



1300-1330 Amerigroup Way
Virginia Beach, VA 23464

Up to 202,197 SF Available for Sublease

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EXECUTIVE SUMMARY

1300 and 1330 Amerigroup Way is a two building, Class A office property totaling 212,000 square feet. Centrally located in Virginia Beach and built in 2004 by Clancy and Theys as a build to suit for a national healthcare company, the buildings were developed as a high end office campus with 9 foot ceilings, open café/dining areas, abundant parking, and outdoor amenities for employees.

The buildings sit directly on Interstate 64 and are highly visible from the interstate with very easy access from employees coming from all over the Hampton Roads market and are in close proximity to many amenities as well as the Founders Inn and Regent University on the campus of Christian Broadcasting Network.

For the past 18 years, the buildings have been single tenant occupied and meticulously maintained.

Current Tenant has a lease through July 31, 2025 and is willing to offer the space fully furnished. Landlord will consider a direct lease and will also consider potential sale offers. The buildings are available immediately.





Property Details

Total Building Area:

212,000 SF (106,000 SF per building)

Available Space:

- I. 1300 Amerigroup Way - 96,197 SF
- II. 1330 Amerigroup Way - 106,000 SF

Property Address:

1300-1310 Amerigroup Way
Virginia Beach, VA 23464

Year Built:

2004

No. of Floors:

Four

Ceiling Height:

9 feet

Building Exterior:

Brick and glass

Occupancy:

Vacant

Generators:

3 backup generators. Two in office building equipped with 55-gallon each, diesel above ground storage tank and one at the southeast corner equipped with 200-gallon diesel above ground storage tank.

Green Features:

Leadership in Energy & Environmental Design (LEED) certified.

Life Safety:

Emergency exit signs, fire extinguishers, and smoke detectors throughout the building.

Roof:

Steel deck with a built-up roofing system.

Parking:

6 spaces/1,000 SF

Elevators:

Four elevators serving office levels. Passenger elevators have 3000 lb. weight limits.

Telecommunications:

Direct fiber connections in the building.

Sublease Term:

Through 7/31/2025

Lease Rate:

