



**OFFICE BUILDING FOR LEASE**

# INDEPENDENCE TECHNOLOGY CENTER I

700 INDEPENDENCE PARKWAY, CHESAPEAKE, VA 23320



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Available SF:</b>  | 22,495 - 24,250 SF |
| <b>Lease Rate:</b>    | Negotiable         |
| <b>Year Built:</b>    | 2001               |
| <b>Building Size:</b> | 96,807 SF          |

## AVAILABLE SPACES SF

|           |           |
|-----------|-----------|
| Suite 100 | 22,495 SF |
| Suite 500 | 24,250 SF |

## PROPERTY OVERVIEW

Independence Technology Center I is a 96,807 SF single story brick and glass office/flex building situated on 11.2 acres in the centrally located Battlefield Corporate Center. The building offers direct access to the suites with separately metered electrical and gas services affording tenants the ability to directly control HVAC and hours of operation. Both vacancies offer a portion of conditioned warehouse space. Parking is abundant at a ratio of 6/1,000 square feet.

The Battlefield Corporate Center is centrally located to the surrounding cities of Hampton Roads and provides immediate access to I64 via Battlefield Boulevard and is within close proximity to a variety of restaurants, retail and banking facilities.

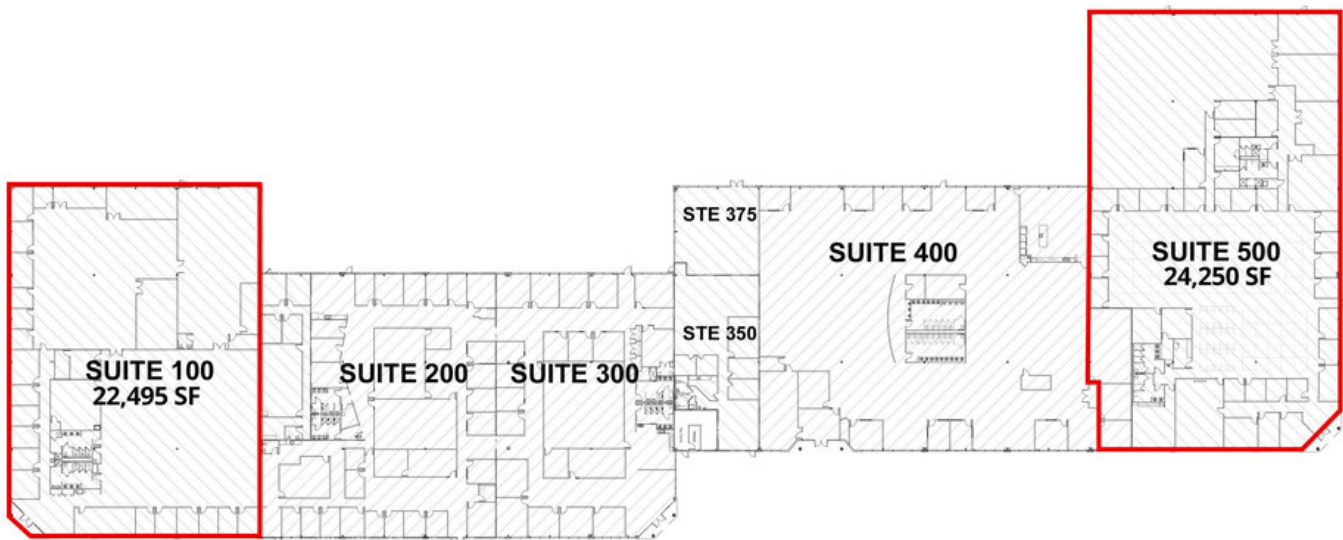
## PROPERTY HIGHLIGHTS

- Conditioned warehouse space in both suites with grade level roll up doors
- 16' building height and 10' finished ceiling height
- Park setting, landscaped grounds, and lakefront jogging trail
- Wet pipe sprinkler system
- 480/277 volt, 2,000 amp service to the building
- Verizon Smart Park fiber-optic services and Cox Fibernet available

