



**OFFICE BUILDING FOR LEASE**

## LAKE CENTER II

505 INDEPENDENCE PKY, CHESAPEAKE, VA 23320



# LAKE CENTER II

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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,762 - 22,126 SF
<b>Lease Rate:</b>	\$21.00 SF/yr (Full Service)
<b>Year Built:</b>	1999
<b>Building Size:</b>	63,568 SF

### PROPERTY OVERVIEW

This three story, Class A building is situated in Battlefield Corporate Center, a designated Verizon "Smart Park", featuring high tech fiber optic services and state-of-the-art telecommunications. Lake Center II provides abundant parking with 5 spaces per 1,000 square feet, 24-hour controlled key card access, and lakefront views with private jogging trails. Other amenities include a fitness center with men and women's showers and lockers.

### AVAILABLE SPACES

	SF
Suite 103	5,379 SF
Suite 108 (Avail. 6/1/25)	1,812 SF
Suite 230 (Avail. 5/1/25)	1,762 SF
Suite 230	3,545 SF
Suite 300	22,126 SF

### PROPERTY HIGHLIGHTS

- Exceptional location with immediate access to I-64 and I-464
- Fitness center with shower facilities
- Day porter services
- Ample parking 5/1,000 SF
- Upgraded lobby with two-story atrium (2019)
- Lakefront views with private jogging trails
- Access to common area conference room
- Energy Star Certified 2016



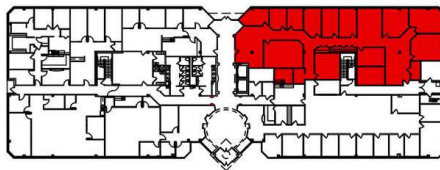
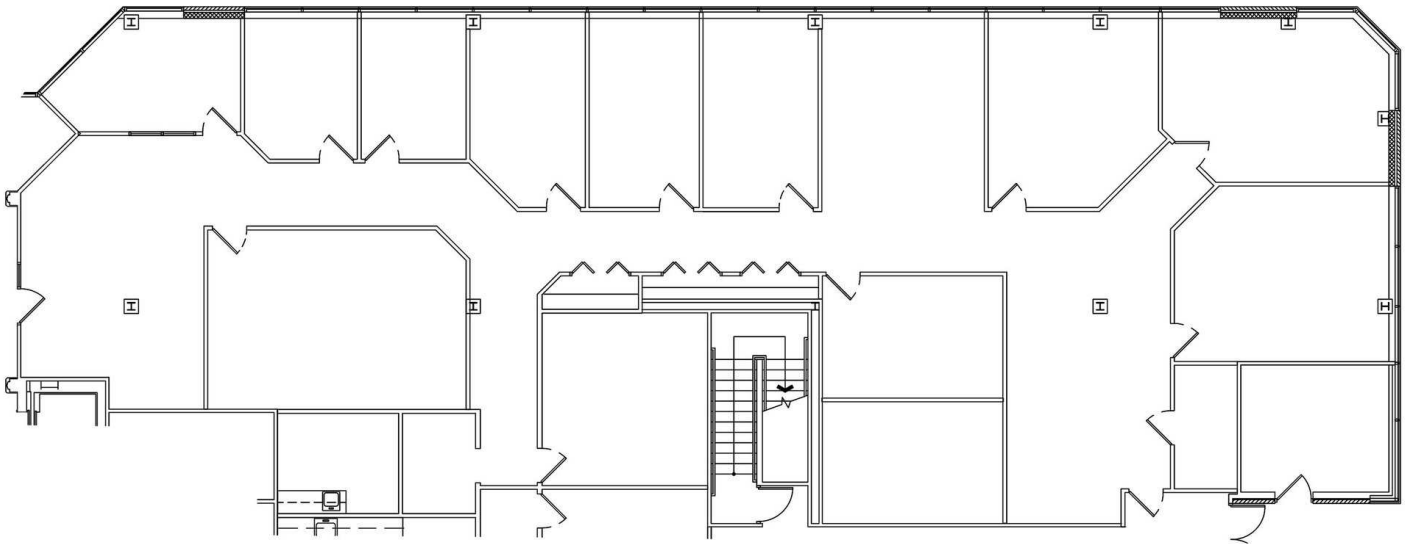
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SUITE 103 | 5,379 SF



