



**OFFICE BUILDING FOR LEASE**

## LAKE CENTER I

501 INDEPENDENCE PKY, CHESAPEAKE, VA 23320



# LAKE CENTER I

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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	2,571 - 5,491 SF
<b>Lease Rate:</b>	\$21.00 SF/yr (Full Service)
<b>Year Built:</b>	2000
<b>Building Size:</b>	61,146 SF

### AVAILABLE SPACES **SF**

Suite 200	5,491 SF
Suite 300	2,571 SF
Suite 325	4,804 SF

### PROPERTY OVERVIEW

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

### PROPERTY HIGHLIGHTS

- Exceptional location with immediate access to I-64 and I-464
- Upgraded lobby with two-story atrium
- Positioned for lakefront views with jogging trails provided
- Day porter services
- Located in a designated Verizon "Smart Park"
- Fitness center with shower facilities
- On-site common area conference room and cafe
- Energy Star Certified 2018

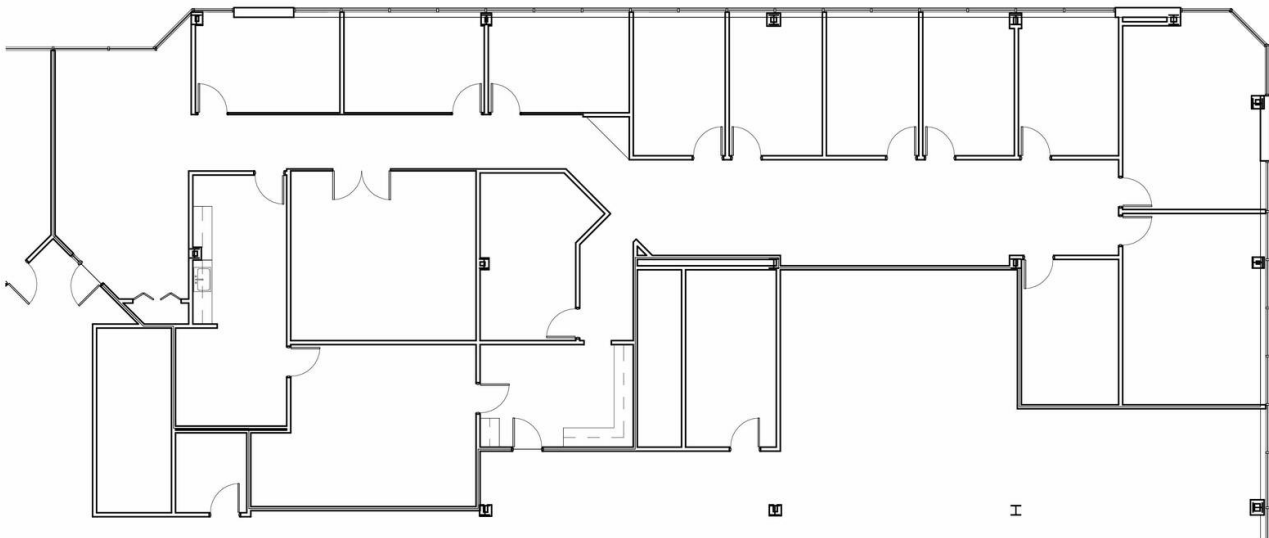
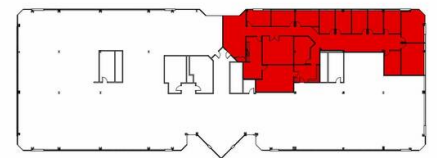
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SUITE 200 | 5,491 SF



KEY PLAN:



