



OFFICE BUILDING FOR LEASE

LAKE CENTER II

505 INDEPENDENCE PKY, CHESAPEAKE, VA 23320



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,762 - 4,776 SF
Lease Rate:	\$21.00 SF/yr (Full Service)
Year Built:	1999
Building Size:	63,568 SF

AVAILABLE SPACES	SF
Suite 100	2,300 SF
Suite 101	4,776 SF
Suite 240	1,762 SF

PROPERTY OVERVIEW

This three story, Class A building is situated in Battlefield Corporate Center, a designated Verizon "Smart Park", featuring high tech fiber optic services and state-of-the-art telecommunications. Lake Center II provides abundant parking with 5 spaces per 1,000 square feet, 24-hour controlled key card access, and lakefront views with private jogging trails. Other amenities include a fitness center with men and women's showers and lockers.

PROPERTY HIGHLIGHTS

- Exceptional location with immediate access to I-64 and I-464
- Fitness center with shower facilities
- Day porter services
- Ample parking 5/1,000 SF
- Upgraded lobby with two-story atrium (2019)
- Lakefront views with private jogging trails
- Access to common area conference room
- Energy Star Certified 2016

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ADDITIONAL PHOTOS





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