360° VIRTUAL TOUR

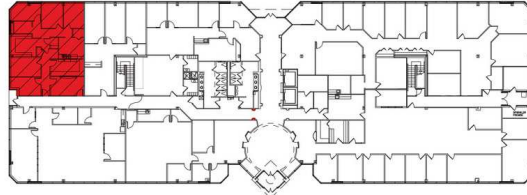


LOCATION PLAN

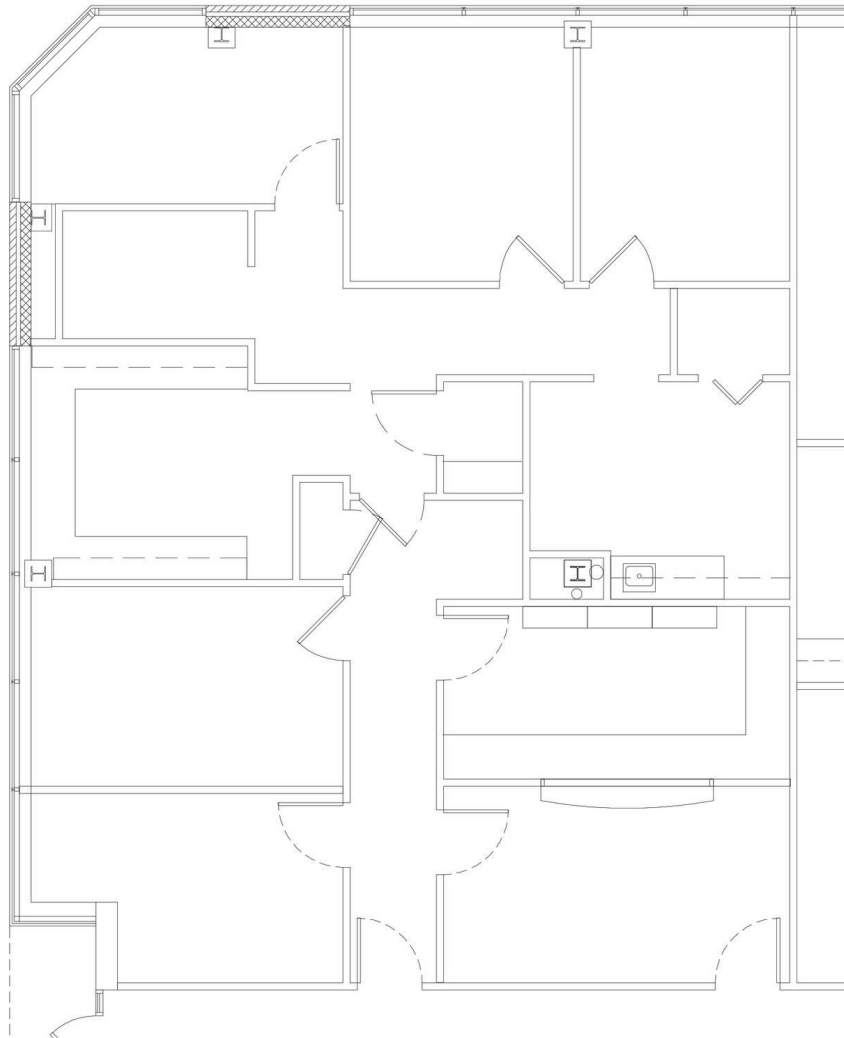
# LAKE CENTER II

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SUITE 108 | 1,812 SF



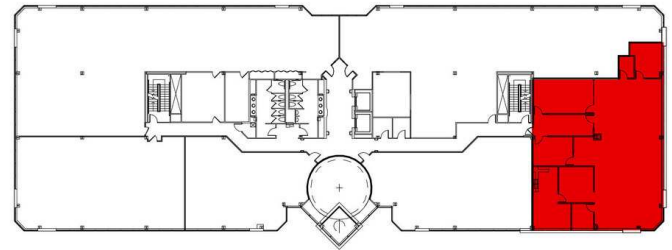
