

The ITTA International logo, featuring the letters "ITTA" in a large, stylized blue font with a building facade graphic integrated into the letter "A", and the word "INTERNATIONAL" in a smaller, white, sans-serif font below it.

BUILDING 700 @ TECH CENTER RESEARCH PARK

±2,534 RSF REMAINING ON
THE THIRD FLOOR

700 Tech Center Parkway | Newport News, VA

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*W.M.
Jordan*
COMPANY

TECH
CENTER
RESEARCH PARK



LEGEND

(ALL SQUARE FOOTAGES, STORY HEIGHTS, AND BUILDING SEQUENCING ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH THIS MASTER PLAN.)

1	Office (3-Story)	81,662 sf
2	Office (3-Story)	81,000 sf
3	Office (3-Story)	80,000 sf
4	Office (3-Story)	80,000 sf
5	Office (4-Story)	100,000 sf
6	Office (3-Story)	80,000 sf
7	Office (3-Story)	80,000 sf
8	Office (4-Story)	100,000 sf
9	Office (3-Story)	80,000 sf
10	Office (3-Story)	80,000 sf

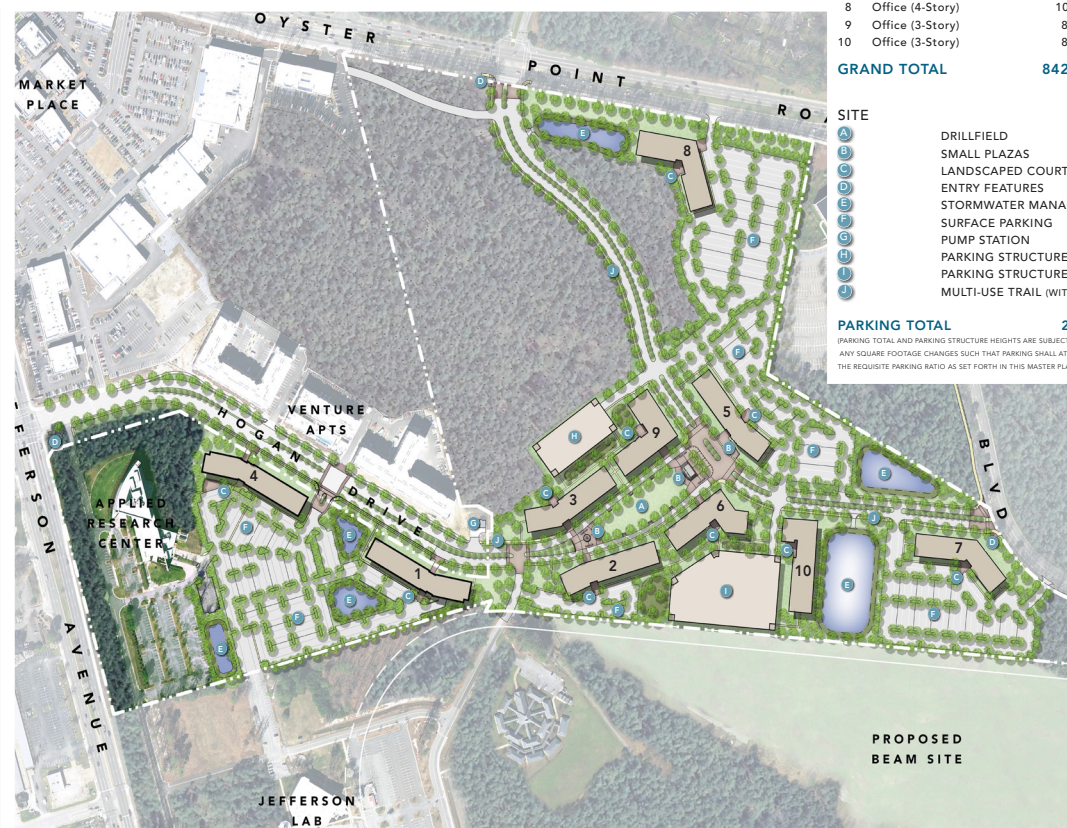
GRAND TOTAL 842,662 sf

SITE

DRILLFIELD
 SMALL PLAZAS
 LANDSCAPED COURTYARDS
 ENTRY FEATURES
 STORMWATER MANAGEMENT
 SURFACE PARKING
 PUMP STATION
 PARKING STRUCTURE (5 STORY)
 PARKING STRUCTURE (5 STORY)
 MULTI-USE TRAIL (WITHIN R.O.W.)

