



**OFFICE BUILDING FOR LEASE**

**130 RESEARCH DRIVE**

HAMPTON, VA 23666



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HAMPTON, VA 23666

## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	3,177 - 25,000 SF
<b>Lease Rate:</b>	\$14.50 SF/yr (Full Service)
<b>Building Size:</b>	50,581 SF
<b>Lease Type:</b>	Full Service

### AVAILABLE SPACES SF

Suite A	25,000 SF
Suite C	6,932 - 10,109 SF
Suite D	3,177 - 10,109 SF

### PROPERTY HIGHLIGHTS

- **Located in both Opportunity and Enterprise Zones.**
- 50,000+ one story Class B office building located in the Langley Research & Development Park.
- Building signage available.
- 246 parking spaces; parking ratio of 4.92/1,000 SF.
- Fully redundant SONET Ring.
- Located 1/2 mile from Langley Air Force Base and NASA facilities in a Virginia Enterprise Zone.

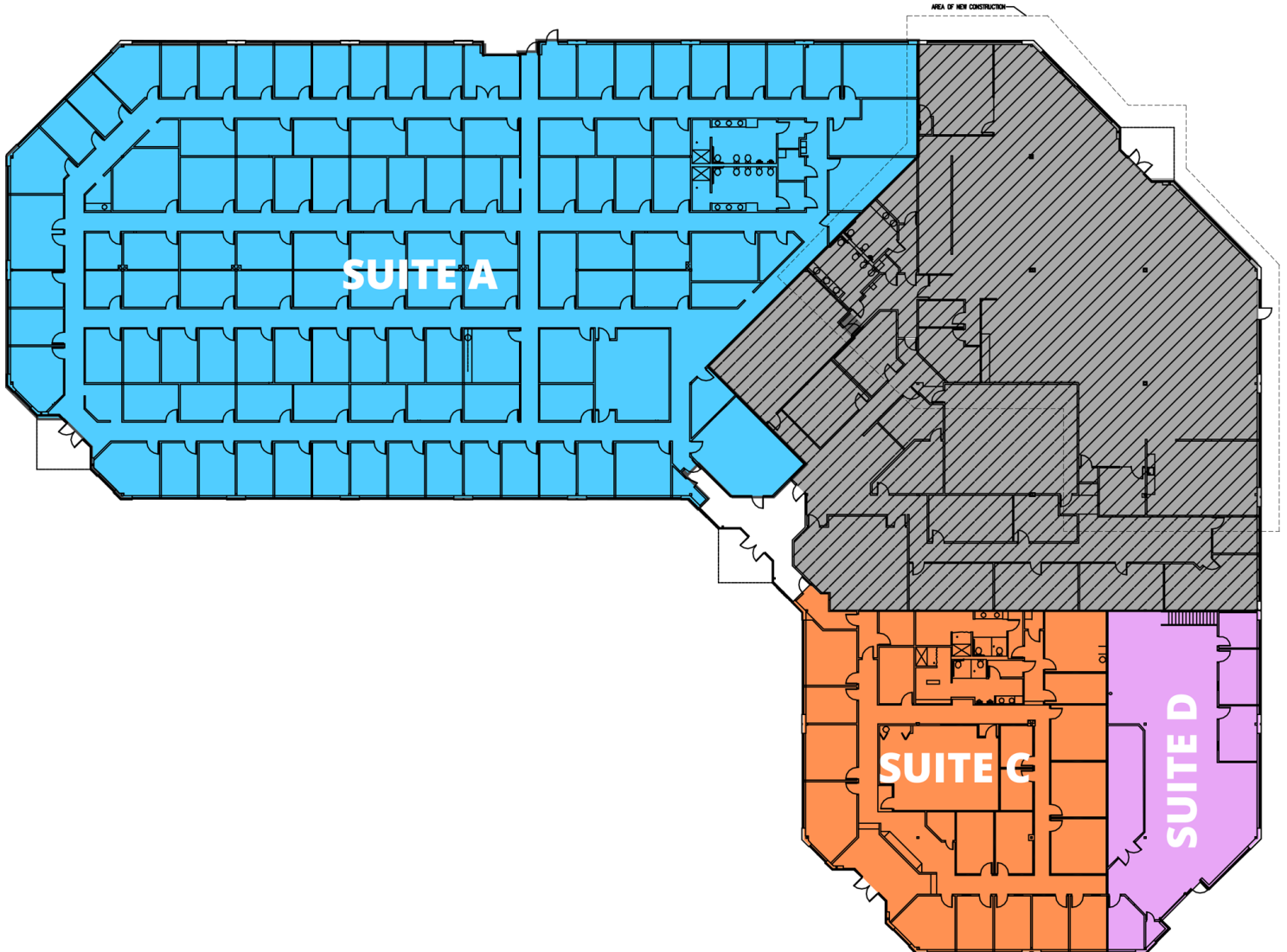
### DEMOGRAPHICS

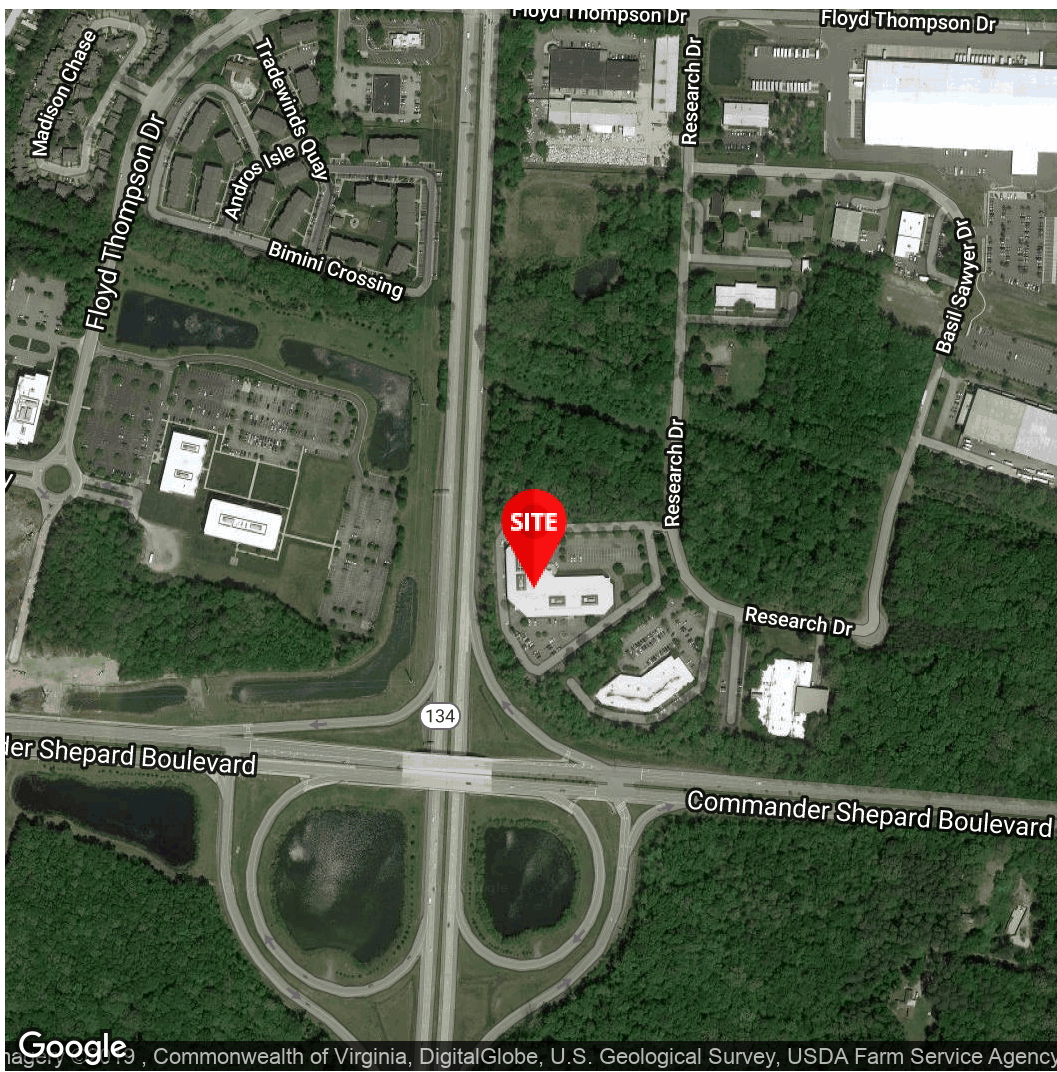
	1 Mile	5 Miles	10 Miles
Total Households:	1,191	64,473	146,395
Total Population:	3,013	165,660	373,559
Average HH Income:	\$69,508	\$67,267	\$66,488

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## SITE PLAN





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