



BECO Corporate Center

609 Independence Pky, Chesapeake, VA 23320



Jeff Stone

BECO Asset Management

609 Independence Pky, Suite 200, Chesapeake, VA 23320

jstone@becoasset.com

(757) 410-7603

BECO Corporate Center

\$21.50 /SF/YR

This two-story, Class A building is located in the heart of Battlefield Corporate Center with immediate access to I-64 and I-464. BECO Corporate Center offers a full-service rate that includes janitorial services and utilities, ample free parking, 24-hour controlled key card access, and expansion lakefront views....

- Owner occupied building with lakefront setting, water views, and many custom finishes.
- On-site property management.
- Immediate access to I-64, I-464 and Battlefield Blvd.
- Central location surrounded by jogging trails, lake, retail amenities in the heart of Battlefield/Greenbrier submarket.



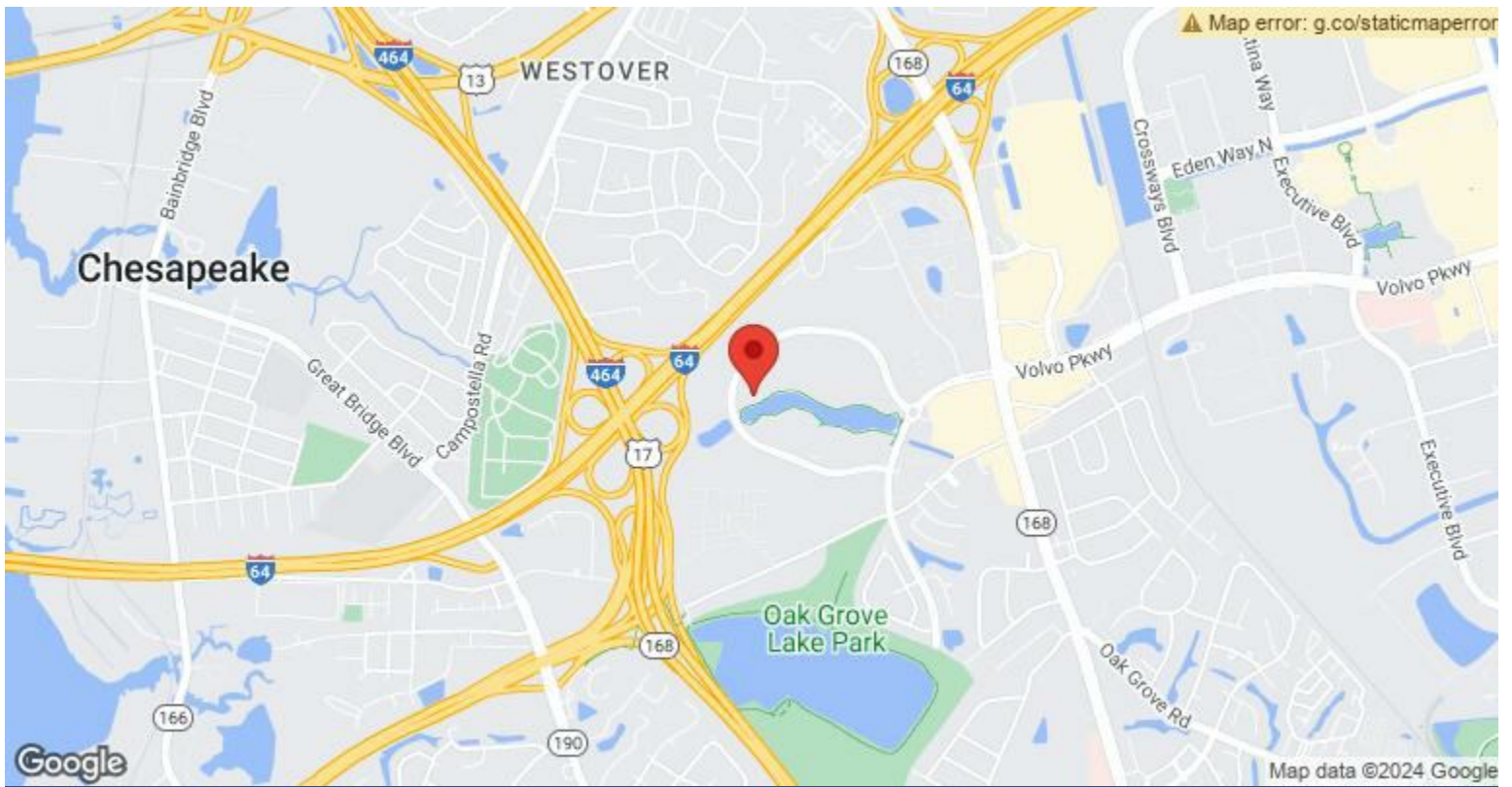
Rental Rate:	\$21.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	23,216 SF
Year Built:	2005
Walk Score ®:	20 (Car-Dependent)
Transit Score ®:	24 (Minimal Transit)
Rental Rate Mo:	\$1.79 /SF/MO

