

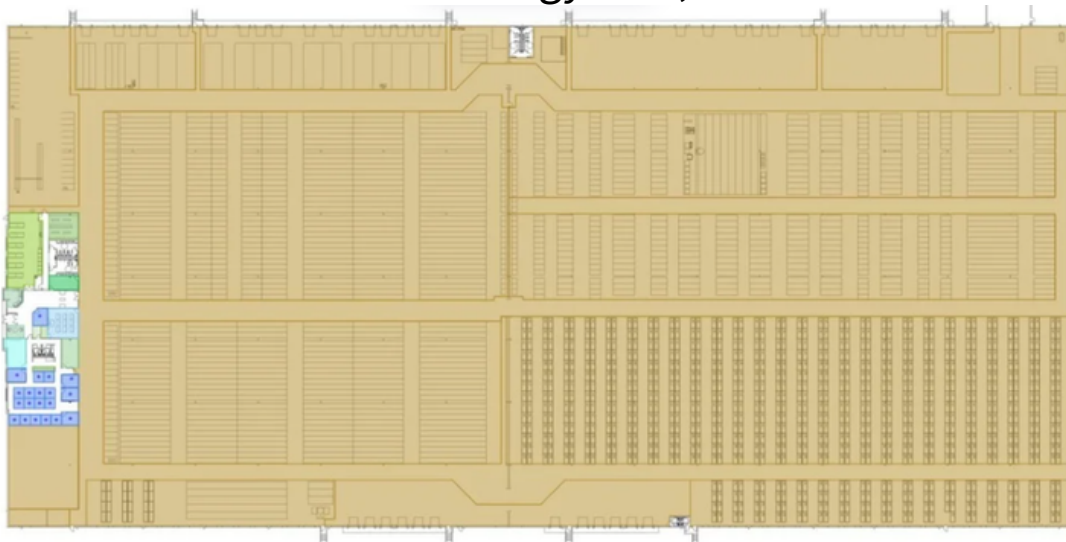


For Lease | White Oak Technology Park

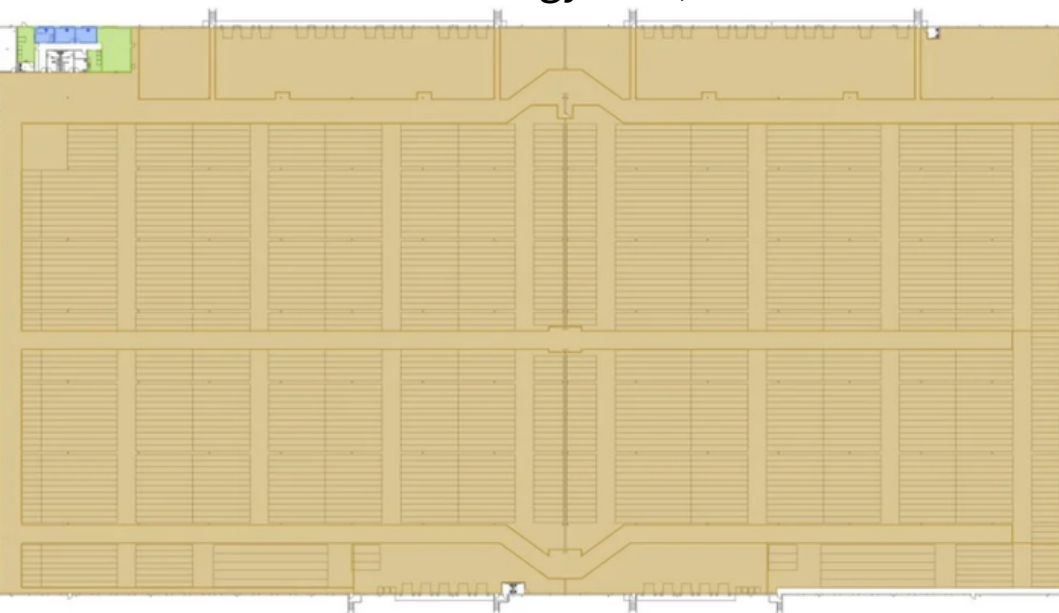
4000-4500 Technology Court, Sandston, VA 23150

FLOOR PLANS

4000 Technology: 340,000 SF



4500 Technology: 300,000 SF



WHITE OAK TECHNOLOGY PARK

The park occupies a prime position along the I-95 corridor, just minutes from Richmond International Airport and the Richmond Marine Terminal — putting your operations at the crossroads of mid-Atlantic commerce.

