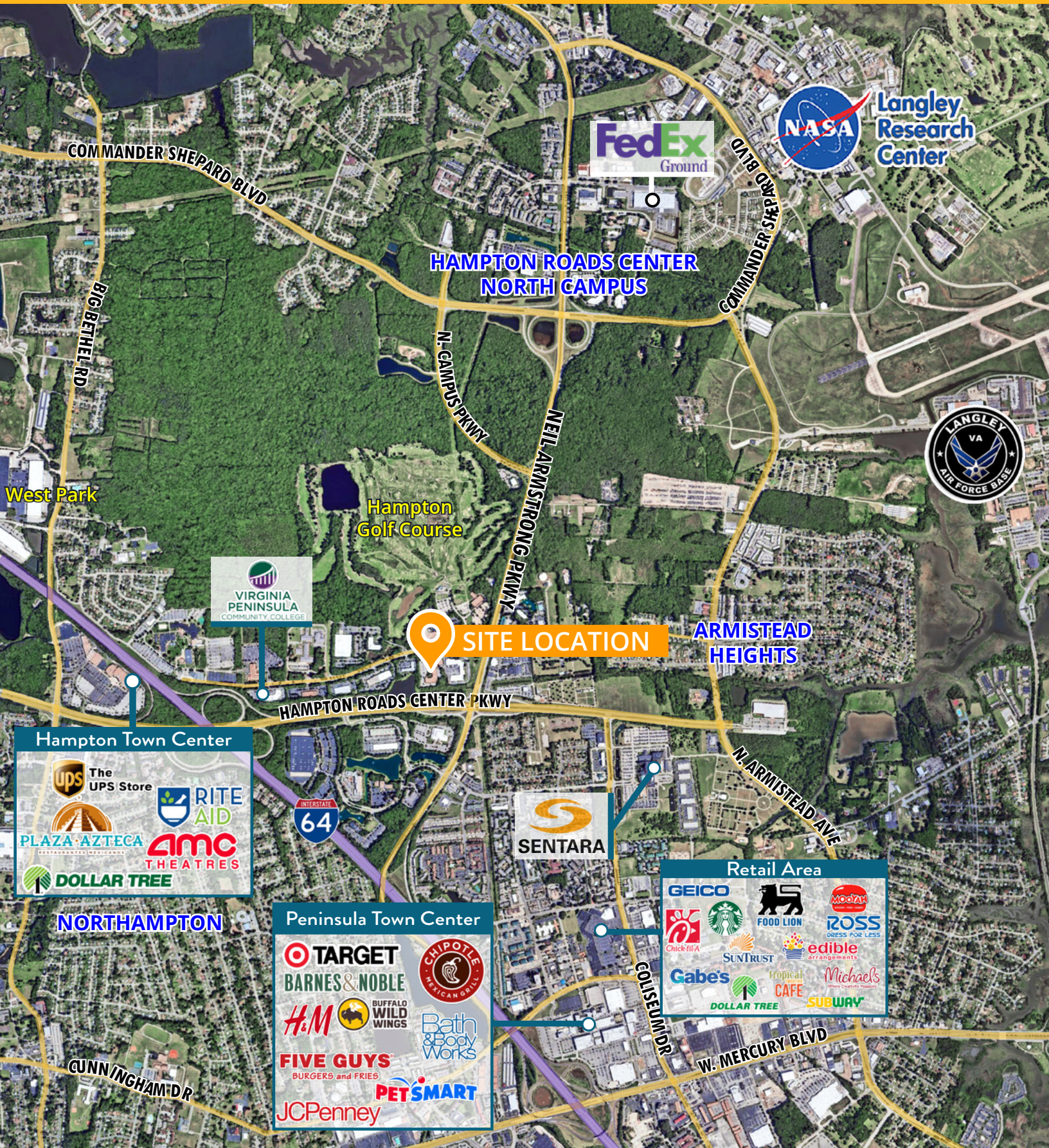
For more information
MATT LEFFLER, CCIM
757.640.9284
MattLeffler@HarveyLindsay.com

CLARK BALDWIN, CCIM
757.640.9290
ClarkBaldwin@HarveyLindsay.com

825 Diligence Drive • Suite 114
Newport News, Virginia 23606
757-873-2020
www.HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

AREA MAP | 303 Butler Farm Road, Hampton, VA



Langley Research Center



HAMPTON ROADS CENTER NORTH CAMPUS

SITE LOCATION

ARMISTEAD HEIGHTS



Hampton Golf Course

Hampton Town Center

- ups The UPS Store
- RITE AID
- PLAZA AZTECA RESTAURANTE MEXICANO
- AMC THEATRES
- DOLLAR TREE



Retail Area

- GEICO
- Chick-fil-A
- Starbucks
- SUNTRUST
- Gabe's
- DOLLAR TREE
- FOOD LION
- edible arrangements
- tropical CAFE
- MedVax
- ROSS DRESS FOR LESS
- Michael's
- SUBWAY