PARKING TOTAL 2810 SPACES

(PARKING TOTAL AND PARKING STRUCTURE HEIGHTS ARE SUBJECT TO CHANGE BASED ON ANY SQUARE FOOTAGE CHANGES SUCH THAT PARKING SHALL AT ALL TIMES CONFORM TO THE REQUISITE PARKING RATIO AS SET FORTH IN THIS MASTER PLAN.)



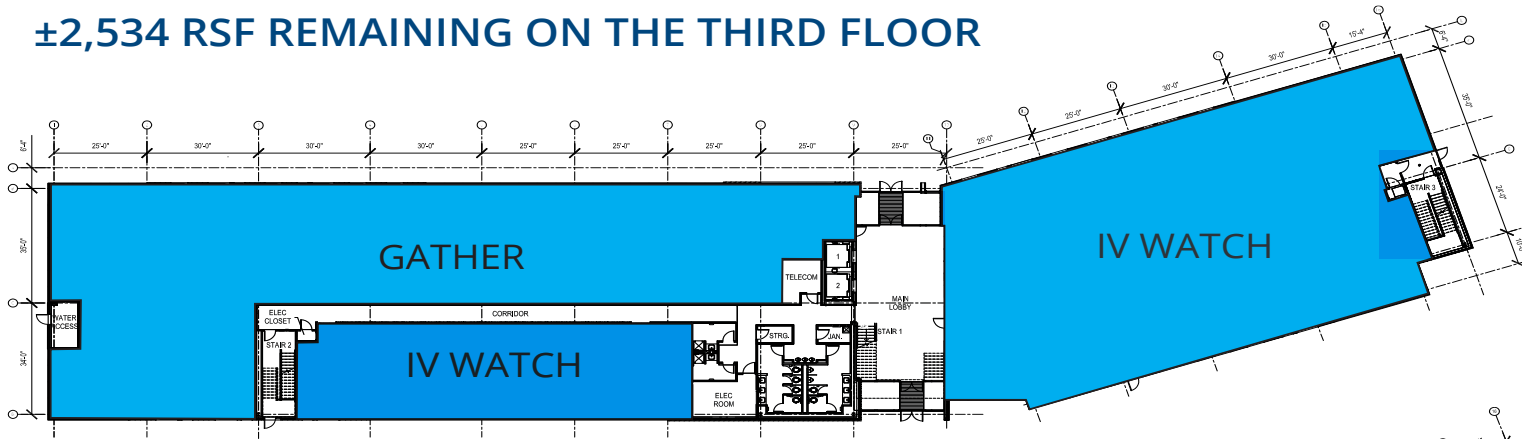
Lease Terms

Term	Flexible leasing options
Rental Rate	\$27.00/SF Full Service
TI Allowance	\$30.00/SF from a warm dark shell
Parking	4.0/1,000 SF leased
Signage	Lobby & suite sign included