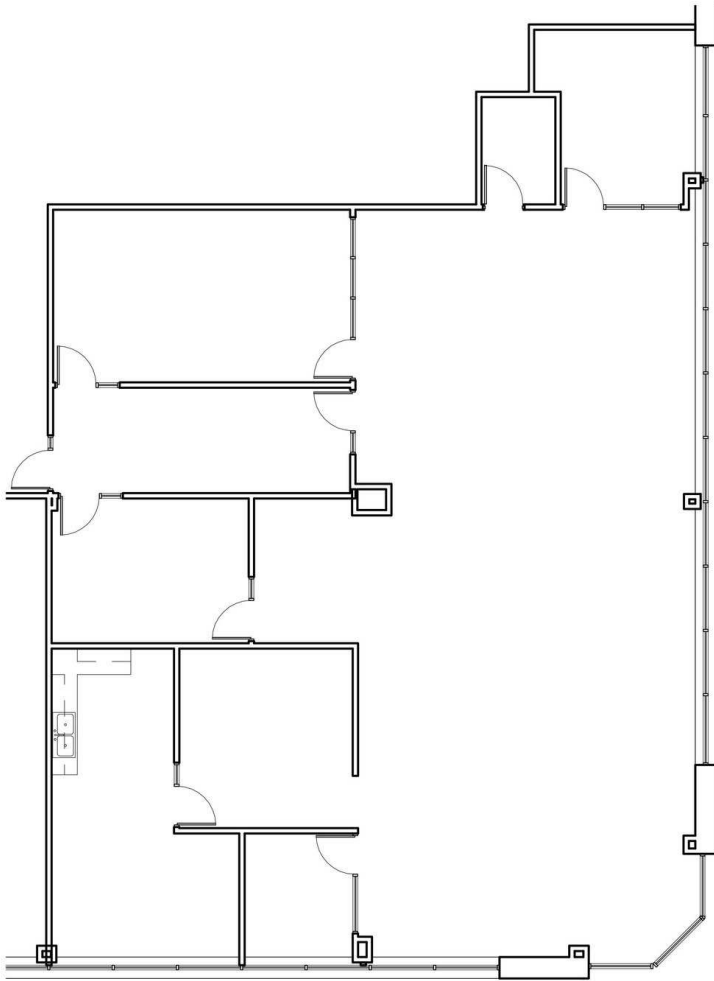
LOCATION PLAN



# LAKE CENTER II

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SUITE 230 | 3,545 SF



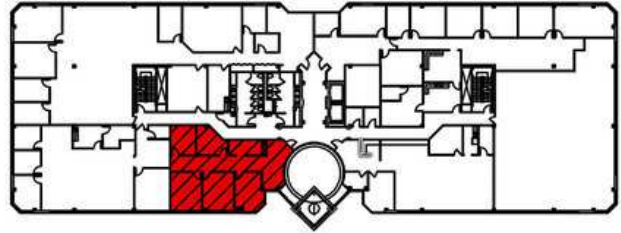
## KEY PLAN

1" = 50'-0"