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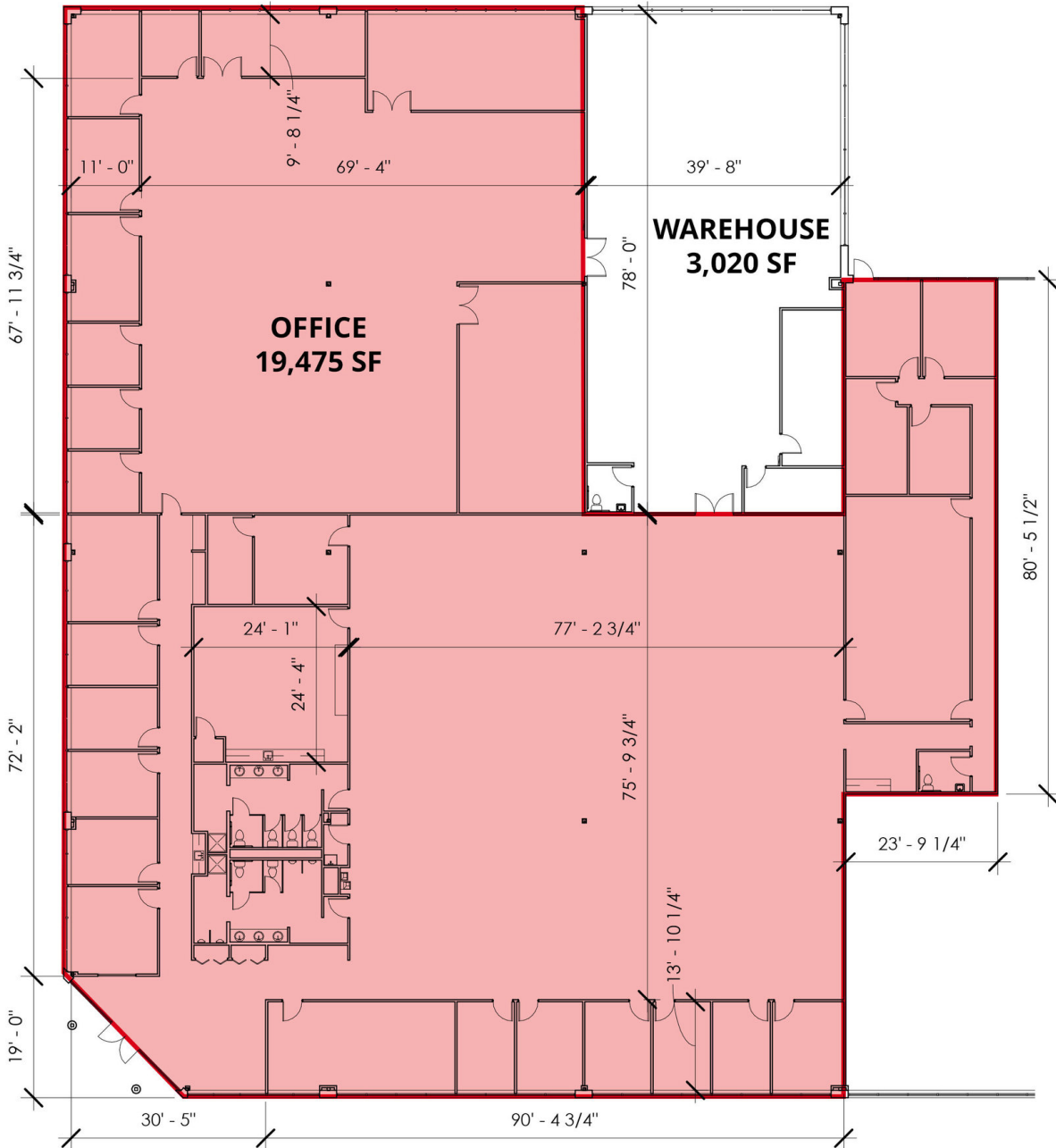
## FLOOR PLANS