NORTHAMPTON

Peninsula Town Center

- TARGET
- BARNES & NOBLE
- H&M
- FIVE GUYS BURGERS and FRIES
- JCPenney
- CHIPOTLE MEXICAN GRILL
- Bath & Body Works
- PETSMART

For more information
MATT LEFFLER, CCIM
 757.640.9284
 MattLeffler@HarveyLindsay.com

CLARK BALDWIN, CCIM
 757.640.9290
 ClarkBaldwin@HarveyLindsay.com

825 Diligence Drive • Suite 114
 Newport News, Virginia 23606
 757-873-2020
 www.HarveyLindsay.com

HARVEY LINDSAY
 COMMERCIAL REAL ESTATE

PERMITTED USES | HAMPTON II - 303 Butler Farm Road, Hampton, VA

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING OF															
Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning ad															
USES	Special Zoning Distr														
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center		
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3
RESIDENTIAL - 1, 2 & MULTIFAMILY															
1-family detached dwelling					P		P*	P	P	P					
2-family dwelling (on one lot)								P	P	P					
duplex dwelling (on two fee-simple lots)							P*	P	P	P					
multifamily dwelling							UP*		P	P	P	P			
townhouse (on a fee-simple lot)							P								
manufactured home															
manufactured/mobile home park							UP*								
manufactured/mobile home subdivision							UP*								
upper-floor dwelling units										P*	P*	P*			
dwelling unit for resident caretaker/watchman home occupation	P*	P*		P*		P*									P*
GROUP LIVING															
boarding/rooming house							P								
detention facility															
group home 1					P		P	P	P	P					
group home 2															
halfway house															
juvenile residence															
nursing home							UP								
orphanage															
shelter															
RETAIL SALES, SERVICES & OFFICE															
bank, with drive-through	P		P		P		P			P	P	P		P	P
bank, without drive-through	P		P	P		P	P			P	P	P		P	P
barber shop/beauty salon	P						P			P	P	P		P	
bed & breakfast 1							UP		UP	UP	UP				
bed & breakfast 2							UP	UP	UP	UP					
bicycle sales and repair							P				P	P	P		P
boat repair	P	P													
boat sales	P*	P					P				P	P	P		P
car wash, hand/auto detailing	P	P					P								
car wash, self-service or automated	P	P													
catering service															P
clothing maker, custom		P		P		P	P			P	P	P			
computer equipment repair		P											P	P	
day care 1, family	P*	P*	P*	P*	P	P*	P	P	P	P	P	P	P*	P*	P*
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
day care 1, commercial															
day care 2, commercial															
day spa							P								
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P			
dry cleaning, closed type using nonflammable liquid							UP								
dry cleaning															P
farm supplies/equipment sales and service	P	P													
funeral home/mortuary							UP								
gas station	P	P													P
hotel										UP	UP	UP	UP	P	
hotel, extended stay										UP	UP	UP	UP	UP	
laundromat							P								
liquor store				P		P	P			P	P	P			P
loan office							P								
motorcycle sales															
motorcycle service															

PERMITTED USES | HAMPTON II - 303 Butler Farm Road, Hampton, VA

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3
office, general		P	P	P		P	P			P	P	P	P	P	P
office, government		P	P	P		P	P			P	P	P	P	P	P
office, laboratory or research		P*	P*	P*		P*							P*	P*	P*
office, medical		P		P		P	P			P	P	P	P	P	P
office, taxicab	P	P					P								
pawn shop															
print shop/private postal service, max. 500 sq. ft.							P								
print shop/private postal service, max. 3000 sq. ft.															
print shop/private postal service, no max.		P	P	P		P				P	P	P	P	P	P
restaurant 1		P*					P*			P*	P*	P*	P*	P*	P*
restaurant 2		ZA*					ZA*			ZA*	ZA*	ZA*	ZA*	ZA*	ZA*
restaurant 3		UP*					UP*			UP*	UP*	UP*	UP*	UP*	UP*
retail sales, general ^A		P		P		P	P			P	P	P		P	
rummage sale, temporary							P*								
second-hand store															
sign painting shop	P	P													
storage facility 1															
storage facility 2															
storage facility 3	P	P		P		P									
tattoo parlor															
tire sales	P	P													
tire repair	P	P													
Turkish bath							P								
upholstery shop				P		P									
vehicle repair, heavy	UP	UP													
vehicle repair, light	P	P												P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales	P	P													
vehicle sales, new vehicle inventory lot	UP	UP													
vehicle sales, of used vehicles	UP	UP													
vehicle repair, accessory to new vehicle sales	P	P													
vehicle repair, accessory to used vehicle sales	UP	UP													
vehicle storage, indoor	UP	UP													
vehicle storage, outdoor	UP	UP													
vending stand, food															
INSTITUTIONAL															
college/university, public							P						P	P	
college/university, private							UP						P	P	
hospital							UP								
library, public							P						P		
library, private							UP						P		
museum, public							P						P		
museum, private							UP						P		
post office							P						P	P	
religious facility							P*	P*	P*	P*	P*	P*			
mental health/substance abuse treatment facility															
school, horse riding															
school, public							UP						P	P	
school, private							UP						P	P	
RECREATIONAL															
adult entertainment establishment															
amusement center															
amusement operations															
auditorium														P	
banquet hall															
billiard hall										UP	UP	UP	P	P	
boat tour/charter boat docking facility															
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
bowling alley													P	P	
carnival															
club/lodge, private or fraternal							UP								
community center							UP								

