

The background of the entire advertisement is a photograph of a modern, multi-story brick office building. The building features large glass windows and a prominent sign on the upper left corner that reads "ITA INTERNATIONAL" with a stylized graphic of a building. To the right, another part of the building has a sign that says "gather". A person in a blue shirt is walking on a paved path in the foreground. The sky is blue with wispy white clouds.

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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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

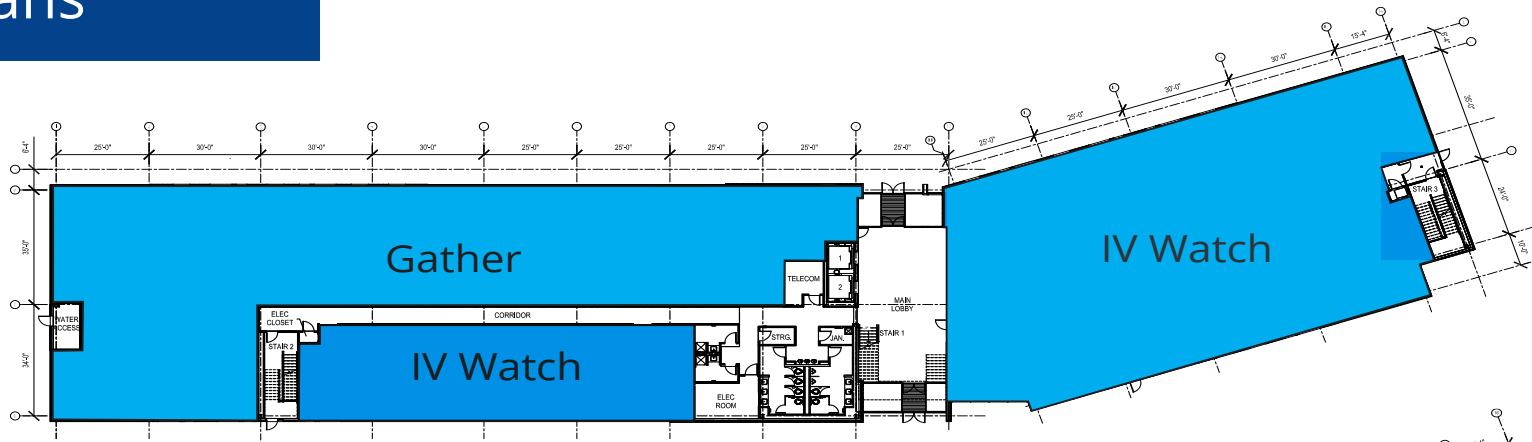
Features

- Entrance to the park located at the intersection of Jefferson Avenue & Tech Center Parkway, with connectivity to Oyster Point Road and Canon Boulevard
- Situated next to Marketplace at Tech Center featuring over 250,000 SF of retail, restaurants, Onelife Fitness, and the Venture Apartments [iN] Tech Center
- 8' wide multi-use pedestrian path linking Tech Center to City Center and other areas
- Access to video conferencing and conference rooms; research grade internet speeds available
- Plus, U.S. mail pick up; personal housekeeping in suites; Newport News Enterprise Zone; networking events, maintenance and after hours assistance

