



Build To Suit Flex, R&D or Office Space Customize For Your Long Term Needs

- Located in the heart of Oyster Point Business Park
- 8,225 up to 16,450 square feet available
- New construction, ample parking
- Minutes from Interstate 64
- Easy access to J. Clyde Morris Blvd (Route 17)
- 30% to 100% office buildout

Lease Rate:

\$13.25 PSF minimum blended rate

\$12 PSF for warehouse

\$16 PSF for office

The information contained herein has been obtained from sources that are deemed to be reliable. However, Mid-Atlantic Commercial and its Agent(s) make no representation and assumes no liability as to the accuracy and validity of the information herein. Purchasers are advised to perform their own research and verification in order to determine the suitability of the Property for their purchase. **Jonathan Guion is Managing Broker for Mid-Atlantic Commercial and can be reached at 757-867-8777 or at jguion@midatlanticcommercial.com.**

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Proposed design for building.

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Exit 258A allows easy access to Diligence Drive (No need to wait for light)

Easy access to I64 via Route 17

Diligence Dr

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