Negotiable

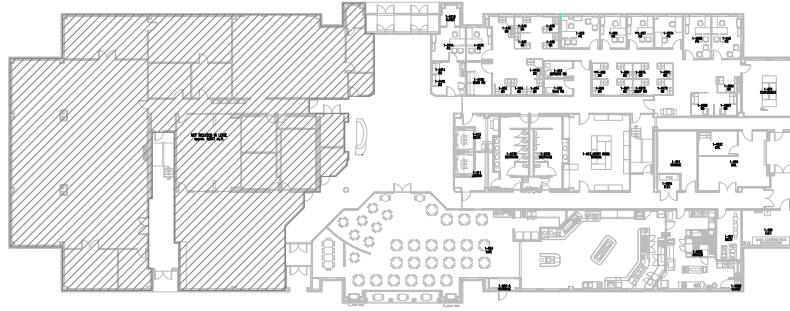




Floor Plans

1300 Amerigroup Way

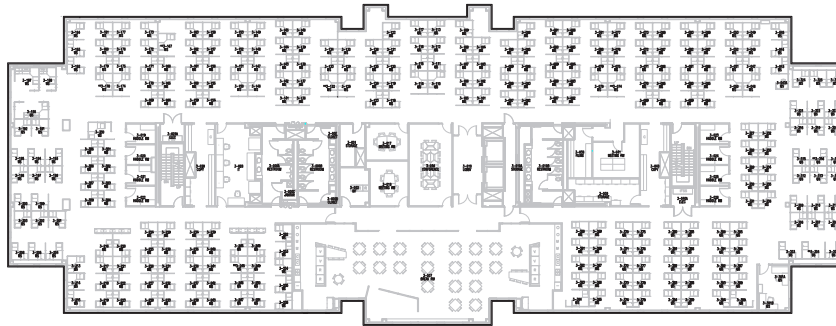
First Floor



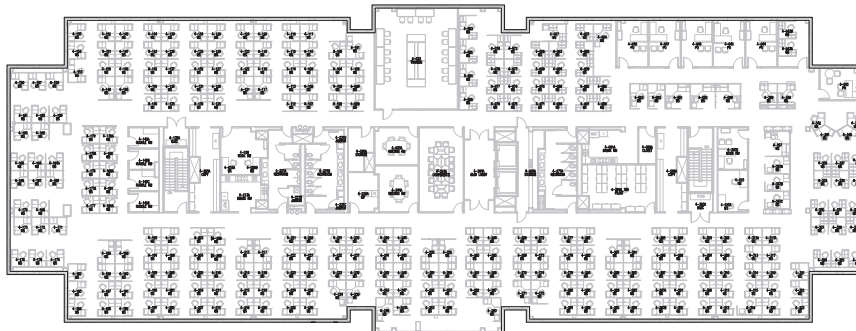
Second Floor



Third Floor



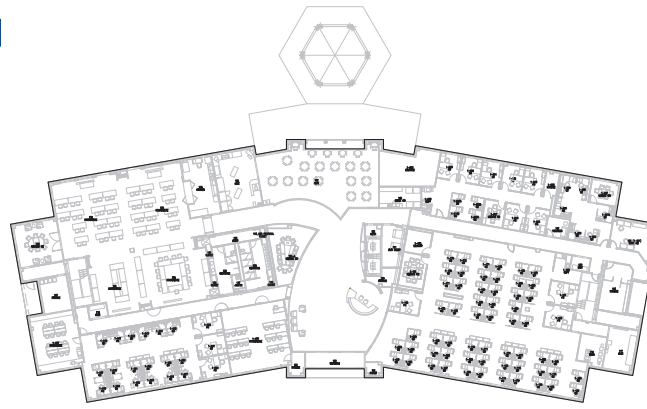
Fourth Floor



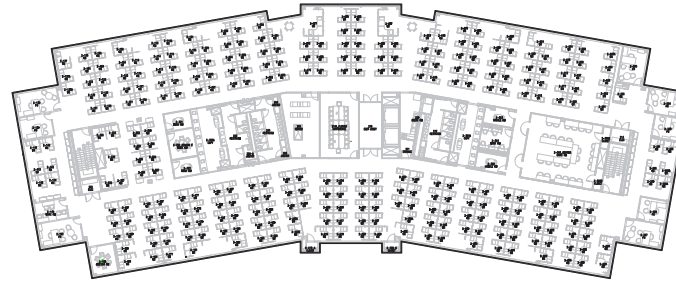
Floor Plans

1310 Amerigroup Way

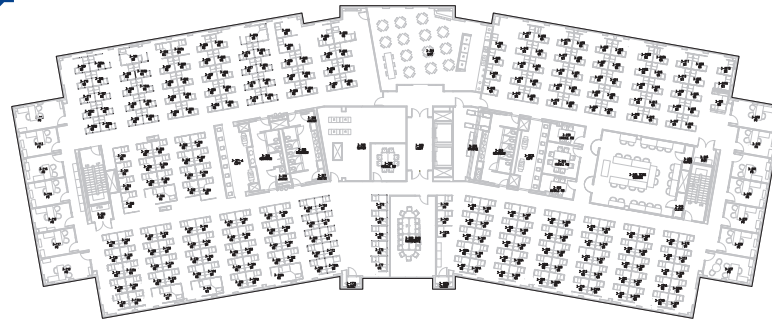
First Floor



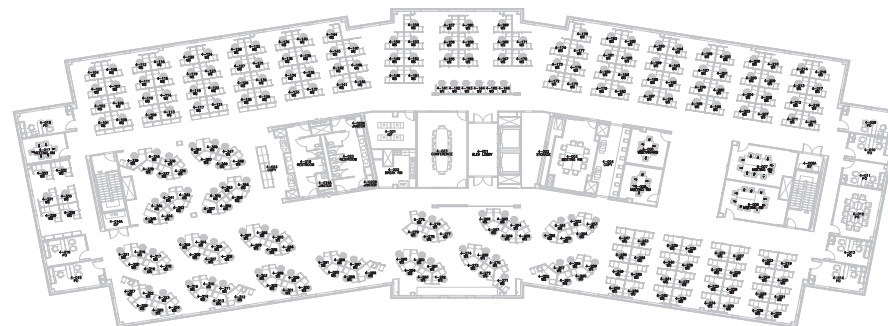
Second Floor