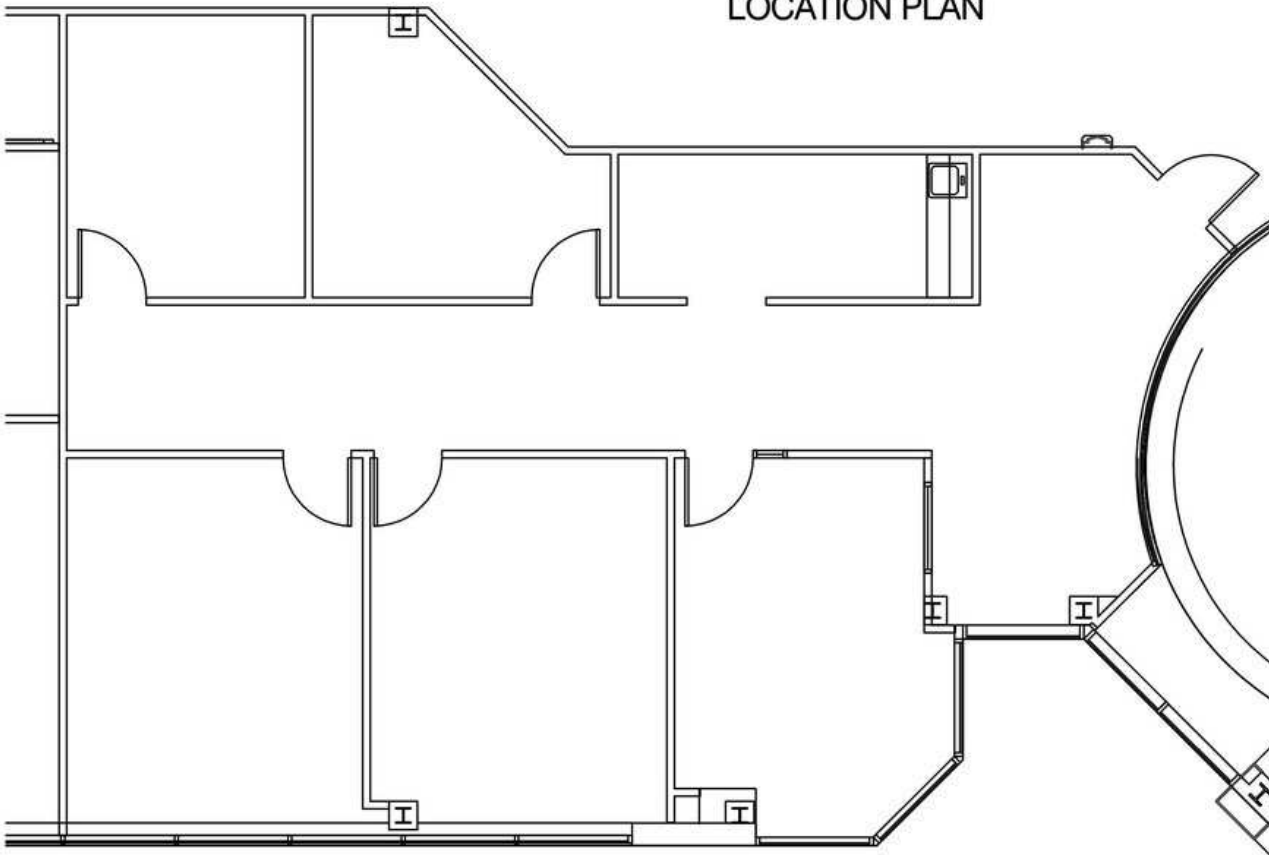
# LAKE CENTER II

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SUITE 240 | 1,762 SF



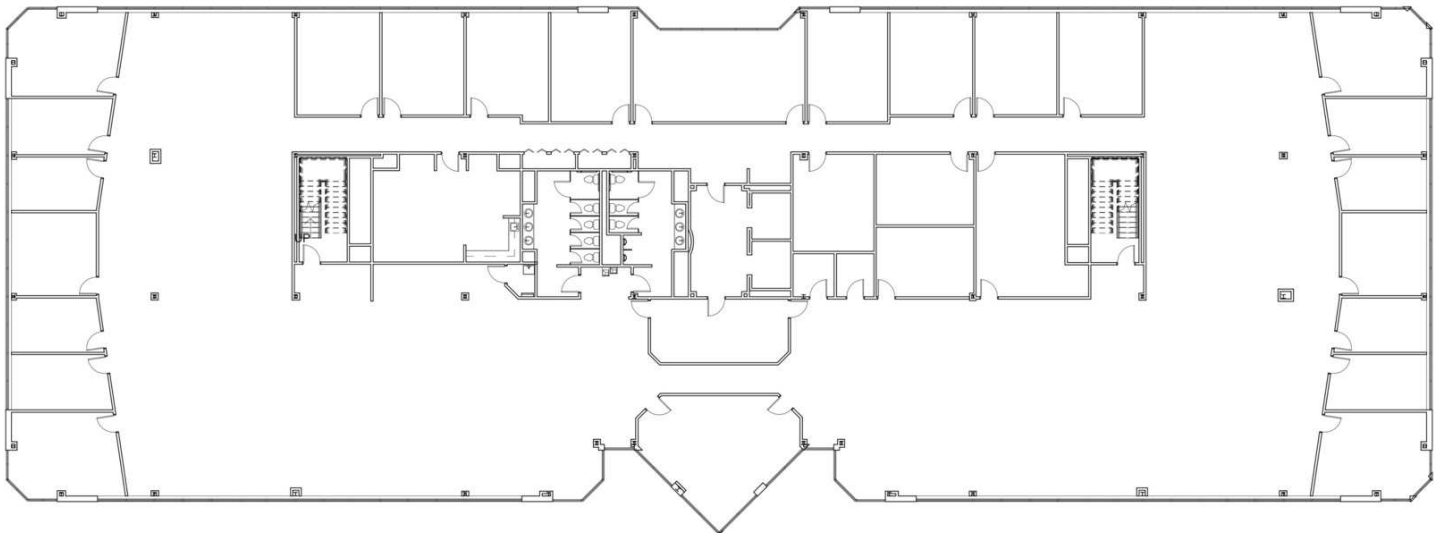
LOCATION PLAN



# LAKE CENTER II