The park is built for businesses that demand serious infrastructure. Four-lane access to major highways and approximately 470 delineated developable acres give you the room and connectivity to scale on your timeline.

The company you'll keep here speaks for itself. White Oak is already home to major corporations including QTS, Hewlett-Packard, and Meta (Facebook), along with Bank of America— and the park continues to attract global names. QTS also operates a network access point on campus that connects, through Virginia Beach landing stations, to subsea internet cables originating in Europe and South America, making White Oak a true global connectivity hub.

Your bottom line benefits too. Henrico County slashed property taxes for technology facilities by nearly 90%, from \$3.50 per \$100 of assessed value down to \$0.40 — one of the most competitive rate structures in the region. All of this, just 14 miles from downtown Richmond.

BUILDING DETAILS

- Premises: 640,000 RSF
- Direct deal possible
- Warehouse: 623,000 SF
- Rate: Negotiable
- Office: 7,000 SF
- Parking: 0.29/1,000 RSF
- Expiration: 8/31/2027
- Loading: Cross dock

BUILDING SPECS

4000 Technology Court

4500 Technology Court

Size	340,000 SF	300,000 SF
Bay Spacing	50 x 50	50 x 50
Clear Height	43' to the eve	43' to the eve
Docks	43, 9' x 10' mechanical dock levelers with bumpers, seals	33, 9' x 10' mechanical dock levelers with bumpers, seals
Drive-in Doors	1, 12 x 14 Motorized roll up door	1, 12 x 14 Motorized roll up door
Trailer Parking	24 off dock trailer stalls	48 off dock trailer stalls
HVAC	Gas fired heaters; BAF for air circulation	Gas fired heaters; BAF for air circulation
Lighting	Motion sensor LED High Bay fixtures throughout the warehouse	Motion sensor LED High Bay fixtures throughout the warehouse
Slab Construction	6" reinforced	6" reinforced
Walls	Precast Concrete Wall Panels	Precast Concrete Wall Panels
Spinklers	Wet System	Wet System
Expansion	Previously P.O.D approved for 200,000 sf expansion	N/A



4500 Technology Court

4000 Technology Court

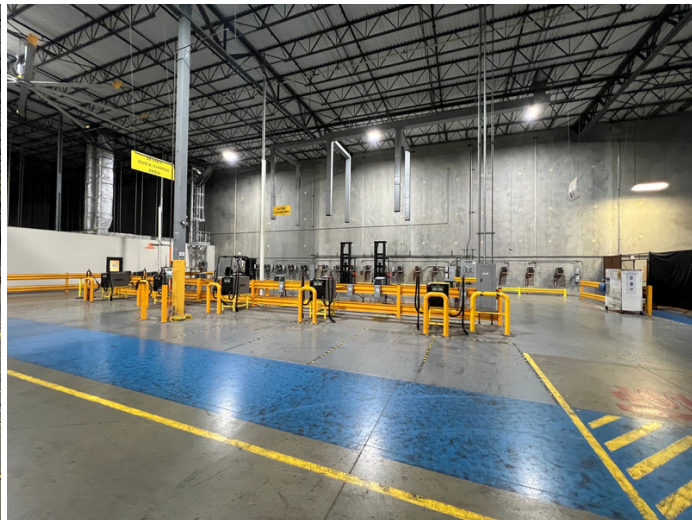
200,000 SF potential
expansion option

Technology Boulevard

Technology Court



SEE A BRIGHTER WAY



16

miles to
Downtown Richmond, VA

79

miles to
Port of Virginia

117

miles to
Washington, DC

83

miles to
Norfolk, VA

122

miles to Dulles
International Airport

162

miles to
Raleigh, NC

255

miles to
Philadelphia, PA



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