

A wide-angle architectural rendering of a modern, multi-story office building. The building features a mix of dark grey metal siding, large glass windows, and sections of red brick. The facade is punctuated by vertical wooden slats. In the foreground, there is a paved parking lot with a few cars and a brick-paved pedestrian walkway. Several people are shown walking on the sidewalk, and a dark car is parked near the building entrance. The sky is clear and blue.

# For Lease

## 800 Tech Center Parkway Newport News, VA

80,000 SF Office Space  
Flexible Leasing Options

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Delivery Date Projected Summer 2023



## Newport News by the Numbers



3 Area Airports



20 International Companies



50 K-College Educational Options



13 Locally Brewed Craft Beers & One 90-Proof Bourbon Whiskey



4 Hospitals & Major Medical Centers



42,720' of Rail Track Serving Newport News Marine Terminal

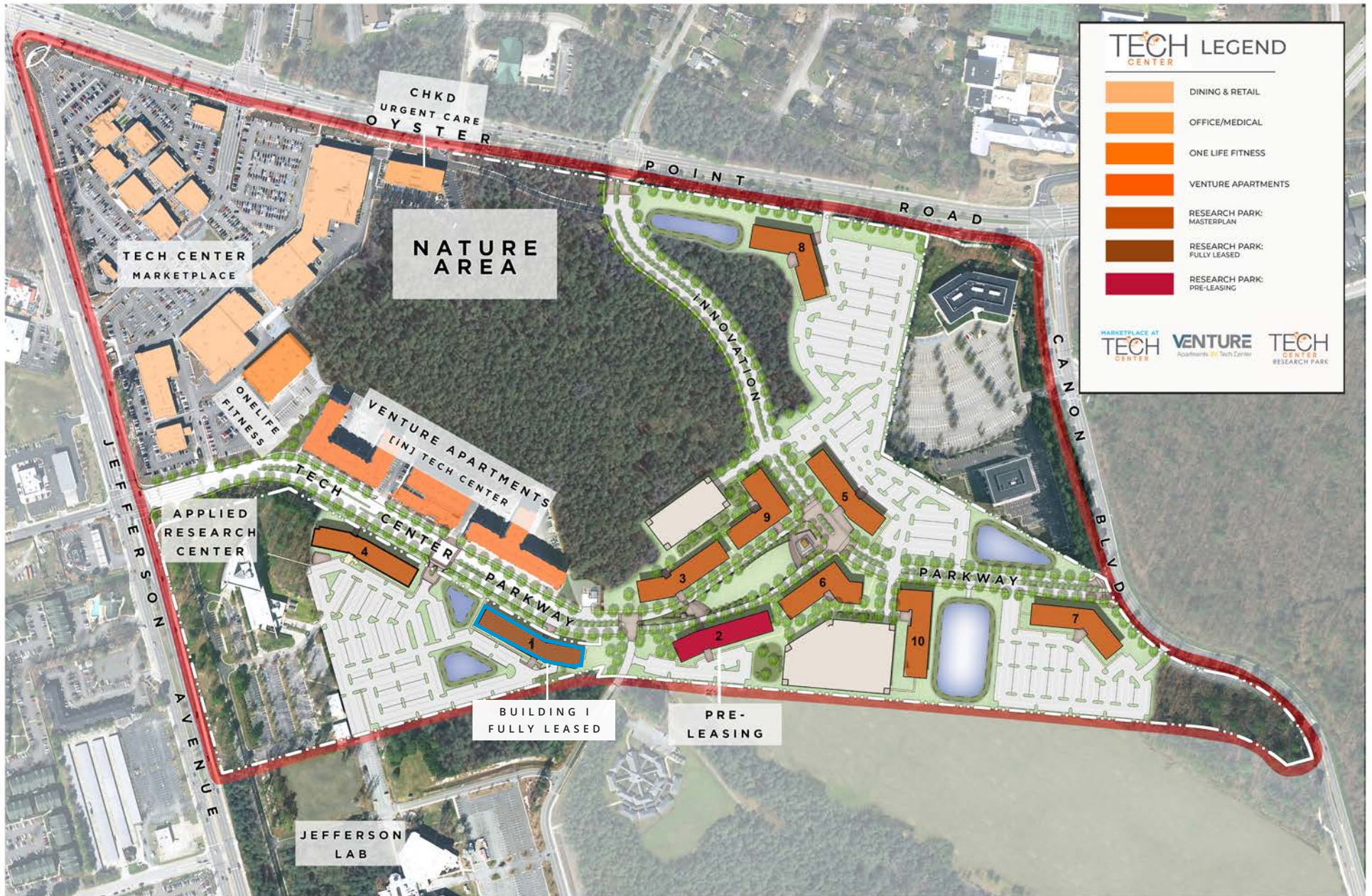
## Features

- 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

## Lease Terms

Term	Flexible leasing options
Rental Rate	\$30.00/SF Full Service
TI Allowance	\$40.00/SF from a warm dark shell
Parking	4.0/1,000 SF leased
Signage	Lobby & suite sign included; exterior sign available for a full floor user