PERMITTED USES | HAMPTON II - 303 Butler Farm Road, Hampton, VA

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3
coin-operated amusement devices, accessory							P*								
dance hall															
golf course/country club			UP	UP		UP							P	P	
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
park, private			UP	UP		UP	UP						UP	UP	
park, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
recreation center			P												
shooting range, indoor															
shooting range, trap or skeel	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
skateboard ramp							SX*						P	P	
skating rink, ice or roller													P	P	
swimming pool, commercial													P	P	
theater, indoor							P								
theater, outdoor														P	
AGRICULTURAL & ANIMAL-RELATEC															
agriculture/farming	P	P													
animal day care										UP*	UP*	UP*	P*	P*	
animal shelter														UP	UP
community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
home based rescue							UP								
kennel															
silviculture/plant nursery, no retail sales	P	P					P*								
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
slaughterhouse/stockyard															
stables															
taxidermist															
veterinarian office/hospital							UP*								
INDUSTRIAL															
blacksmith	P	P													
blast furnace/boiler works		UP	UP	UP		UP									
brewery/distillery/winery, micro		UP*	UP*	UP*		UP*							ZA*/UP*	ZA*/UP*	
brewery/distillery/winery		UP*	UP*	UP*		UP*							ZA*/UP*	ZA*/UP*	
cotton gin/oil mill		UP	UP	UP		UP									
drop forge/power hammer		UP	UP	UP		UP									
elevator, coal, grain or flour		UP	UP	UP		UP									
foundry		UP	UP	UP		UP									
freezing plant for produce	P	P													
ice storage and distribution	P	P													
laundry and cleaning, commercial	P	P													
machine shop or light metal fabrication	P	P													P
manufacturing of boats/sail-making	P	P												UP	
manufacturing/processing/treatment of baked goods, dairy products		UP	UP	UP		UP							P	P	
manufacturing/processing/treatment of seafood		UP	UP	UP		UP							P	P	
manufacturing/processing/treatment 1 ^B		UP	UP	UP		UP								P	P
manufacturing/processing/treatment 2 ^C		UP	UP	UP		UP									
manufacturing/processing/treatment 3 ^D		UP	UP	UP		UP									
manufacturing/processing/treatment 4 ^E		UP	UP	UP		UP							P	P	
manufacturing/processing/treatment 5 ^F		UP	UP	UP		UP									
mill, lumber or saw; including lumberyard	P	UP	UP	UP		UP									
mixing plant, asphalt or concrete	UP	UP	UP	UP		UP									
motion picture studio														UP	P
pharmaceutical processor		UP		UP		UP								UP	
rolling mill		UP	UP	UP		UP									
salvage or wrecking	UP														
scrap metal processor		UP	UP	UP		UP									
small artisan shop		UP	UP	UP		UP							P	P	
smelting or tin, copper, iron, or zinc		UP	UP	UP		UP									
storage/distribution of flammable liquids															
storage of materials, indoor/outdoor, including equipment rental and contractor's storage	P*	P*												P*	P*
tannery		UP	UP	UP		UP									

PERMITTED USES | HAMPTON II - 303 Butler Farm Road, Hampton, VA

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3
trash or junk collection, storage, sorting or baling yard, railroad freight classification yard, trucking terminal or draying warehouse/distribution center	UP	UP	UP	UP		UP									
UTILITIES & TRANSPORTATION															
bus terminal															
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*
communication tower, noncommercial 75' max.					P		P						P		
communication tower, noncommercial 75' to 125'					UP		UP						UP		
heliport/helistop													UP	UP	UP
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
parking lot, accessory to PO-2 uses															
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership															
pier, dock, seawall related to commercial or industrial water transport															
railroad track spur															P
transit station														UP	
transmission center, government-operated													UP		
utility infrastructure/structure to house a government function	P	P		P		P								P	P
utility building/substation	PC	PC		PC		PC	PC							PC	PC
utility plant/power plant															
OTHER															
cemetery	UP*	UP*													
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
off-premises advertising signs, existing															
open-air version of any use permitted in HRC-2														UP	
promotional event							ZA*								
rescue mission															
wholesaler	P	P		P		P									P