



Colliers



For Lease
800 Tech Center Parkway
Newport News, VA

65,050 SF Available
Flexible Leasing Options

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Tech Center Partners



VIRGINIA TECH.

**Corporate
Research Center**



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

Lease Terms

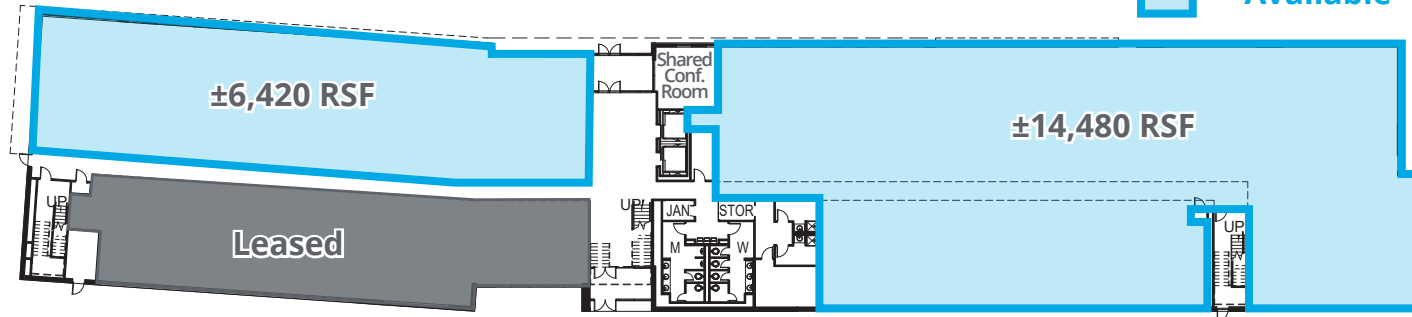
Term	Flexible leasing options
Rental Rate	\$30.00/SF Full Service
TI Allowance	\$40.00/SF from a warm dark shell
Parking	4.0/1,000 SF leased
Signage	Lobby & suite sign included; exterior sign available for a full floor user

Floor Plans

 = Available

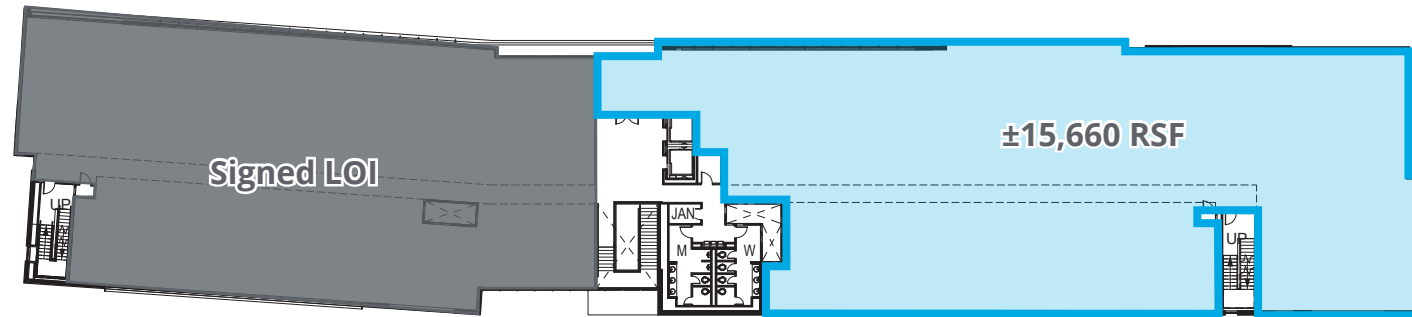
1st Floor

Up to
 $\pm 20,900$ RSF
Available



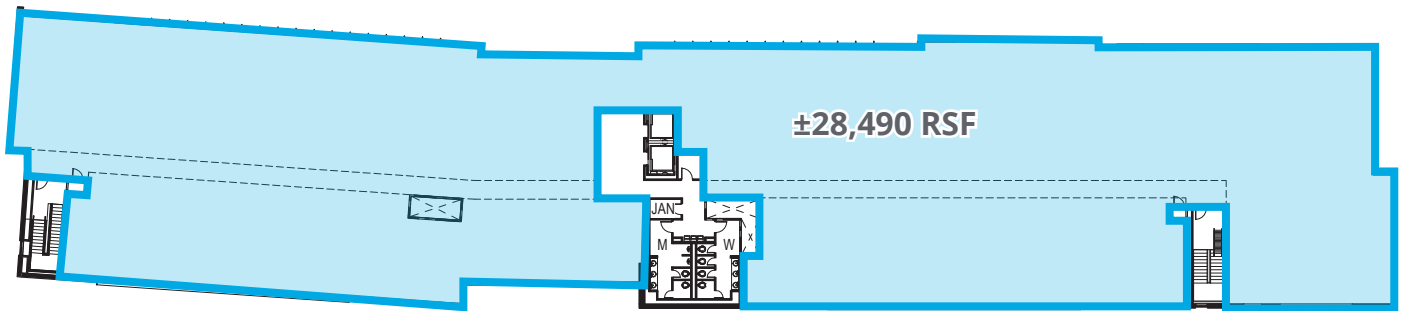
2nd Floor

Up to
 $\pm 15,660$ RSF
Available



3rd Floor

Up to
 $\pm 28,490$ RSF
Available





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.