2nd Floor Ste 205

Space Available	3,220 SF
Rental Rate	\$21.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
BECO Asset Management	7,535	Jun 2029
Chenega Corporation	6,832	Oct 2028
Distinct Sales & Marketing	3,056	May 2025
Tidewater Accounting & Bookkeeping	2,554	Mar 2025



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Property Photos



Rear View



Front View

Property Photos



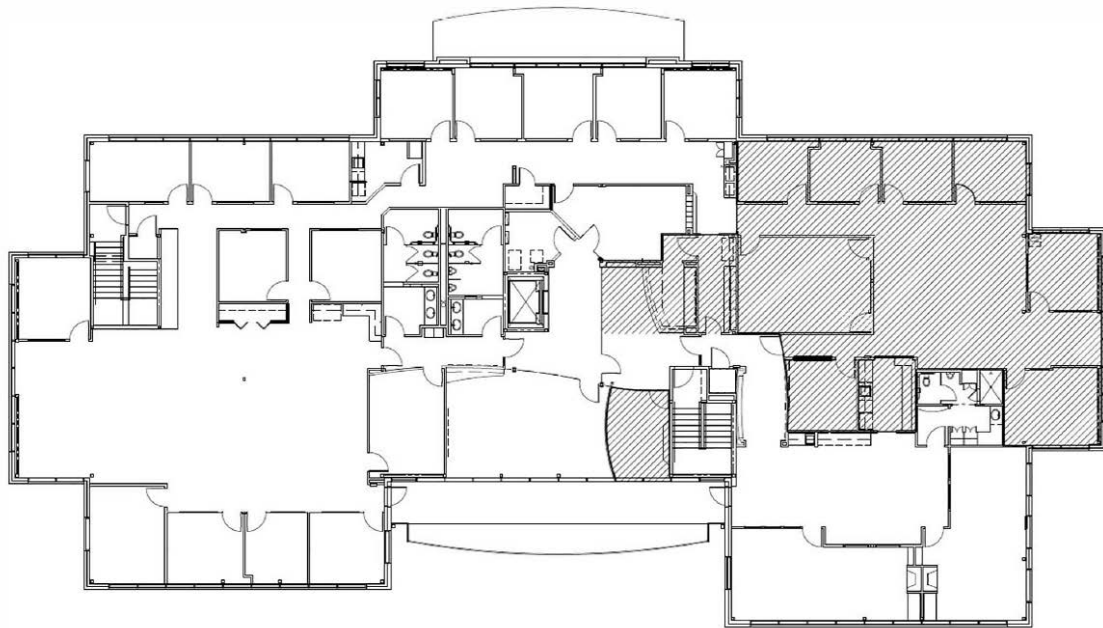
Rear Waterfront View



Aerial

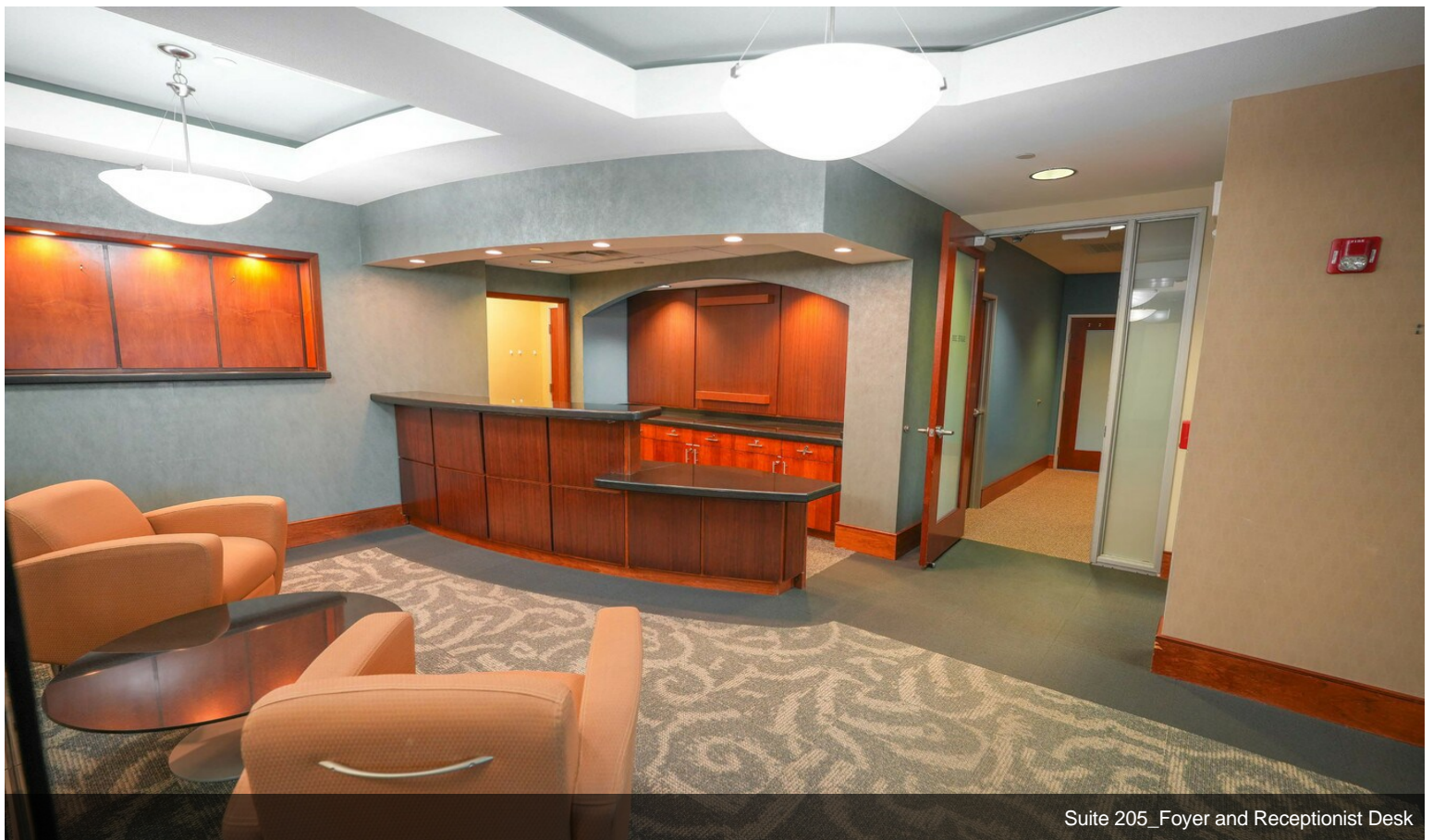
Property Photos

AVAILABLE



3,220 RENTABLE S.F.