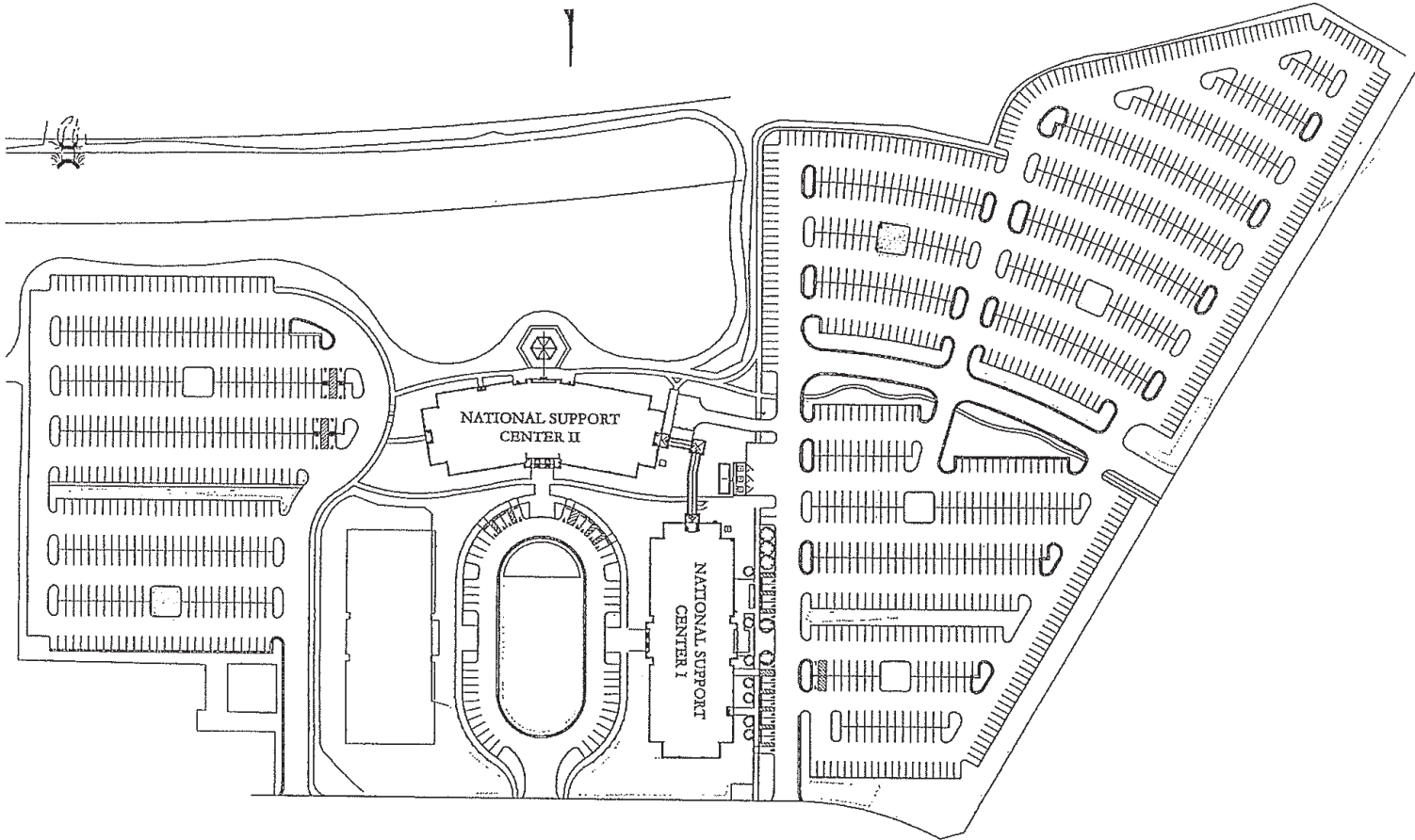
Third Floor



Fourth Floor



Site Plan





Why Hampton Roads

Hampton Roads is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia, 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The region takes its name from the central water body, the Hampton “Roads” that ties its communities together. Water is the lifeblood of the area featuring beaches and thousands of miles of coastline adjacent to the Chesapeake Bay, Atlantic Ocean, and numerous rivers.