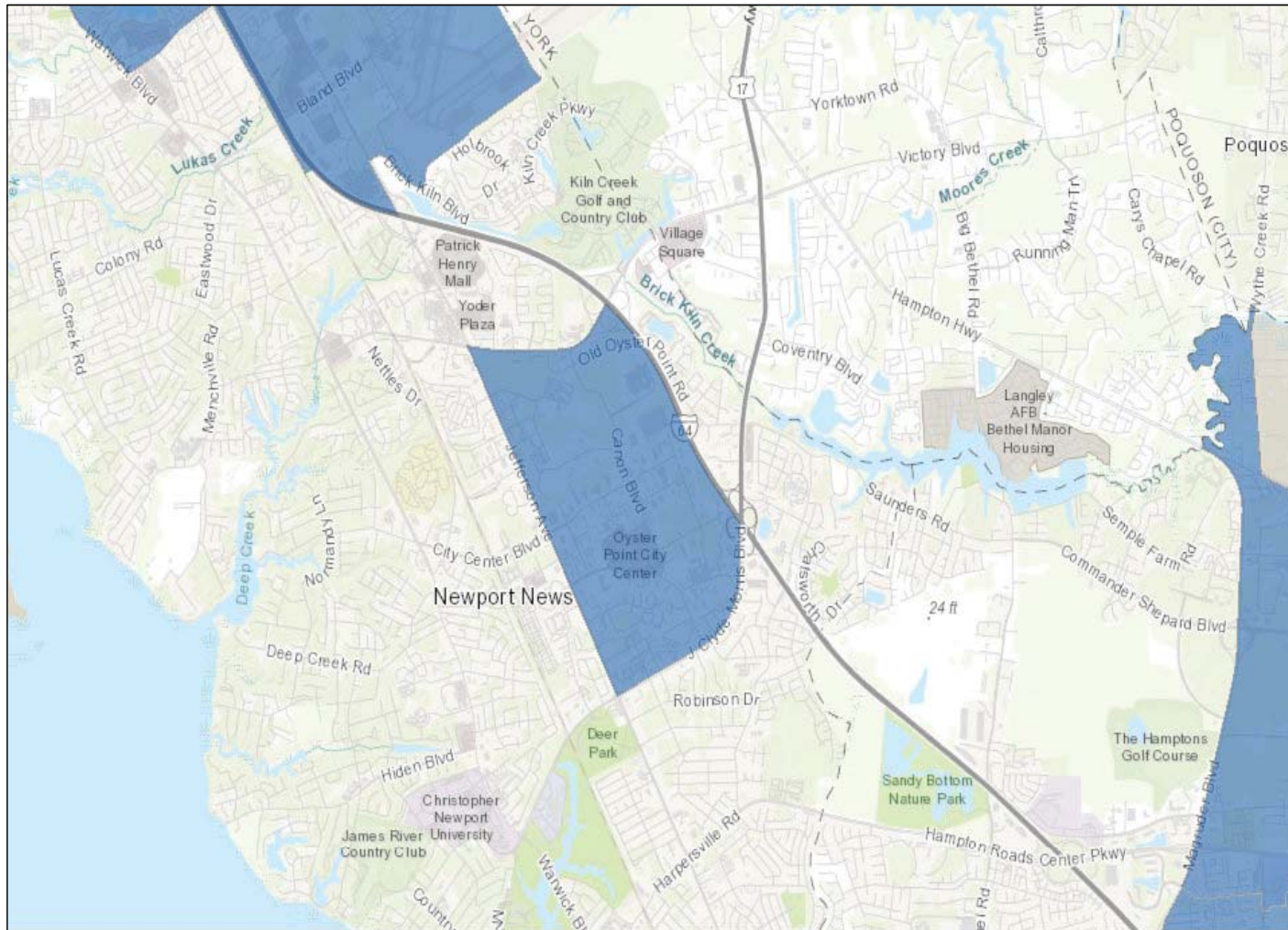


**TECH CENTER MIXED USE DEVELOPMENT**  
Live Work Innovate

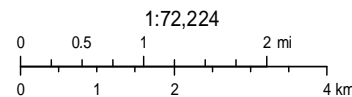
*W.M. Jordan*  
COMPANY



## Qualified Opportunity Zone Property



- Designated Opportunity Zone Tracts
- State Census Boundaries



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

## TECH CENTER RESEARCH PARK IS AN OPPORTUNITY ZONE!

Accounting Today published an 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.