BECO CORP HQ_FL2_SUITE 205 AVAILABLE



Suite 205_Foyer and Receptionist Desk

Property Photos



Suite 205_Foyer and Receptionist Desk_2

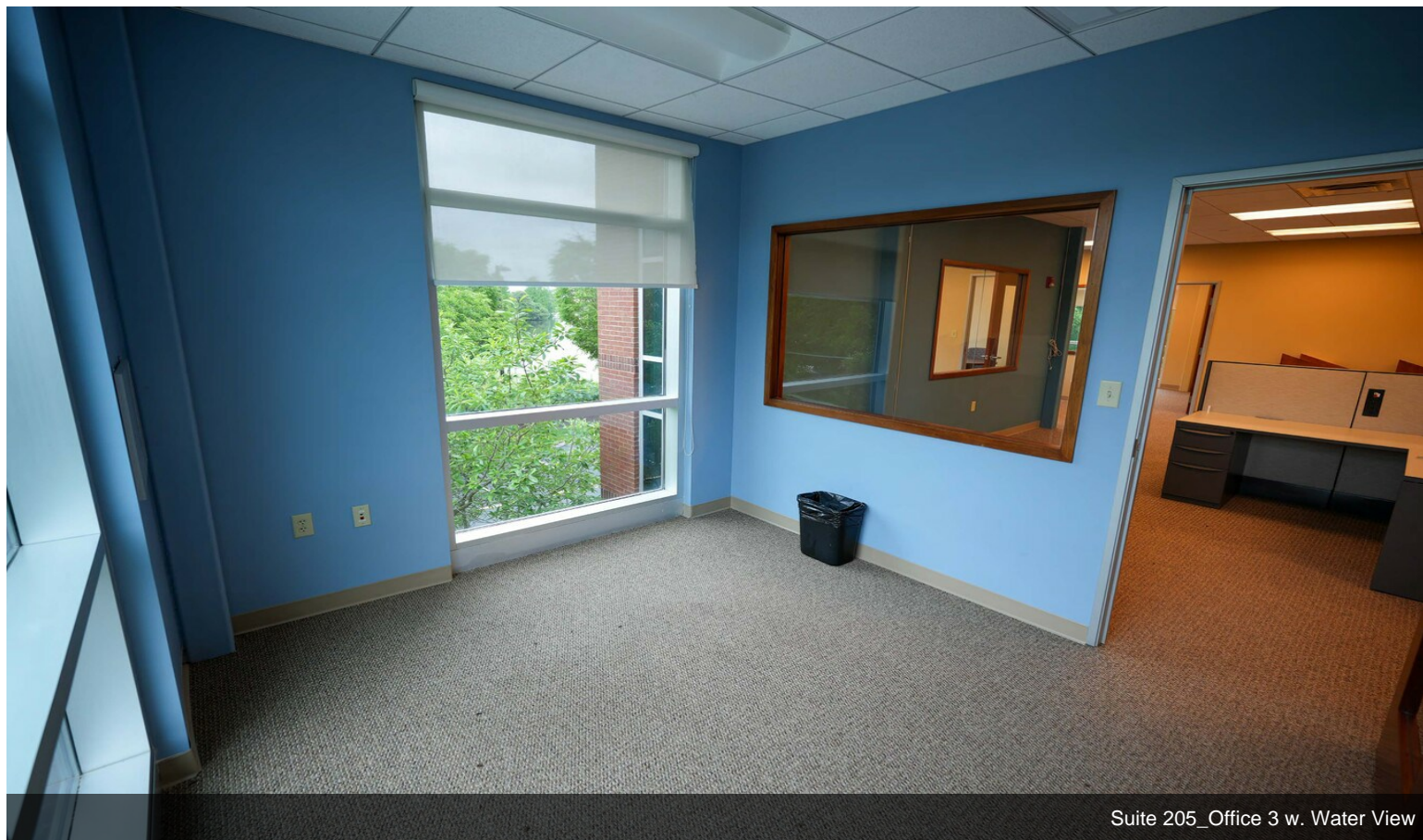


Suite 205_Small Conference Room w. Water View