Floor Plans

1st Floor

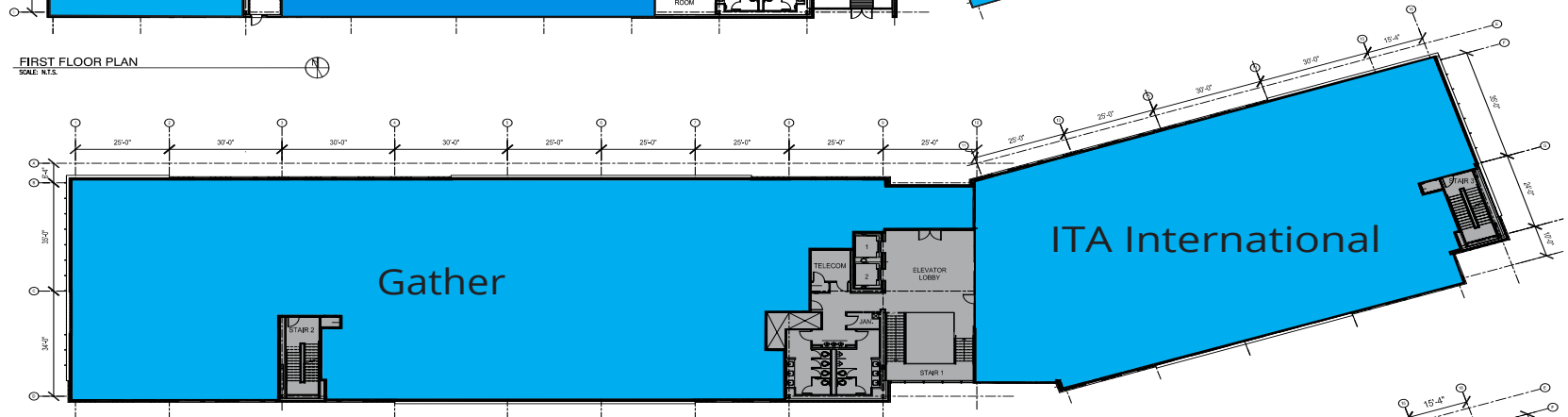
Fully Leased



FIRST FLOOR PLAN
SCALE: N.T.S.

2nd Floor

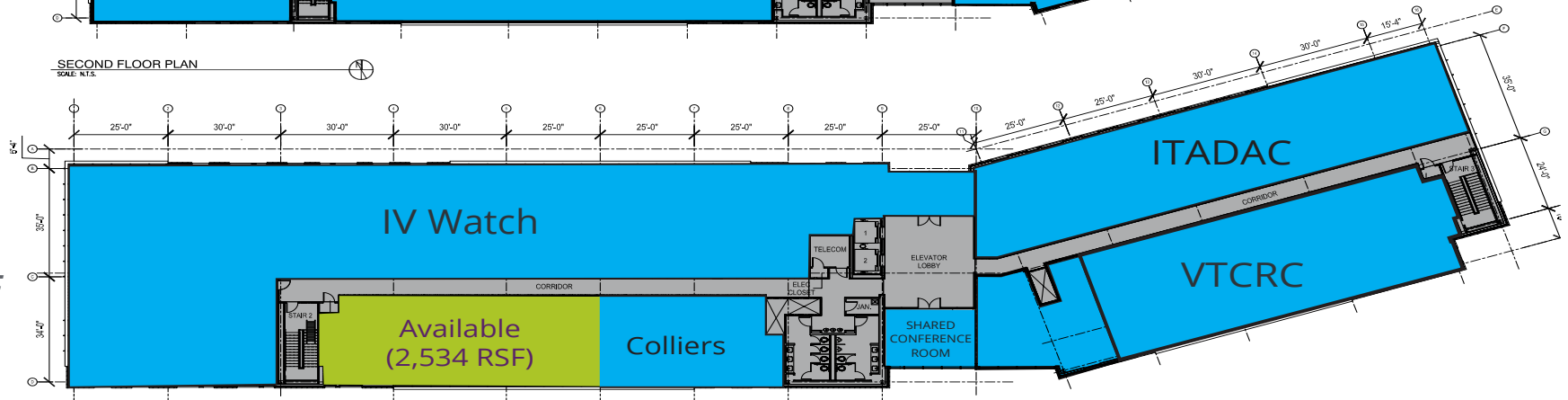
Fully Leased



SECOND FLOOR PLAN
SCALE: N.T.S.

3rd Floor

±2,534 RSF Available



THIRD FLOOR PLAN
SCALE: N.T.S.



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)	82,206 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

A	DRILLFIELD
B	SMALL PLAZAS
C	LANDSCAPED COURTYARDS
D	ENTRY FEATURES
E	STORMWATER MANAGEMENT
F	SURFACE PARKING
G	PUMP STATION
H	PARKING STRUCTURE (5 STORY)
I	PARKING STRUCTURE (5 STORY)
J	MULTI-USE TRAIL (WITHIN R.O.W.)
K	CLEAN ENERGY HUB
L	FUTURE SOLAR FIELD

PARKING TOTAL **2,810 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.)

*NOTE: THE ENTRANCE TO TECH CENTER AT THE INTERSECTION OF HOGAN DRIVE AND JEFFERSON AVENUE WILL BE 3 LANES AT FULL BULDOZ OF THE DEVELOPMENT IN ACCORDANCE WITH THE STREET NETWORK DESIGN BY JMT.

TECH CENTER - Newport News, VA
 CONCEPTUAL MASTER PLAN - November 8, 2023





ALL THINGS RESEARCH

From biotech to clean energy to professional development, Tech Center Research Park is committed to growing innovation that challenges the status quo.



