

# Eagle Landing Business Center

104 Research Drive. Hampton, VA

## Flexible and Innovative Park to Land Your Business



**Minutes from I-64 and Hampton Roads Center Parkway.  
Convenient to all points of Hampton Roads.**

Visible from Neil Armstrong Parkway, the main thoroughfare from I-64 to NASA and Langley Air Force Base, home of the F-22 Raptor.



Our buildings have the flexibility of providing suites in multiple sizes and have been designed with conduits under the slab to facilitate the most demanding high technology company. Each building is 12,000 SF and has 16' ceilings and six 12' or 14' grade level doors.

**Building 1** is 50% leased with the remainder of 6,000 SF available. The rental rate is \$12.25/SF with tenant paying his pro rata share of expenses (\$2.83/SF CAM). 400 amps of power is available.

**Building 2** is fully leased.

**Building 3** site is prepared for construction of a 12,000 SF building. Occupancy is anticipated to be approximately 12 months. The rental rate is \$12.50/SF with tenant paying his pro rata share of expenses (\$2.83/SF CAM).

*Disclaimer – This information is obtained from sources believed to be reliable but is not warranted.  
This offer is subject to prior lease and/or sale, errors, or omissions, or withdrawal without notice.*

  
COMMERCIAL PROPERTIES

**757-865-6600**