“American Business was truly born in Hampton Roads, and our abundant resources make it a smart choice for companies.” – *The Hampton Roads Economic Development Alliance*

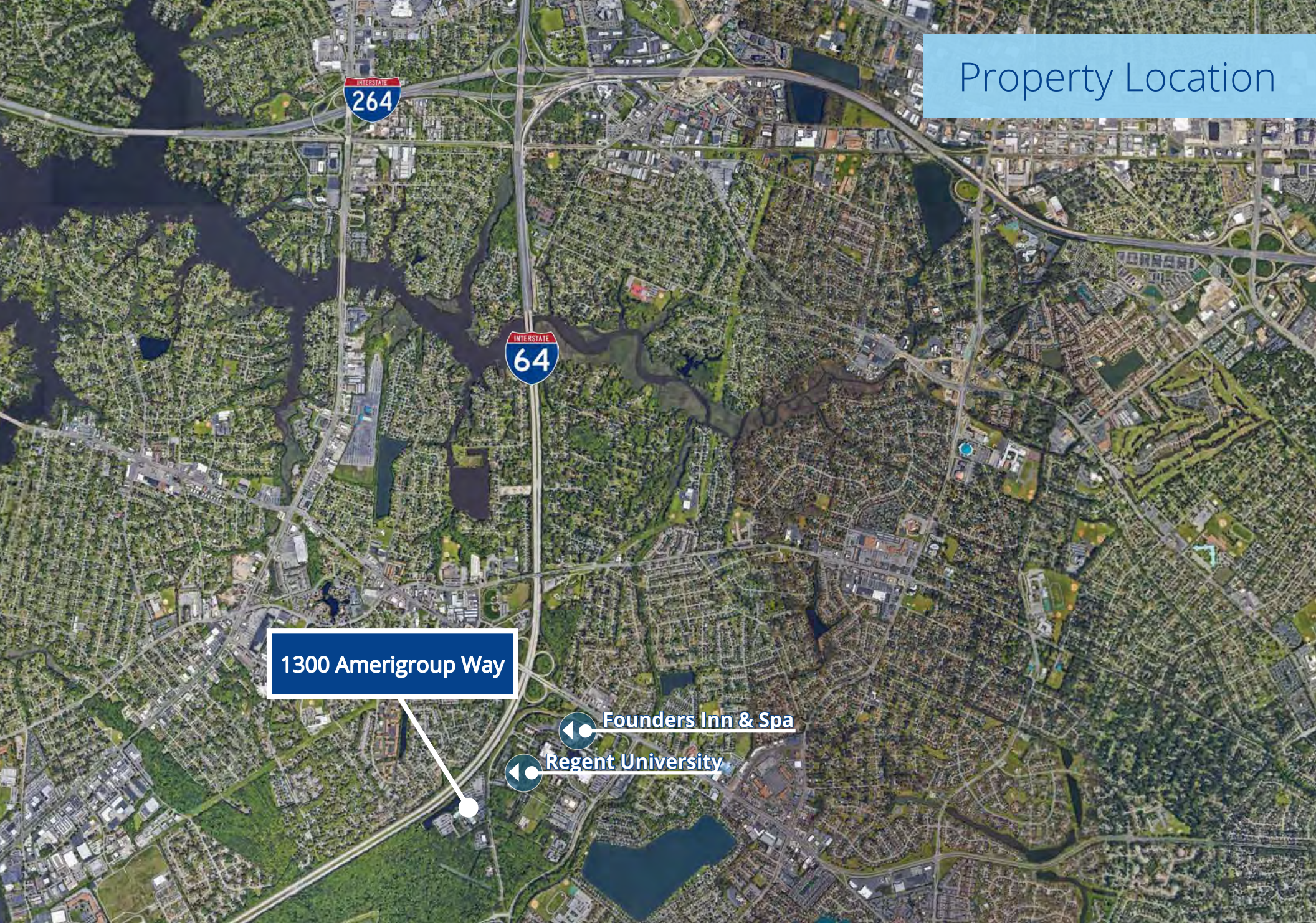
Hampton Roads Statistics

- #1 Best Place to do Business (Forbes.com)
- #1 Region where Millennials are moving (Time Magazine)
- 155+ International Companies
- Second largest market between Washington DC and Atlanta