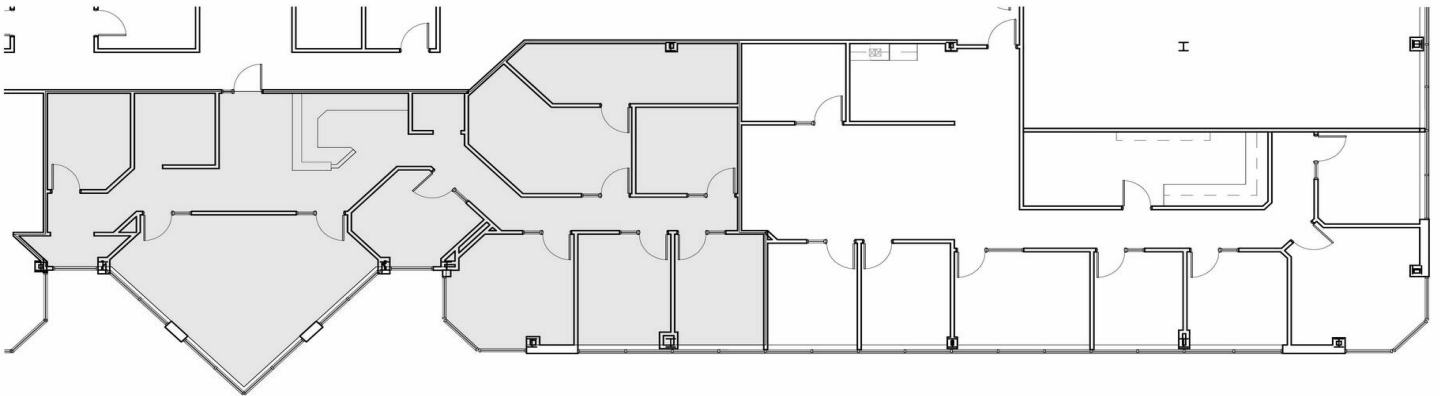
# LAKE CENTER I

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SUITE 300 | 2,571 SF



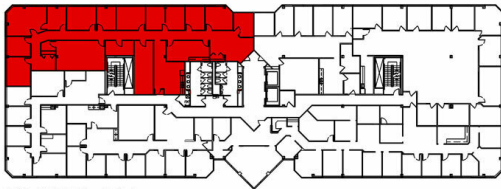
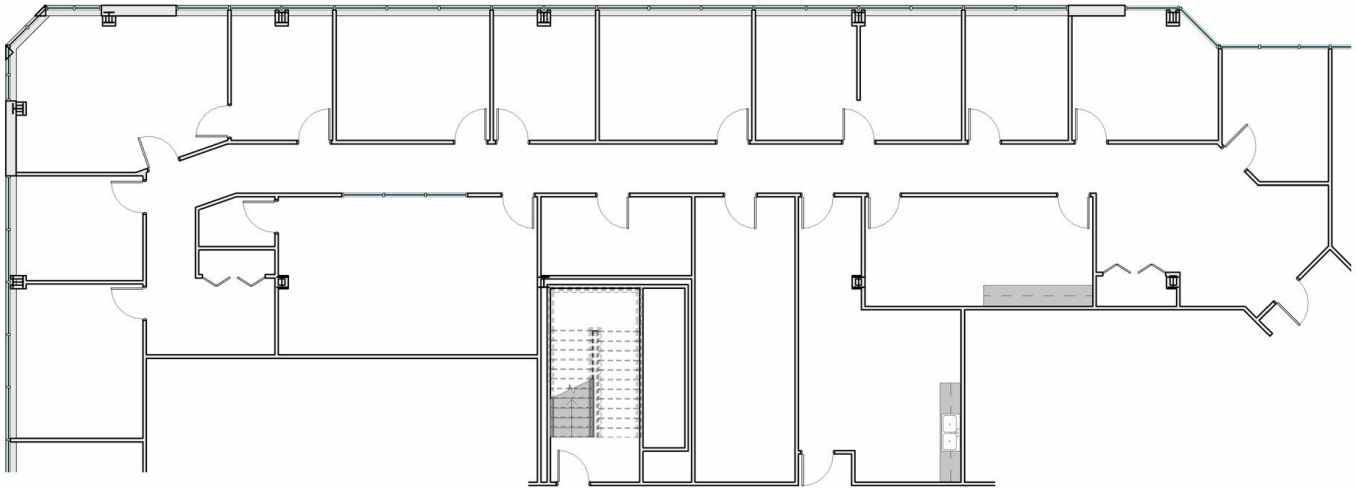
KEY PLAN:



# LAKE CENTER I

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SUITE 325 | 4,804 SF

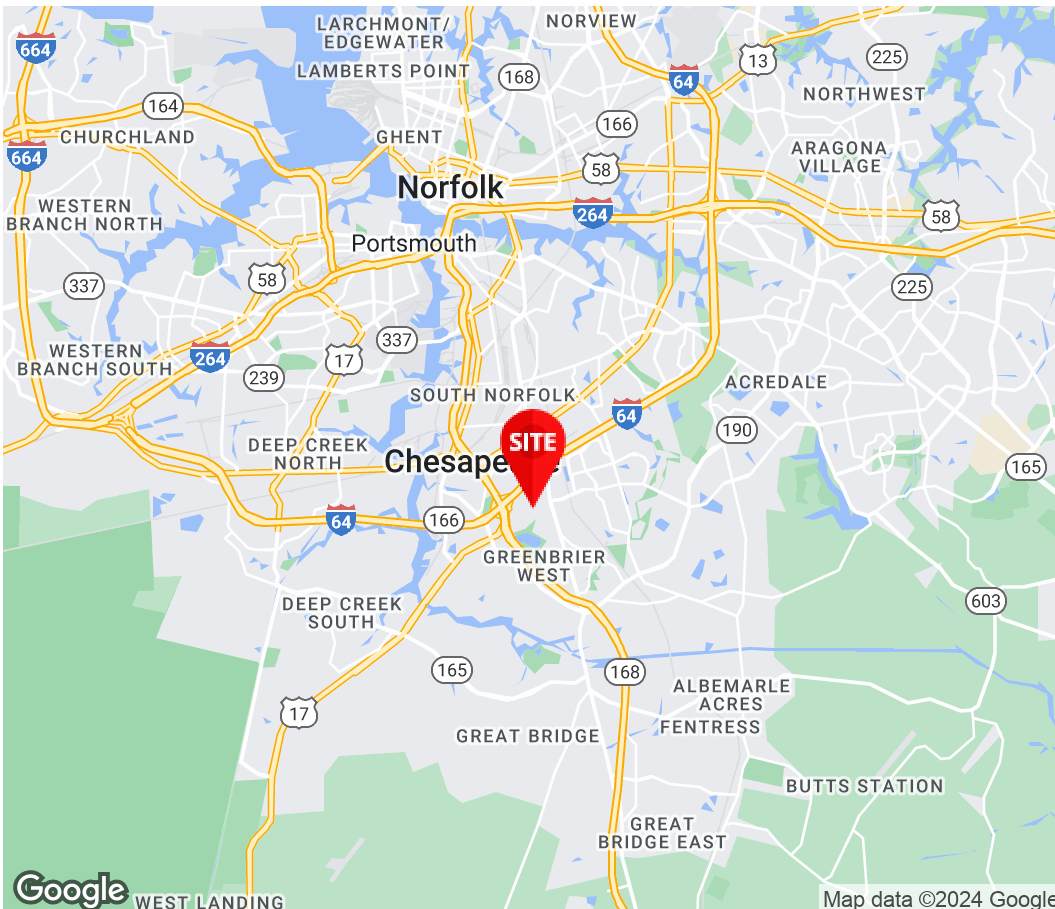


KEY PLAN



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