

EXECUTIVE CROSSING WEST

1501 HARDY CASH DRIVE | HAMPTON, VA 23666



PROPERTY FLYER



AUGUST 2025

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Executive Summary

Colliers is pleased to exclusively present the opportunity to purchase Executive Crossing West - a single-story, direct-access building totaling 18,500 square feet in Hampton, VA. Built in 2009, the property is situated at the busy intersection of Hardy Cash Drive and Executive Boulevard. The property benefits from its strategic position within the Coliseum Central area, offering strong surrounding residential and retail density, as well as immediate access to I-64.

Executive Crossing West is currently 100% leased to tenants from a wide array of industries including insurance, medical, and a government agency. This tenant base combines strong national and regional credit with industries that historically demonstrate resilience during economic downturns. The property features a weighted average lease term of 3.6 years and a weighted average tenure of 12.1 years, reflecting both near-term stability and long-term tenant commitment. The building's flexible design can also cater to office and retail users alike, offering a competitive advantage over surrounding buildings.

Property Overview

Address	1501-1521 Hardy Cash Dr
Total Square Feet	18,464 SF
Acreage	2.22 AC
Year Built	2009
Occupancy	100%
No. Tenants	Six (6)
Zoning	C-2
Access	Via Hardy Cash Drive, directly from I-64
In-Place NOI	\$231,261





100% OCCUPANCY



WALT 3.6 YRS | WAT - 12.1 YRS



**TENANTS FROM RECESSION
PROOF INDUSTRIES**

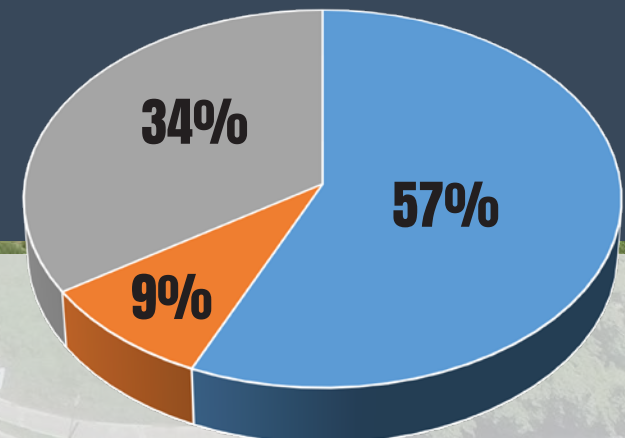


**66% OF REVENUE FROM NATIONAL
AND REGIONAL CREDIT TENANTS**



**1.3 MILES FROM I-64, LESS THAN
1 MILE FROM PENINSULA TOWN CENTER**

Percent of Revenue by Tenant Credit



■ National Tenants ■ Regional Tenants ■ Local Tenants

Building Systems

HVAC

Fourteen Packaged
Rooftop Units (RTUs)