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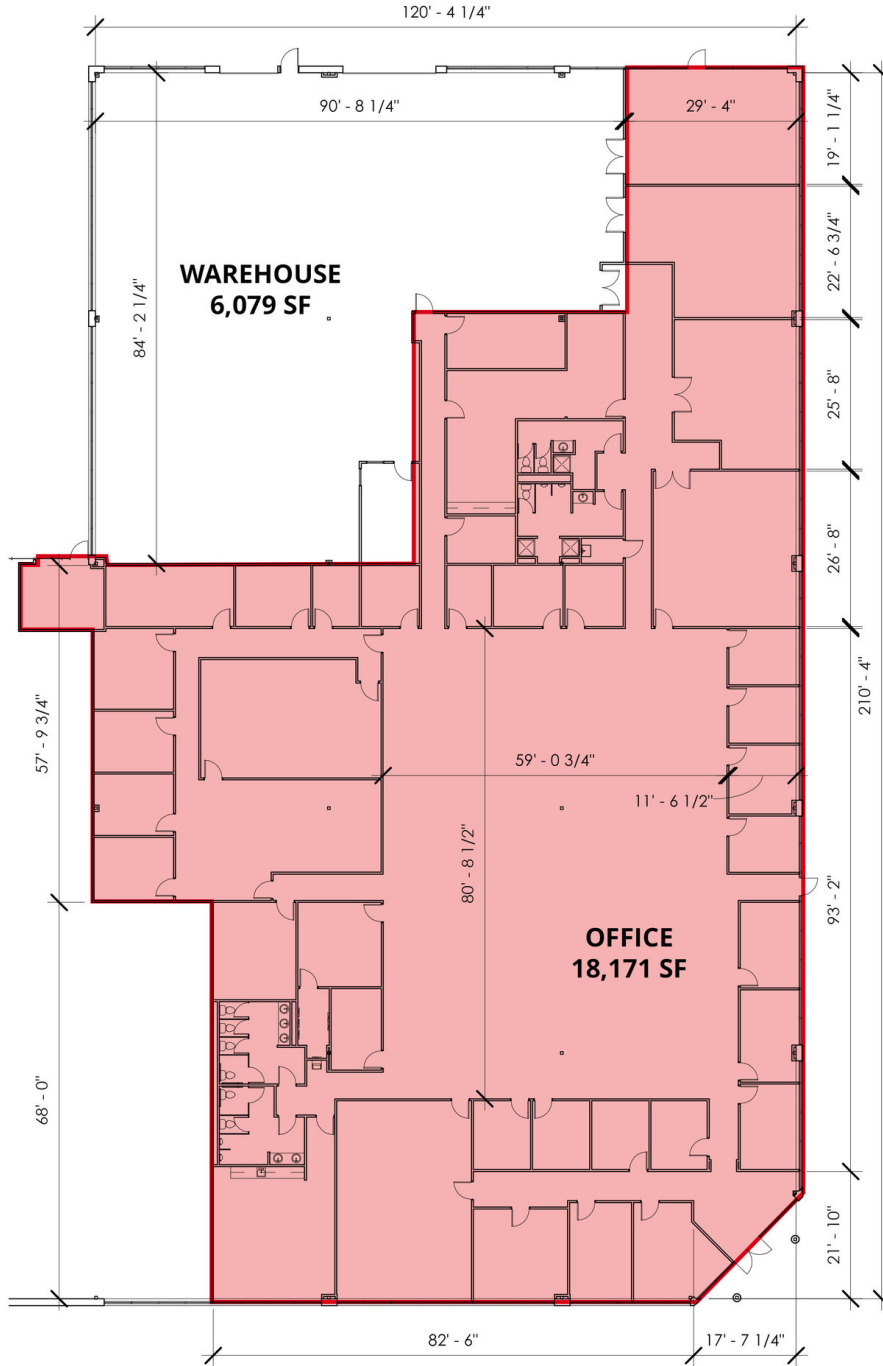
SUITE 100 | 22,495 SF



