



# FORT MONROE

Office and Warehouse Space For Lease



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## PROPERTY **Overview**

Fort Monroe is a one-of-a-kind location where history, innovation, and opportunity converge. Designated as a National Historic Landmark and nestled along the scenic shores of the Chesapeake Bay, Fort Monroe offers a vibrant mix of historic charm and modern potential. With over 100 historic structures, miles of waterfront, and expansive green spaces, this former military installation has been transformed into a dynamic community that supports business, tourism, and cultural engagement.

**Once known as “Freedom’s Fortress,” this former U.S. Army post has evolved into a thriving mixed-use community that blends 400 years of history with modern potential for businesses, residents, and visitors alike.**

Managed by the Fort Monroe Authority and supported by the Commonwealth of Virginia, the site is positioned within a federally designated Opportunity Zone, offering unique investment incentives. Fort Monroe attracts thousands of visitors annually, driven by its beaches, museums, events, and recreational amenities — creating built-in foot traffic for commercial tenants.

Whether you’re looking to establish office space, retail, hospitality, or a cultural venue, Fort Monroe presents an unmatched opportunity to lease property in a setting rich with character and commercial promise.



# FORT MONROE

## Highlights

- ✦ **Prime Waterfront Setting** Located on the Chesapeake Bay with access to beaches, marinas, and scenic views. Attractive for hospitality, tourism, and recreation-based businesses.
- ✦ **Strategic Business Opportunity Zone** Designated as a federally recognized Opportunity Zone, offering potential tax incentives for investors and developers.
- ✦ **Supportive Economic Environment** Backed by the Fort Monroe Authority (FMA) and the Commonwealth of Virginia to promote sustainable development and business growth. Public-private partnerships encouraged.
- ✦ **Existing Infrastructure** Over 100 historic buildings with potential for office, retail, hospitality, and mixed-use adaptation. Office furniture may be offered for long term leases.
- ✦ **Tourism & Community Foot Traffic** Popular destination with museums, historic tours, and beach access, drawing thousands of annual visitors. On-site residential community and regular public events increase local activity. 174 existing residential units and 250 new units under redevelopment.
- ✦ **Flexible Leasing Option** Long-term and short-term leases available with Full Service lease terms. Properties range from small office suites to large commercial buildings. Free standing, single tenant buildings available.
- ✦ **Proximity to Key Markets** Close to downtown Hampton, Norfolk, and Virginia Beach. Easy access via I-64 and the first exit through the tunnel from The Southside.
- ✦ **Adaptive Reuse Opportunities** Ideal for creative entrepreneurs, boutique hotels, restaurants, art galleries, and non-profits seeking character-rich spaces.
- ✦ **Environmental Appeal & Sustainability Focus** Emphasis on preserving green space and historical assets. Opportunities for eco-conscious business initiatives.