Utilities

Electric

Dominion Energy

Water/Sewer

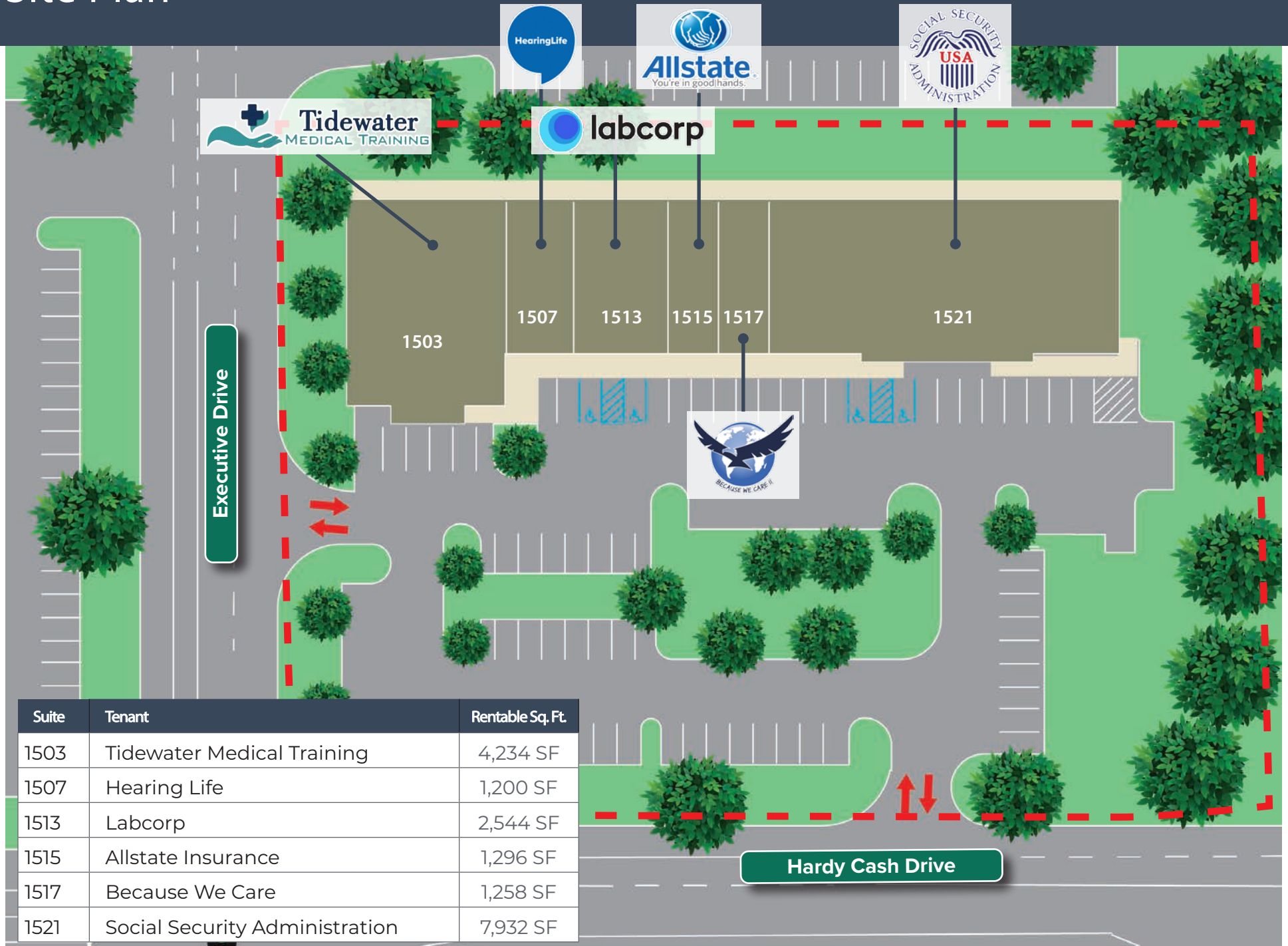
City of Hampton

Natural Gas

VA Natural Gas



Site Plan



Key Tenants



Tidewater Medical Training **4,234 SF, 11/30/2026 EXP.**

Tidewater Medical Training, founded in 2012, offers healthcare training and certification courses across Hampton Roads. Certified by the State Council of Higher Education for Virginia and Virginia Board of Nursing, TMT offers programs such as Certified Nursing Assistant (CAN), Certified Clinical Medical Assistant (CCMA), Phlebotomy, EKG Technician, Billing and Coding, and CPR training. This Tidewater Medical Training has two campuses in Hampton Roads, located in Hampton and Virginia Beach.



Social Services Administration **7,932 SF, 6/23/2036 EXP.**

Social Services Administration is an agency of the United States' government that is responsible for administering social security. SSA services millions of Americans and has thousands of field offices located throughout the country.