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SUITE 500 | 24,250 SF

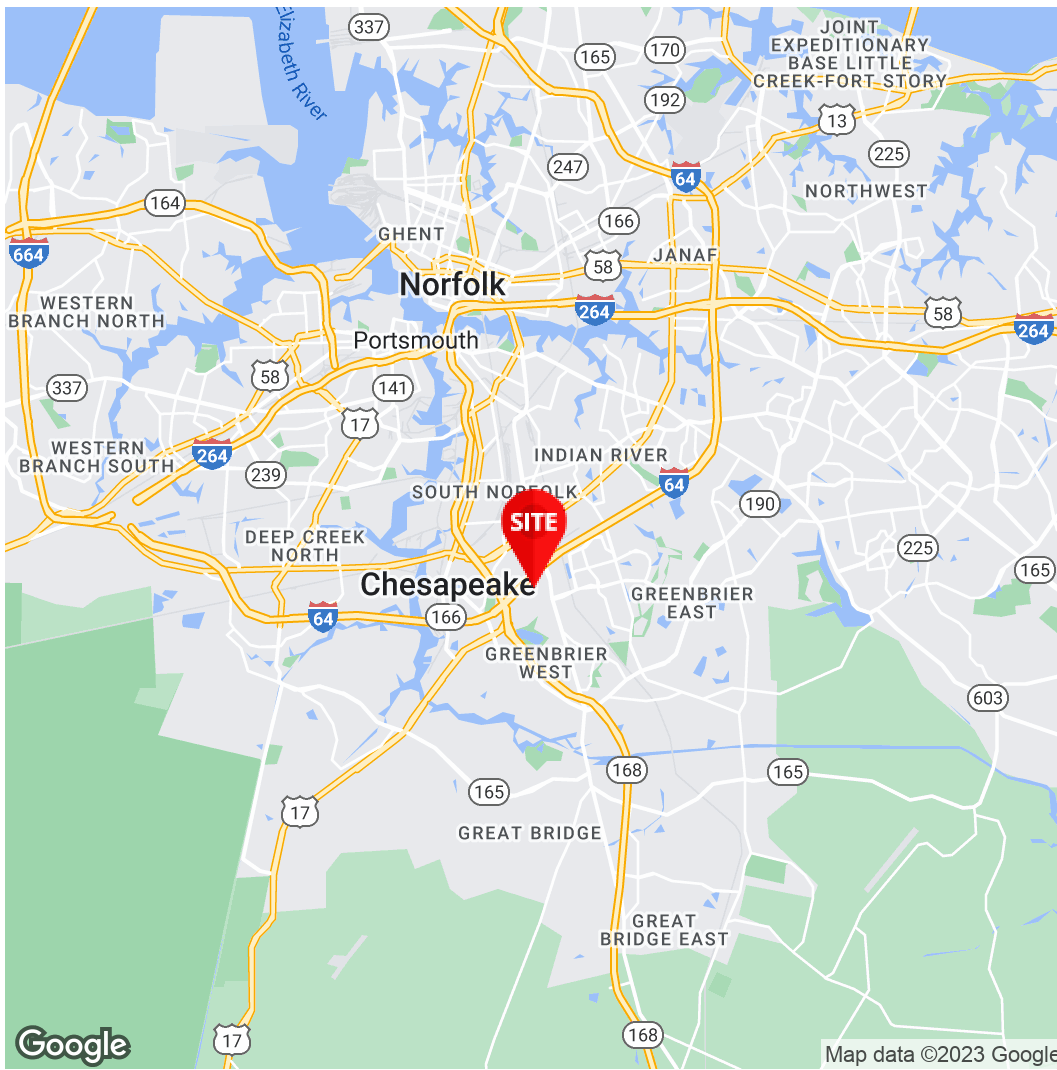


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LOCAL AREA





**Brian Devlin, CCIM**  
Senior Vice President  
757.333.4378  
Brian.Devlin@Divaris.Com

**Michael Divaris, SIOR**  
President/COO  
757.497.2113  
Mdivaris@Divaris.Com



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