Property Overview



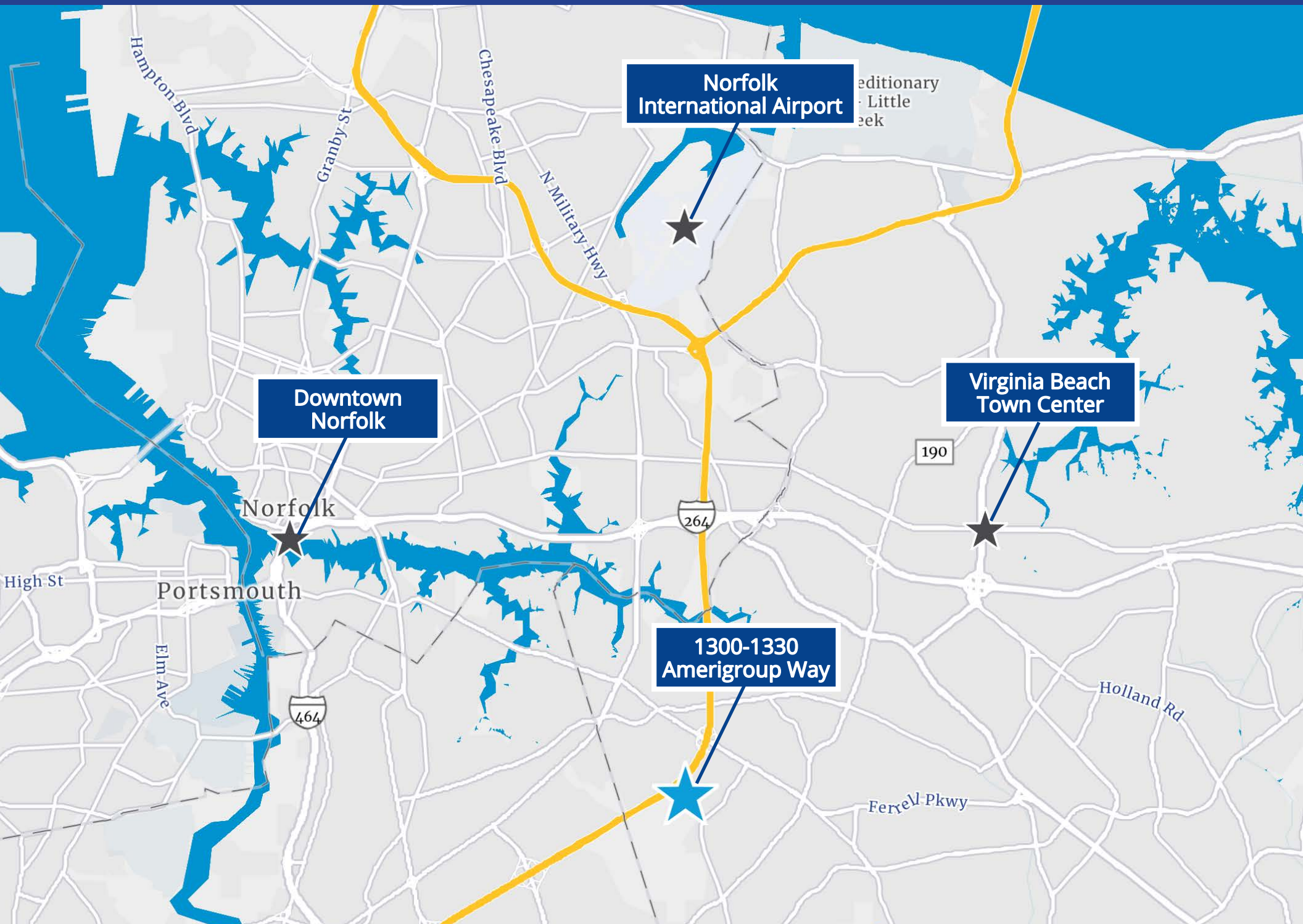
Property Location



1300 Amerigroup Way

Founders Inn & Spa

Regent University



Norfolk International Airport

Downtown Norfolk

Virginia Beach Town Center

1300-1330 Amerigroup Way

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