LabCorp

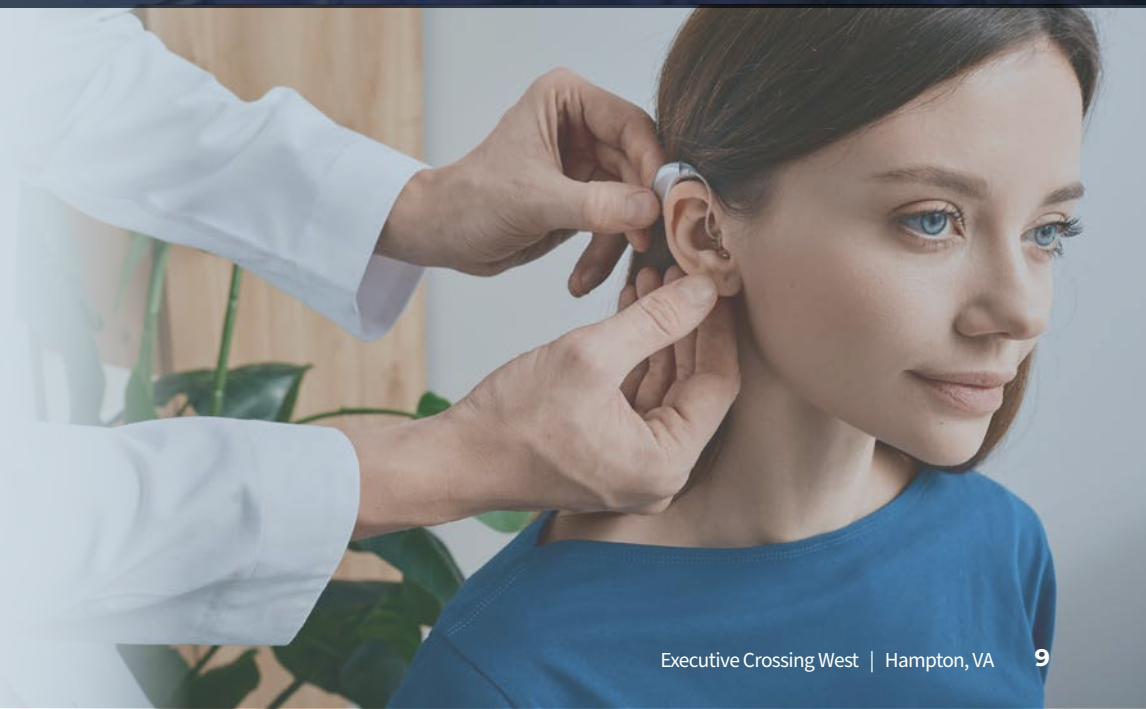
2,544 SF, 5/31/2027 EXP.

LabCorp [NYSE: LH] is a global life sciences and healthcare company specializing in diagnostics, drug development, and patient care. Founded in 1971, the company employs nearly 70,000 people worldwide and partners with hospitals, pharmaceutical companies, researchers, and more to provide healthcare solutions. LabCorp has an S&P credit rating of BBB and projects nearly \$14 billion in annual revenue for 2025. in Hampton Roads, located in Hampton and Virginia Beach.



Hearing Life
1,200 SF, 12/31/2025 EXP.

HearingLife, a Demant-group company, delivers hearing care services across the United States. With nearly 650 locations nationwide, the company offers hearing assessments, personalized hearing aids, and aftercare to its patients.



Why Hampton Roads

Hampton Roads - officially referred to as the Virginia Beach-Norfolk-Newport News Metropolitan Statistical Area (MSA) - is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia (the State capitol), 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The Hampton Roads area is well-known for its long rich history including the settler's first landing on American soil at Jamestown in 1607. Jamestown is located in the northern portion of Hampton Roads and is a major tourist attraction along with nearby Yorktown and Williamsburg

which have rich histories as well. The Hampton Roads area is the 37th largest Metropolitan Statistical Area ("MSA") in the nation with a population of approximately 1.8 million. Hampton Roads is the eighth largest metro area in the Southeast United States.

