

FOR LEASE

MAST ONE OFFICE BUILDING

1040 University Boulevard, Portsmouth, VA



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.

- **AVAILABILITY:**
 - ◆ Suite 104: 1,730 SF (floor plan attached)
 - ◆ Suite 306: 3,318 SF (floor plan attached)
 - ◆ Suite 310: 6,195 SF (floor plan attached)
 - ◆ Suite 108: 2,500 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



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MAST ONE - 1040 University Boulevard, Portsmouth, VA



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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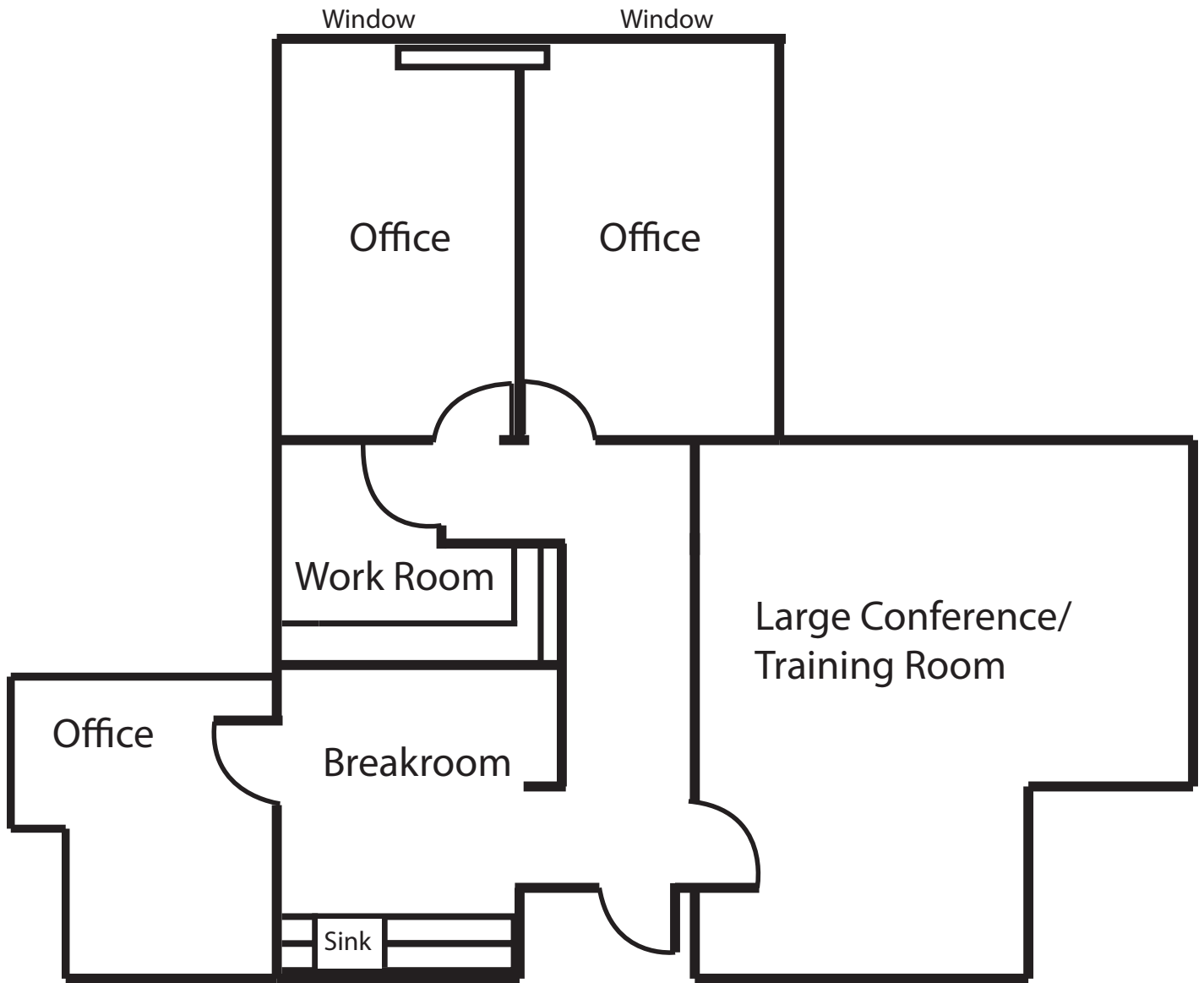
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**MAST ONE - 1040 University Boulevard, Portsmouth, VA
SUITE 104 - 1,730 SF**