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SUITE 300 | 22,126 SF



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ADDITIONAL PHOTOS

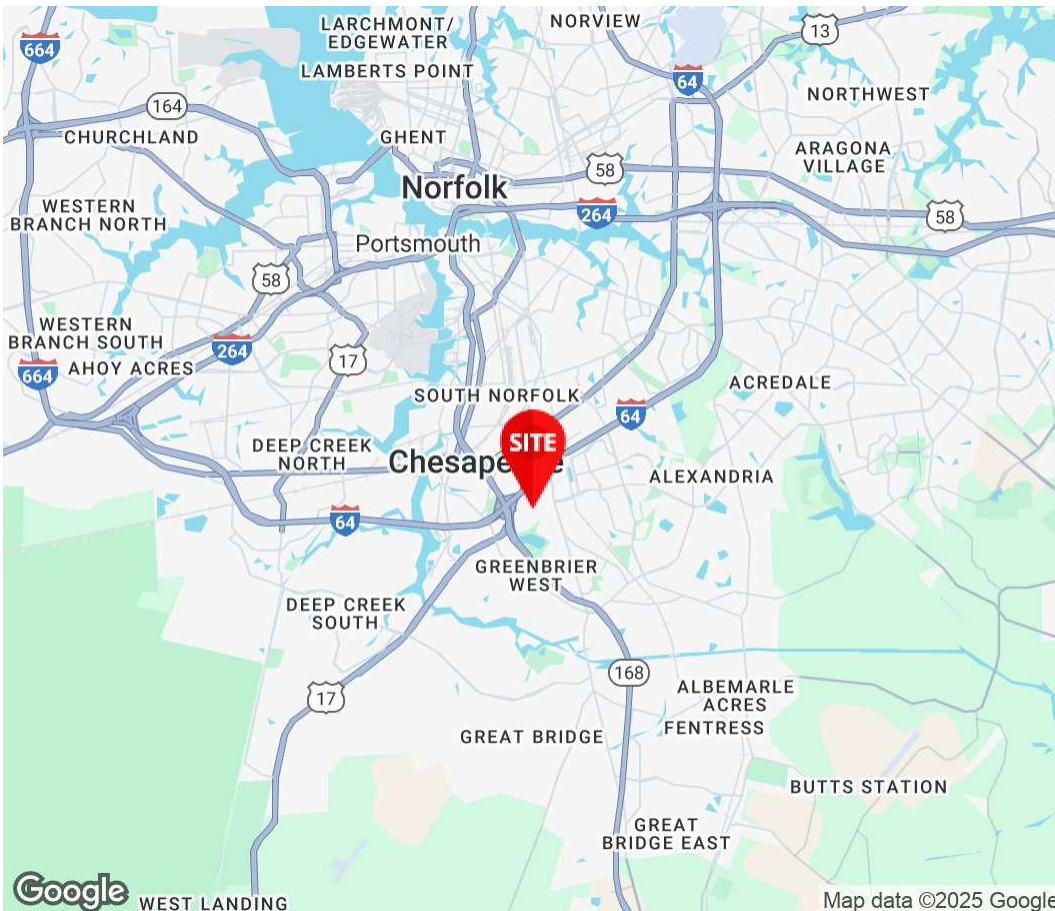






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