Businesses are attracted to Hampton Roads for a number of factors including a relatively low cost of living, high quality of life, and a well-educated and ample labor force. Major companies recently expanded into Hampton Roads include MSI, Lowe's, LS Greenlink, and Dominion Energy

1.8M

RESIDENTS IN
HAMPTON ROADS

82K

ACTIVE DUTY
MILITARY
PERSONNEL

108M

VISITORS SPENDING
\$30.3 BILLION

#1

TOP STATE
BUSINESS CLIMATE

~ SITE SELECTION MAGAZINE

HOME TO
20% OF
VIRGINIA'S
POPULATION



Tourism

Tourism on a regional, natural, and international level is another major driver of the Hampton Roads economy and includes beaches, state parks, and other natural resources as well as internationally-known historic sites in addition to museums, theme parks, sports, festivals, conventions, and shopping

Specific major attractions include:

- Virginia Beach Oceanfront and Boardwalk
- Historic triangle of Colonial Williamsburg, Jamestown, and Yorktown.
- Virginia Aquarium
- Busch Gardens Williamsburg
- Water Country USA



\$5.1 BILLION

IN ANNUAL VISITOR SPENDING

45,000 +

JOBS SUPPORTED BY TOURISM

Military & Defense

Hampton Roads has the largest concentration of military personnel in the U.S. outside of the Pentagon in Washington, D.C. There are 18 military installations in the region with Army, Navy, Air Force, Marine, Coast Guard, and Joint Service Commands. The region is also headquarters for NATO's Allied Command Transformation, which is also the only NATO headquarters located on U.S. soil.

\$125 Billion Economic Impact



465,000

ACTIVE DUTY MILITARY,
FAMILY MEMBERS &
RETIREES

150,000

MILITARY & FEDERAL
CIVILIAN PERSONNEL
PLOYED ON BASES

146,000

ACTIVE DUTY MILITARY
AND RESERVE

Airports

Norfolk International Airport (ORF) and Newport News/Williamsburg Airports (PHF) support eight commercial airlines, providing approximately 65 flights per day to international gateway cities.

#4

BUSIEST AIRPORT
in Virginia

Norfolk International Airport (ORF)

Welcomed 4.86 million passengers in 2024. A 8% increase over 2023. (2023 saw 4.55M passengers)

\$650M

EXPANSION
PROJECT UNDERWAY

Newport News/Williamsburg Airport

Four flights a day with connecting service to hundreds of cities worldwide



Roadways

Hampton Roads is within a day's drive from 130 million consumers. The State of Virginia has the third largest state-maintained transportation network, including interstate routes I-95, I-81, I-64, I-85, I-77, and I-66

Port of Virginia

The Port of Virginia's wider shipping channel is now open for two-way passage of ultra-large container vessels (ULCV), reducing the amount of time one of the large vessels spends on berth by up to 15 percent.

“All major shipping lines call on the Port of Virginia enabling direct access to over 80 ports and 200 countries worldwide”

- The Hampton Roads Economic Development Alliance

\$63B

IN GROSS STATE
PRODUCT

Market Overview

Higher Education

The Hampton Roads region has 33 local universities, colleges, and trade schools that train and prepare our future workforce. These institutions cover a wide knowledge base, ranging from William & Mary, one of the top public schools in the country, to

the Apprentice School, which trains hundreds of shipbuilders each year. In total, over 100,000 students are enrolled in our local postsecondary education system, learning and developing competitive skill sets to help them excel in our key industry sectors.



43%
of population
with a college
degree

Over 100K+ Enrolled in 33 Local Universities, Community Colleges, & Trade Schools