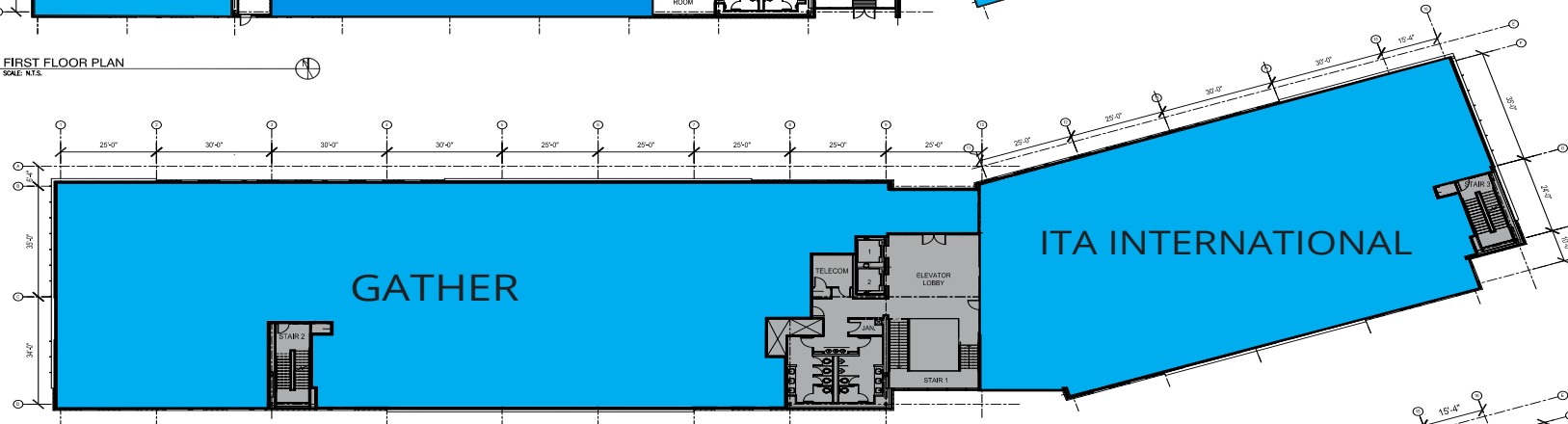
Features

- Entrance to the park located at the intersection of Jefferson Avenue & Tech Center Parkway (formerly Hogan Drive)
- Situated next to Marketplace at Tech Center featuring over 250,000 SF of retail, restaurants, Onelife Fitness, and the Venture Apartments [iN] Tech Center
- Future connectivity from Jefferson Avenue to Oyster Point Road and Canon Boulevard
- 8' wide multi-use pedestrian path linking Tech Center to City Center and other areas
- Access to VT KnowledgeWorks, a business acceleration program at Virginia Tech Corporate Research Center
- Access to video conferencing and conference rooms; research grade internet speeds available
- Co-working space available in the building
- Plus, U.S. mail pick up; personal housekeeping in suites; Newport News Enterprise Zone; networking events, maintenance and after hours assistance

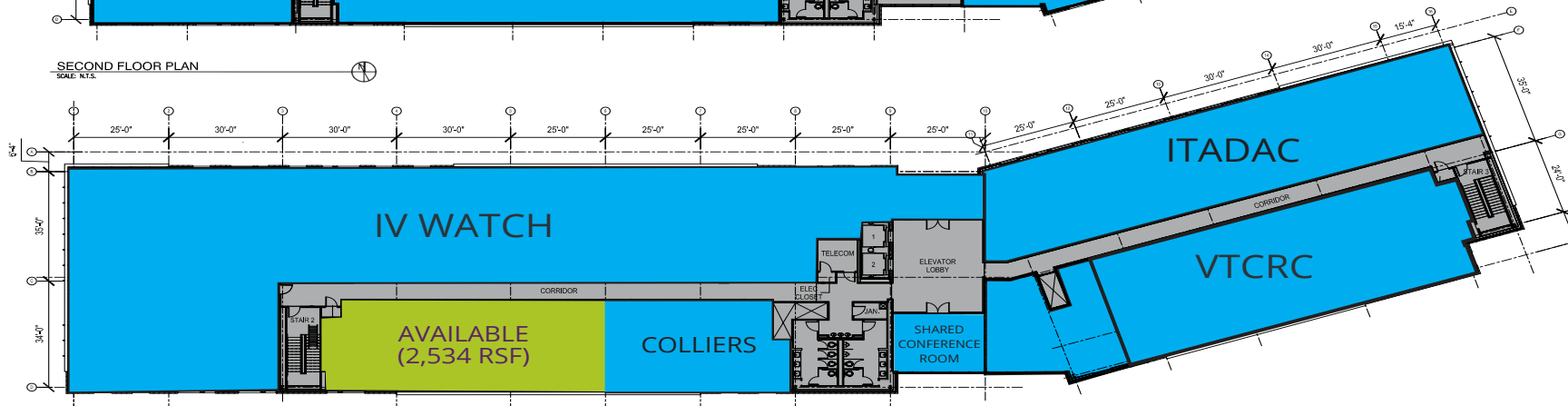
±2,534 RSF REMAINING ON THE THIRD FLOOR



FIRST FLOOR PLAN
SCALE: N.T.S.

