

FOR LEASE OFFICE BUILDING Mast One

1040 University Boulevard
Portsmouth, VA 23703



SITE VIDEO



ABOUT PROPERTY: MAST ONE is a state of the art 60,000 SF Class A, Office Building with direct exposure to the Western Freeway. The building has a distinctive brick exterior and richly appointed common area finishes.

CURRENT AVAILABILITY:

- Suite 306: 3,318 SF (floor plan attached)
- Suite 310: 6,195 SF (floor plan attached)
- Suite 399: 3,742 SF (build-to-suit)
- Suites 306 + 310 + 399 (contiguous): 13,255 SF
- Convenient to College Drive/I-664 link to the Monitor-Merrimac Bridge Tunnel
- Ideal for medical, technology & general office users serving the Suffolk, Portsmouth, Western Branch, Churchland & Peninsula submarkets
- Excellent Parking - 232 spaces (approximately 4.0/1,000 SF ratio)
- Master planned office includes adjacent Virginia Modeling Analysis Simulation Center (VMASC) and Old Dominion University's Higher Education Center
- Tenants include: Bon Secours, REIN, and Edward Jones
- Rent: Negotiable and full service excluding phone/data with Tenant Improvement Allowance Available
- EDA Business Investments Grant | Portsmouth Economic Development - www.accessportsmouthva.com

For more information:

KIMBERLY WORLEY

757.640.8227

KimberlyWorley@HarveyLindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700
www.HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

FOR LEASE: Mast One Office Building

SITE PLAN TENANT ROSTER



HAMPTON ROADS DEMOGRAPHICS

Population	1.7 Million ±
Civilian Labor Force	849,000±
Military Labor Force	100,000±
Annual Exiting Military	15,000±
Military Headquarters	10

The Mast One is located in a master planned mixed use development of the Terry-Peterson Companies offering Class A office, retail, & residential components. It is anchored by Kroger Marketplace, part of a ± 225,000 SF retail center, as well as detached residential.



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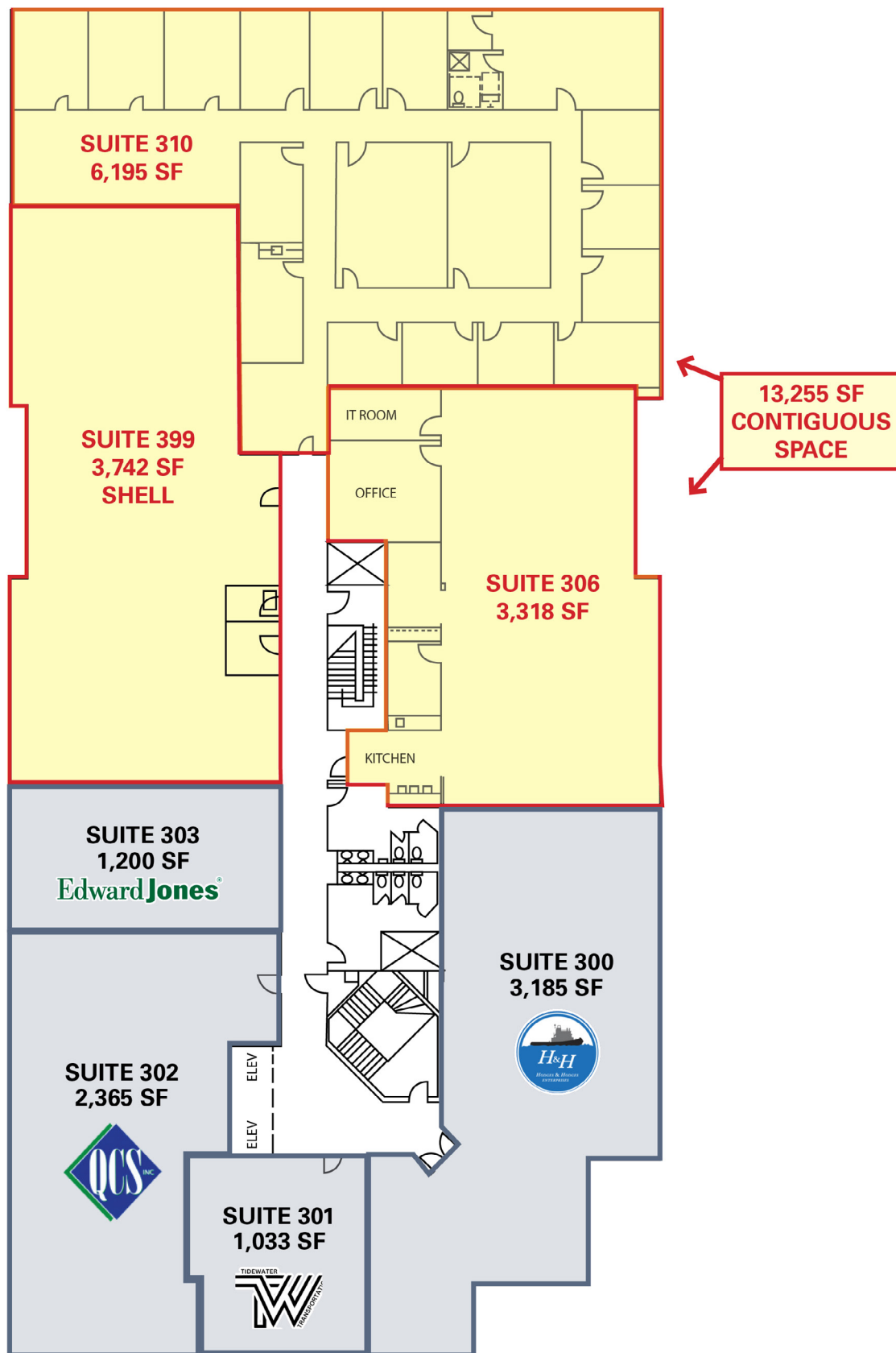
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COMMERCIAL REAL ESTATE

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FLOOR PLANS: THIRD FLOOR

SPACES AVAILABLE:

3,318 SF
3,742 SF
6,195 SF
13,255 SF



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FOR LEASE: Mast One Office Building

MASTER DEVELOPMENT PLAN

Hampton Roads Crossing Master Development Plan



THE terry-peterson companies
RESIDENTIAL • INVESTMENT • APARTMENTS • COMMERCIAL

Vanasse Hangen Brustlin, Inc. **VHB**
VIRGINIA BEACH, VA



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