23,743 Students



10,250 Students



9,744 Students



5,786 Students



4,559 Students



4,749 Students



1,474 Students



1,805 Students



15,912 Students



9,012 Students



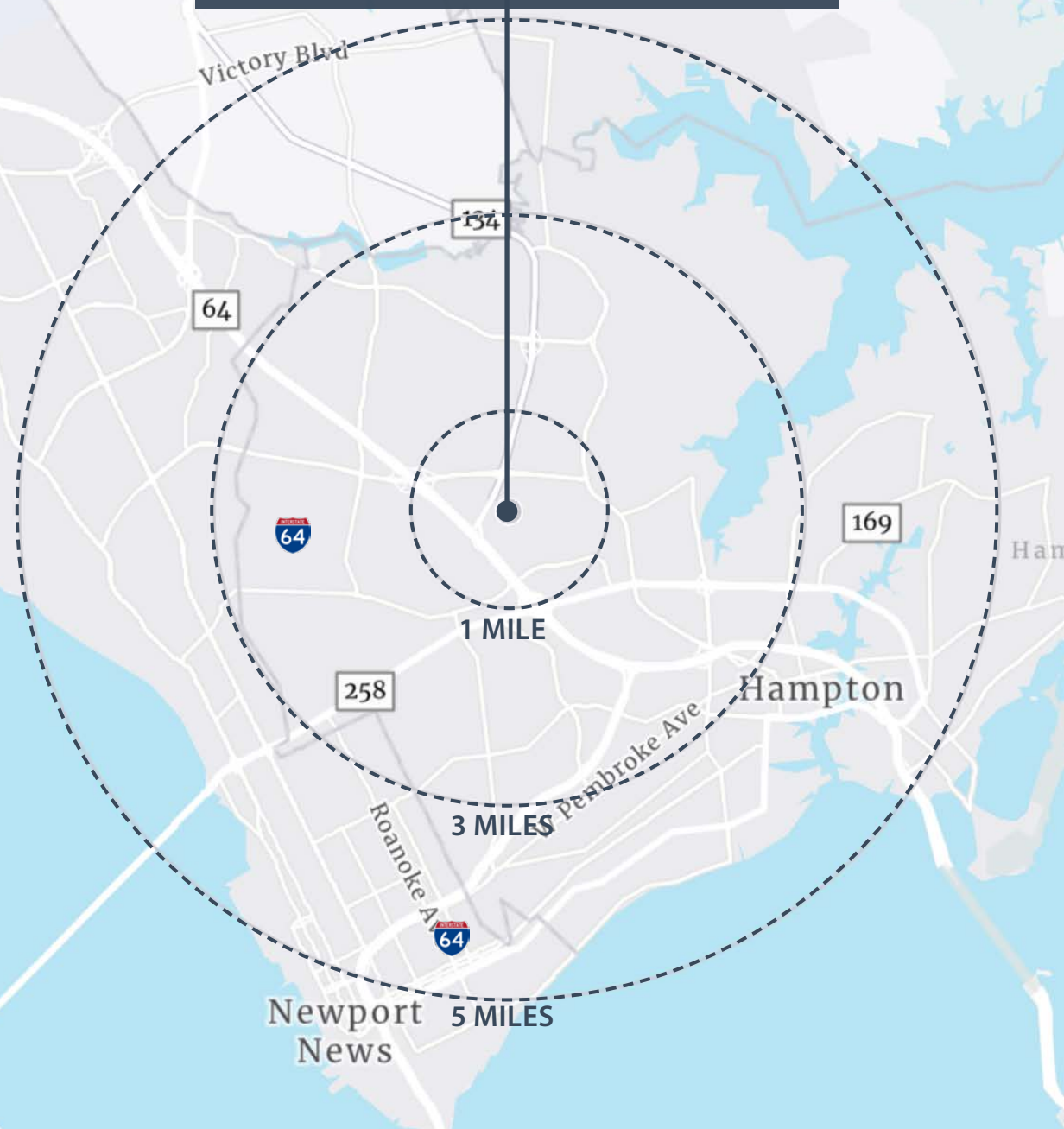
1,650 Students

Demographic Overview

	1-Mile	3-Mile	5-Mile
Population			
2025 Est. Population	11,276	72,441	202,054
2030 Proj. Population	11,327	72,449	201,625
2025 Median Age	34.0	37.5	37.5
Households			
2025 Households	5,990	32,329	86,155
2030 Proj. Households	6,138	32,912	87,255
2025 Income			
Average HH Income	\$81,001	\$86,596	\$89,487
Median HH Income	\$70,563	\$71,673	\$70,975
Per Capita Income	\$42,603	\$38,840	\$38,218
2025 Housing Units			
Total Housing Units	6,501	34,685	92,905
Owner Occupied Units	1,535	16,195	45,004
Renter Occupied Units	4,455	16,134	41,151
Vacant Units	511	2,356	6,750
2025 Employment			
# of Employees	11,367	32,164	113,491
# of Businesses	661	2,167	6,318

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