- ◆ Two private offices with windows
- ◆ One interior office
- ◆ Large workroom/storage room
- ◆ Large conference/training room

*MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

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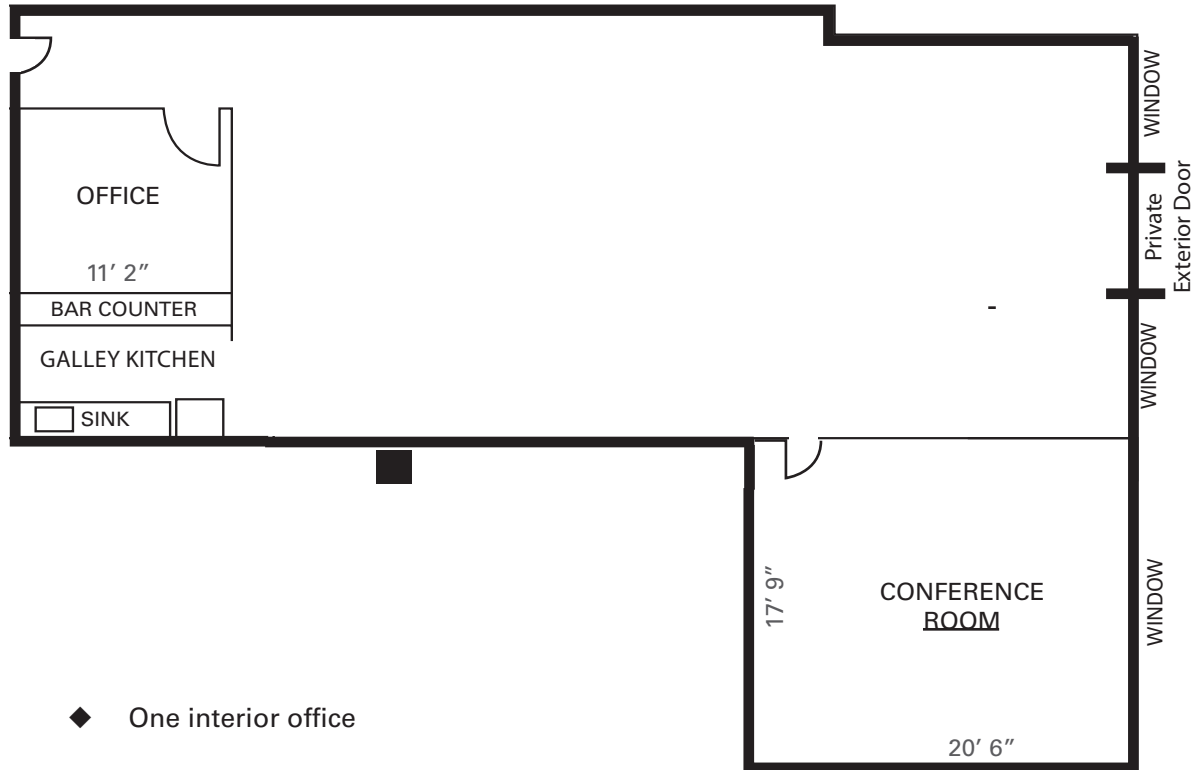
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**MAST ONE - 1040 University Boulevard, Portsmouth, VA
SUITE 108 - 2,500 SF - Available December 1, 2026**