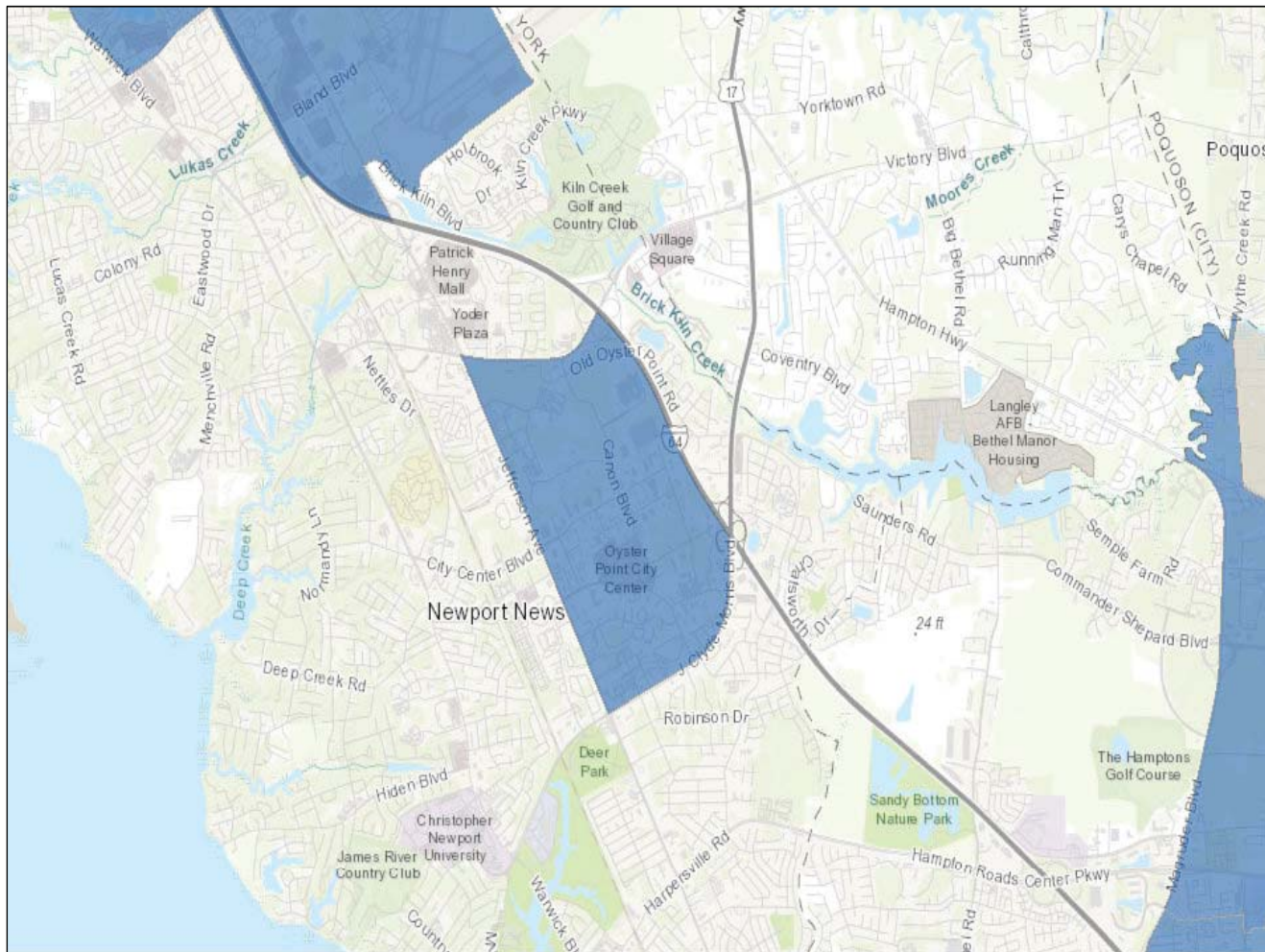


SECOND FLOOR PLAN
SCALE: N.T.S.





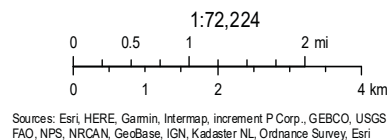
THIRD FLOOR PLAN
SCALE: N.T.S.

Qualified Opportunity Zone Property



August 20, 2018 10:47:02 AM

-  Designated Opportunity Zone Tracts
-  State Census Boundaries



TECH CENTER RESEARCH PARK IS AN OPPORTUNITY ZONE!

Accounting Today published a article regarding tax incentives available to Qualified Opportunity Zone Businesses.

"The Federal Tax Cuts and Jobs Act of 2017 includes provisions for a new revitalization tool, the Opportunity Zone and Opportunity Fund. Broadly speaking, the Zones and Funds will allow investors to receive tax benefits on currently unrealized capital gains by investing those gains in qualified census tracts (Opportunity Zones)."

More information on Opportunity Zones Resources, can be found on the [CDFI Fund website](#).

We advise that you contact a CPA or attorney about this tax benefit.

Colliers

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