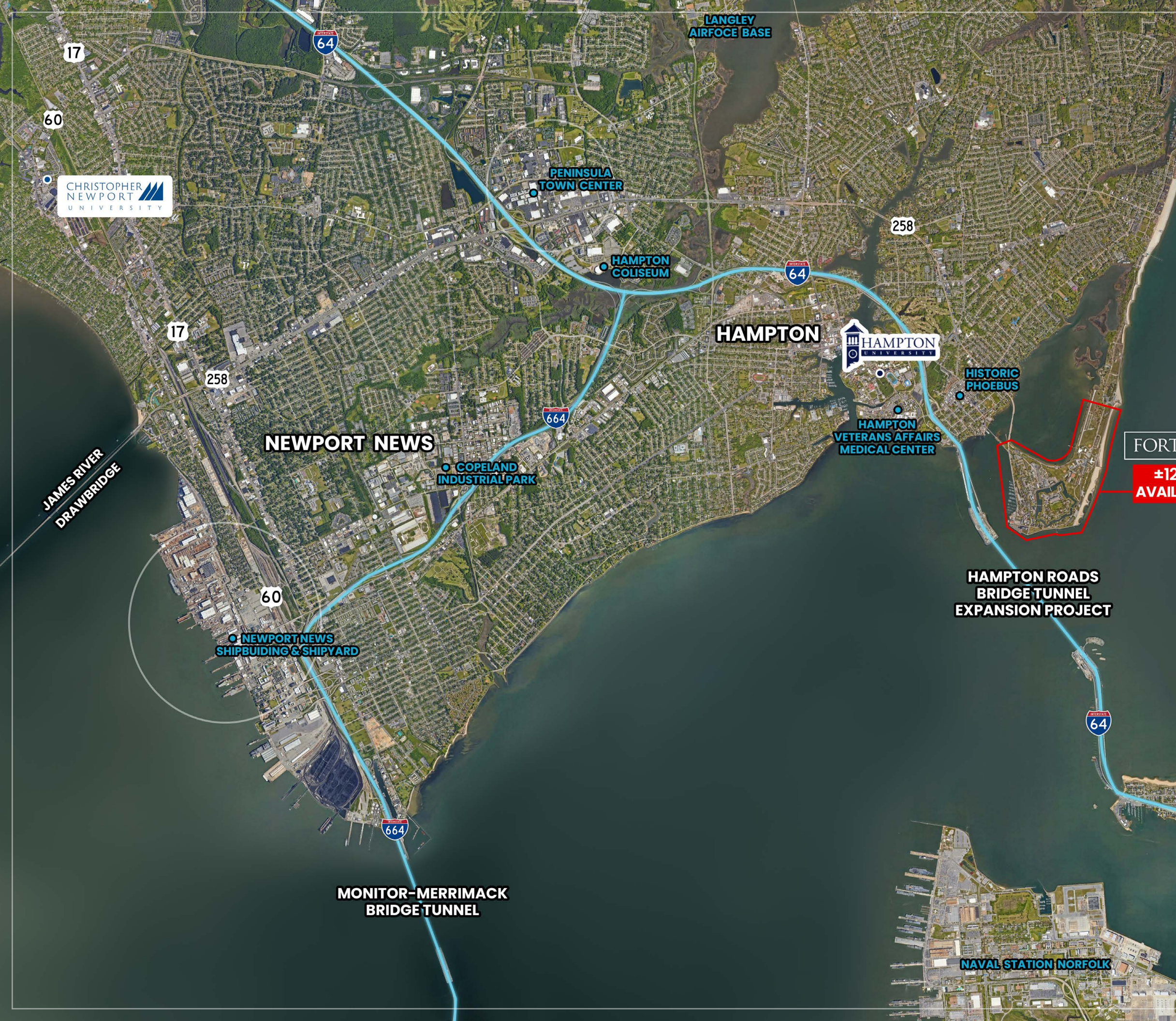


Building	Type	Available SF	Tenant(s)
12	Warehouse		The Oozlefinch Craft Brewery
24	Warehouse		Firehouse Coffee
28	Office	19,760 SF	OPCRES   AVAILABLE
56	Office	20,363 SF	
57	Warehouse		Veolia Water
59	Office	20,161 SF	
74	Office	7,380 SF	
77	Office	5,097	Q Design   Available
83	Office		Fort Monroe Authority
96	Office		Virginia Marine Resource Commission
135	O/WH	17,010 SF	
162	Office		Liberty Source
171	Gym		Fort Monroe YMCA
206	Office		City of Hampton Police Academy
207	Retail		The Deadrise Seafood Restaurant
210	Warehouse		City of Hampton
218	O/WH		YMCA
221	Rec Center		City of Hampton Recreation Center
243	Office		Hampton Economic Development
245	Daycare		Mom's Tot Spot
246	Office		Mom's Tot Spot
259	Office	6,492 SF	
260	Office	6,479 SF	
261	O/WH		Just Floored
262	Office		Marine Systems Corporation
263	Office	5,770 SF	Available
264	Office	2,467 SF	MSC
265	Office		Virginia Marine Resource Commission
268	Office	2,942 SF	Virginia Dept of Fire Protections   Available
270	Office	5,700 SF	Available
500	Hospitality		The Chamberlin
Bank			Old Point National Bank



# FORT MONROE Site Plan





Executive Demographics	15 min	25 min
<b>Total Population</b>	101,664	435,462
<b>Total Amount of Businesses</b>	3,151	12,347
<b>Total Employees</b>	52,554	191,573
<b>Daytime Population</b>	138,486	456,145
<b>60%</b> or more employees are white-collar professionals in positions such as accountants, lawyers, information technology, and administrative roles.		
<b>77%</b> or more drive alone to work with most commuting between <b>10-24 min</b> to the office		
Source: ESRI (2025)		

FORT MONROE  
**±120,000 SF  
AVAILABLE SPACE**

# LOCAL AREA Overview









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