- ◆ One interior office
- ◆ Galley kitchen
- ◆ Private exterior door
- ◆ Large collaborative area
- ◆ Conference room with window

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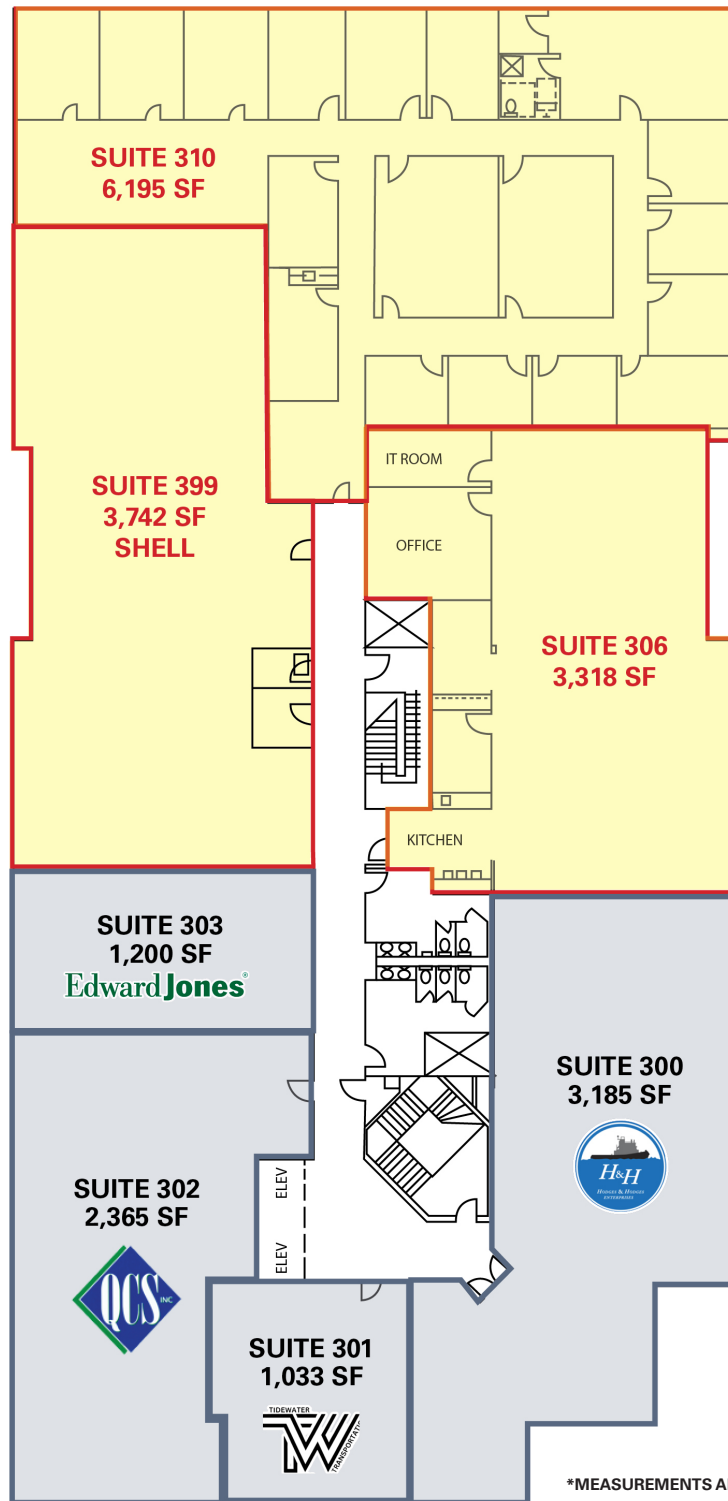
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THIRD FLOOR AVAILABILITY



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MAST ONE - 1040 University Boulevard, Portsmouth, VA

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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