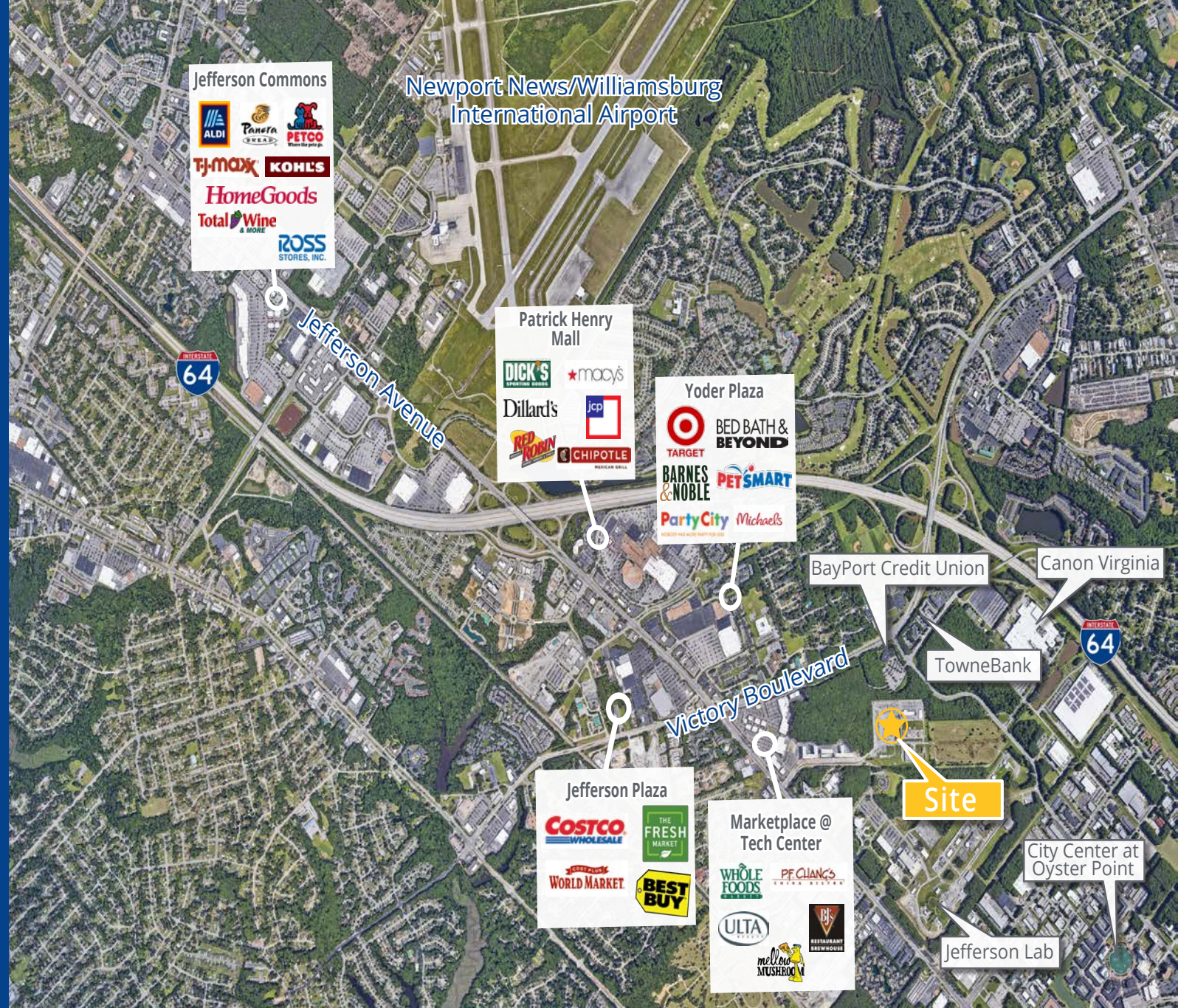
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