CONNECT WITH ESSENTIAL SERVICES IN THE PARK



Marketing, Financial Services, Consulting, Legal, and more through Gather

LOCATION IS KEY



JEFFERSON LAB

Collaborate with nationally ranked scientists and data analysts



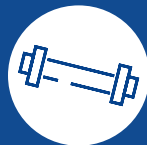
OPPORTUNITY ZONE

Gain access to Federal resources through Opportunity Zones



TECH CENTER MARKETPLACE

Walk to your favorite shopping and dining destinations



ONELIFE FITNESS

Get discounts on gym membership exclusive to Research Park tenants





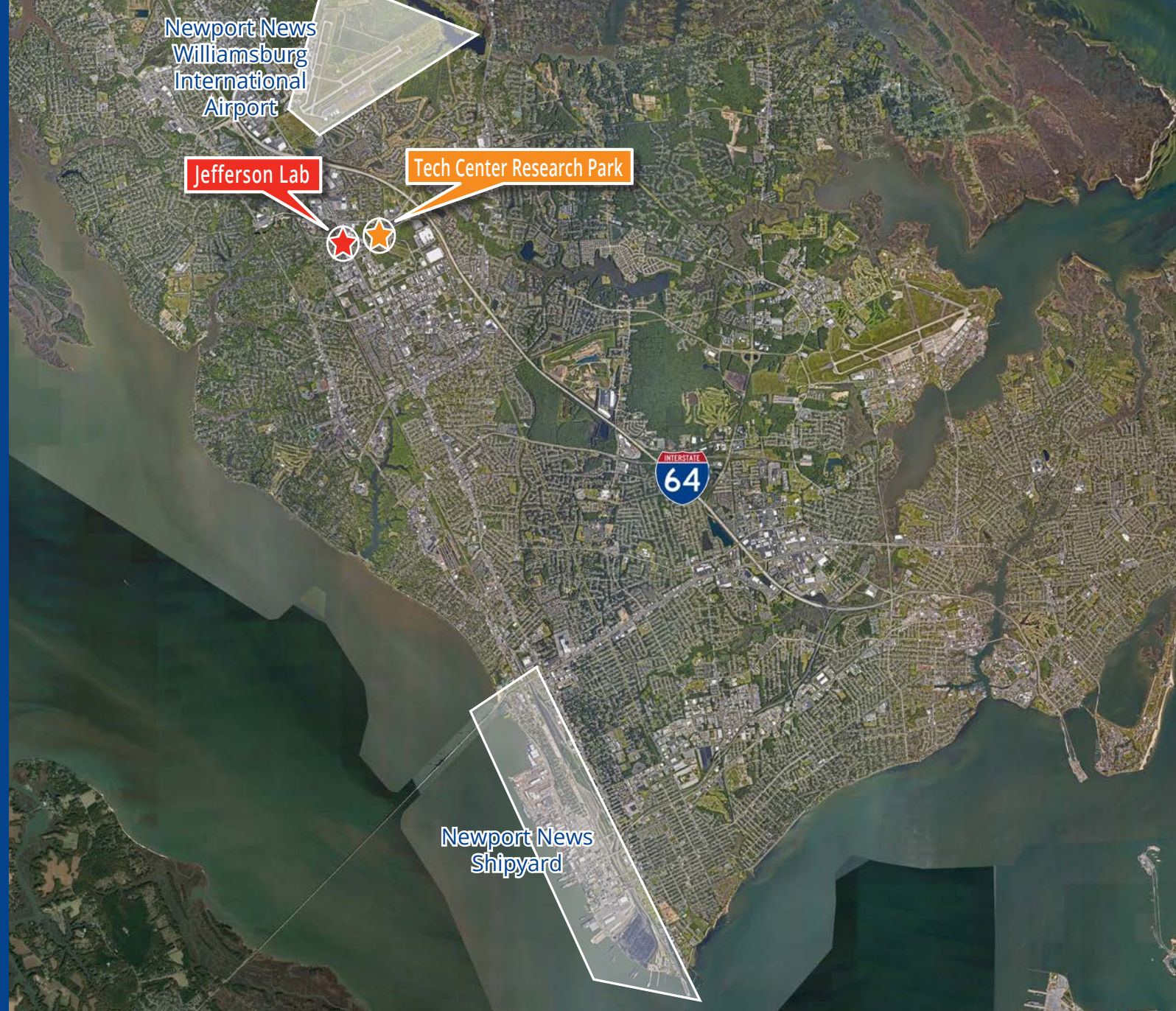
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