Property Photos



Suite 205_Large Office 1 w. Water View



Suite 205_Office 3 w. Water View

Property Photos

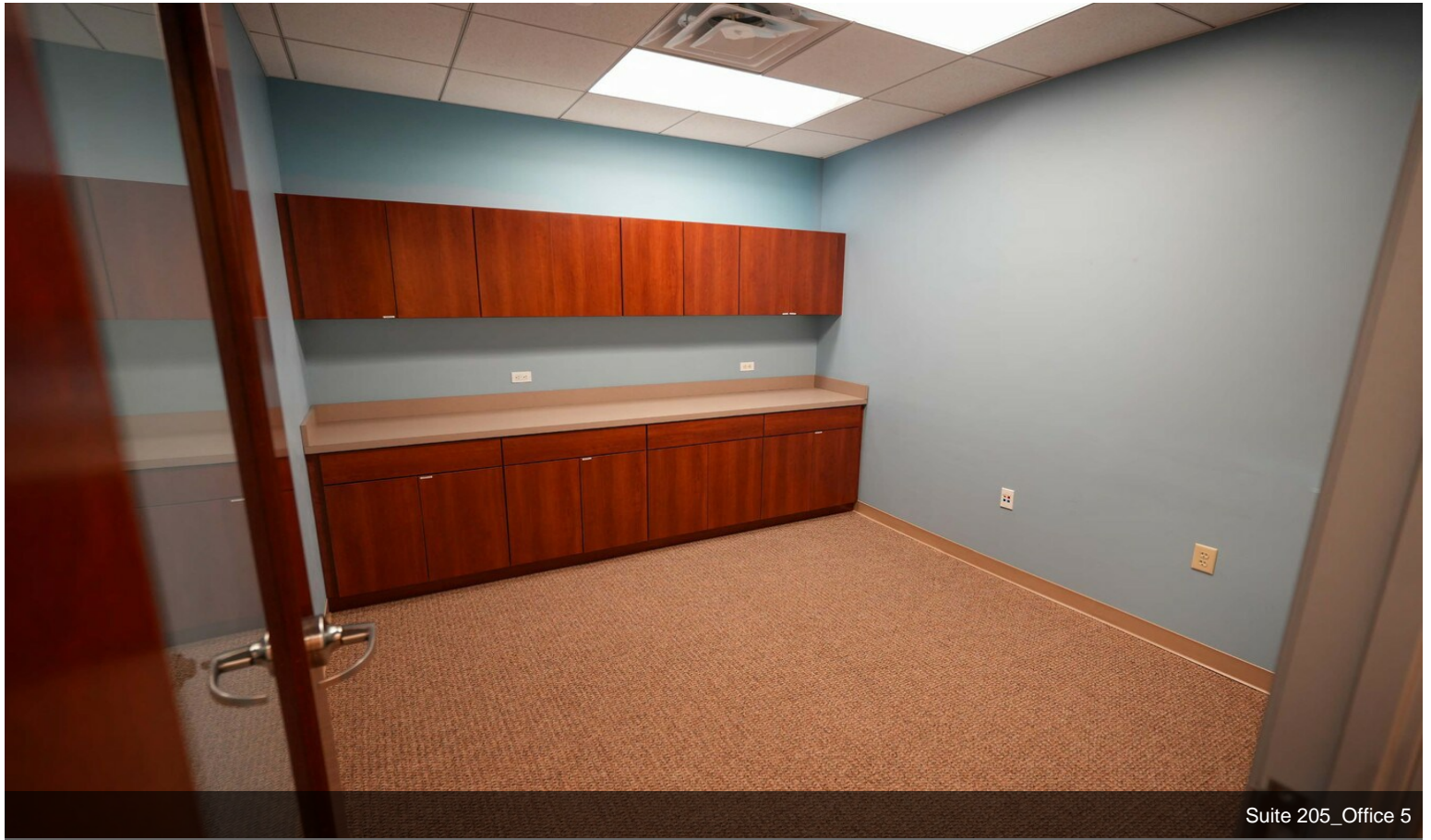


Suite 205_Office 3



Suite 205_Office 4

Property Photos



Suite 205_Office 5