BUILDING I
97% LEASED

BUILDING II
NOW LEASING



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



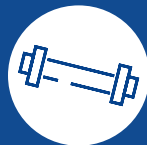
OPPORTUNITY ZONE

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





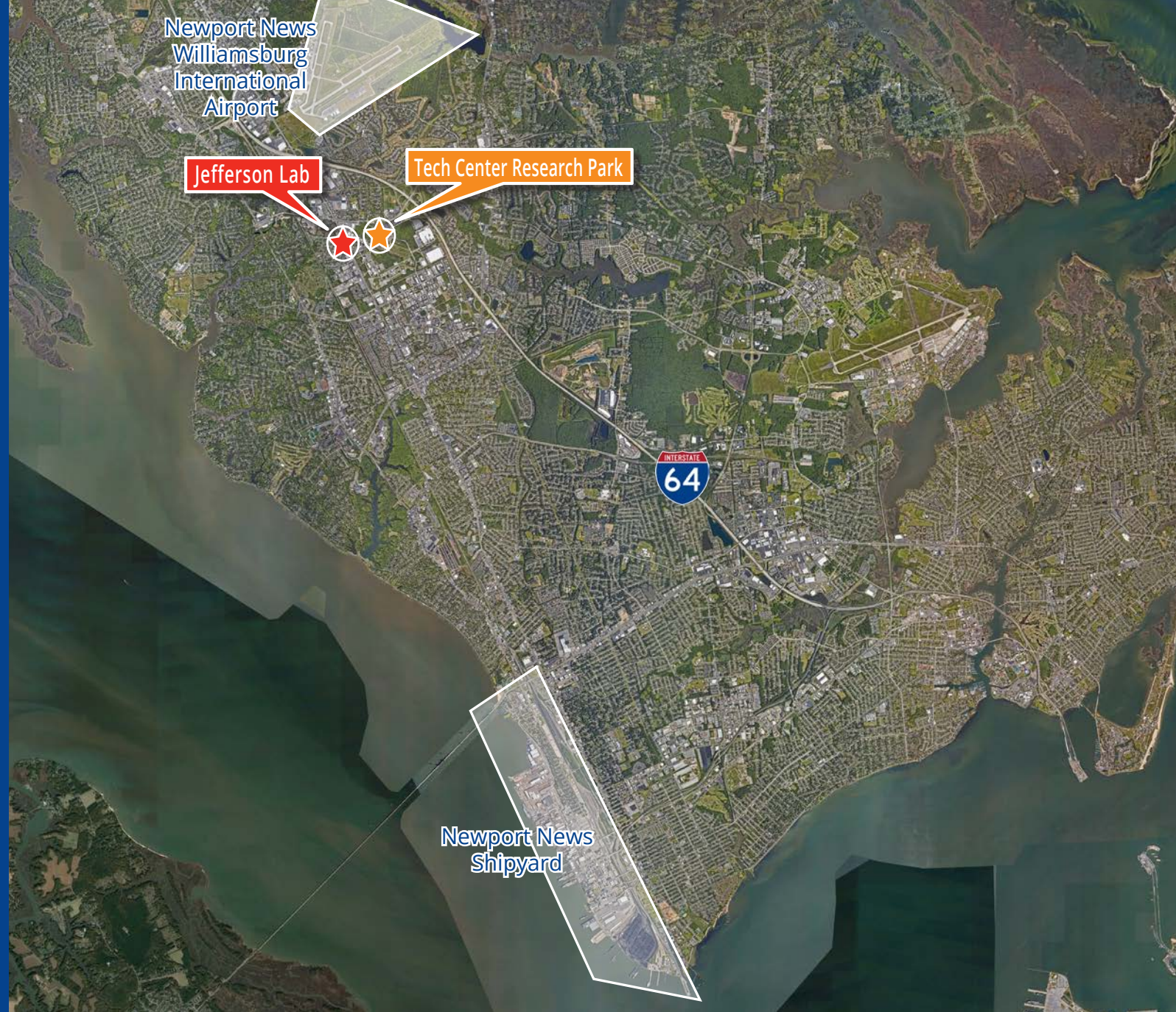
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