

An aerial photograph of a large, modern commercial building with a dark roof and orange-brown exterior walls. The building is surrounded by a large parking lot filled with cars. The image is used as a background for the advertisement.

FOR LEASE

Independence Technology Center I

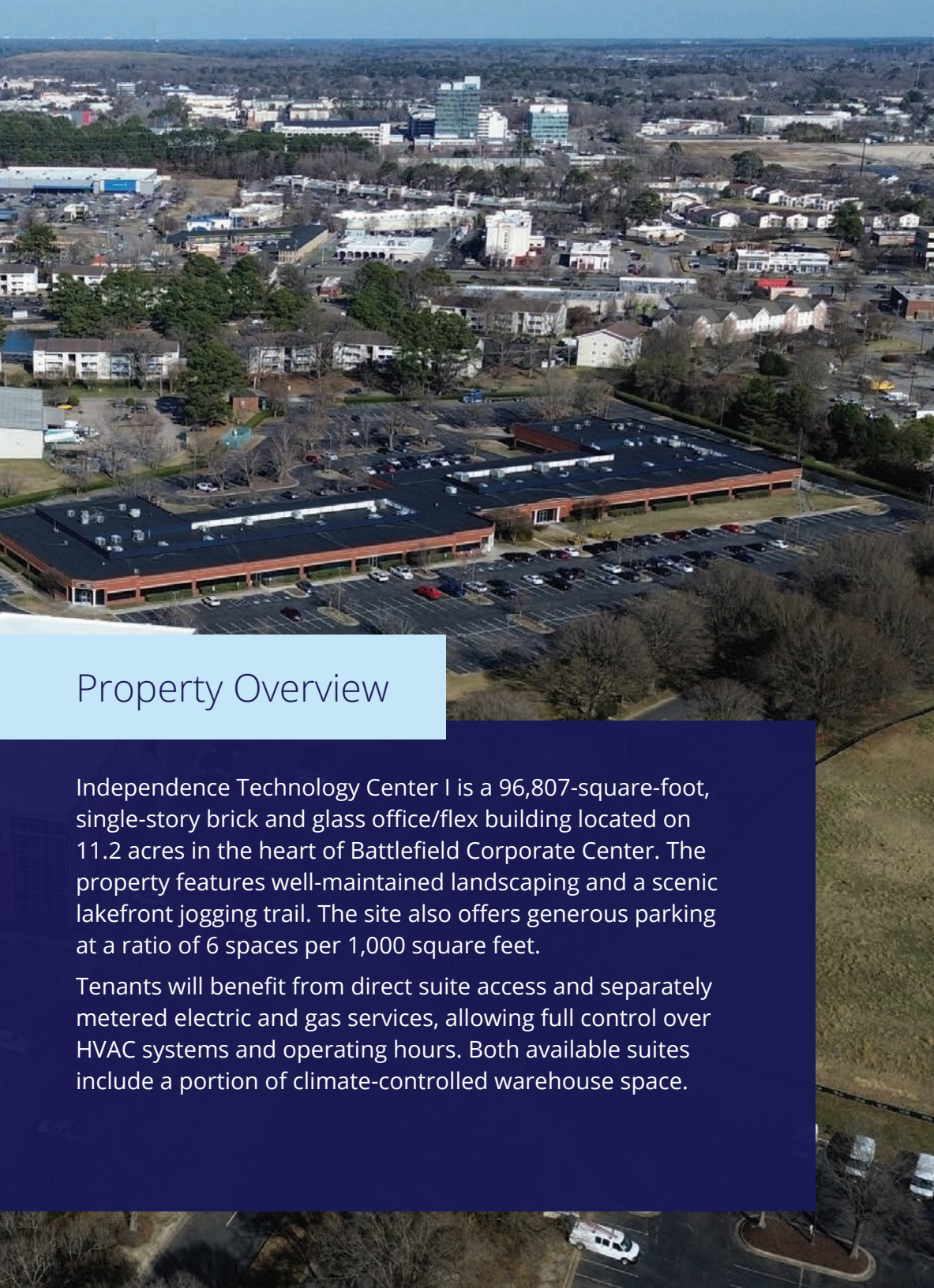
700 Independence Parkway
Chesapeake, VA

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Property Overview

Independence Technology Center I is a 96,807-square-foot, single-story brick and glass office/flex building located on 11.2 acres in the heart of Battlefield Corporate Center. The property features well-maintained landscaping and a scenic lakefront jogging trail. The site also offers generous parking at a ratio of 6 spaces per 1,000 square feet.

Tenants will benefit from direct suite access and separately metered electric and gas services, allowing full control over HVAC systems and operating hours. Both available suites include a portion of climate-controlled warehouse space.

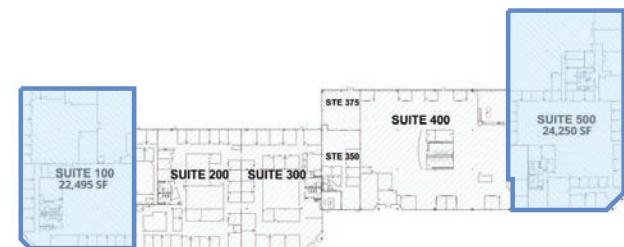
Property Highlights

- Conditioned warehouse space in both suites with grade level roll up doors
- Suite 100: Warehouse is 3,020 RSF with ceiling heights of +/-17'-6" to the joist and +/-19'-8" to the deck
- Suite 500: Warehouse is 6,079 RSF with ceiling heights +/-16'-8" to the joist and +/-19'-0" to the deck
- Wet pipe sprinkler system
- 480/277 volt, 2,000 amp service to the building
- Verizon Smart Park fiber-optic services and Cox Fibernet available

Available Spaces

Suite 100	5,000 up to 22,495 SF
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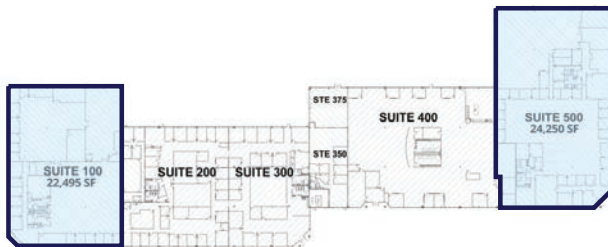
Suite 500	10,000 up to 24,250 SF
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Lease Rate

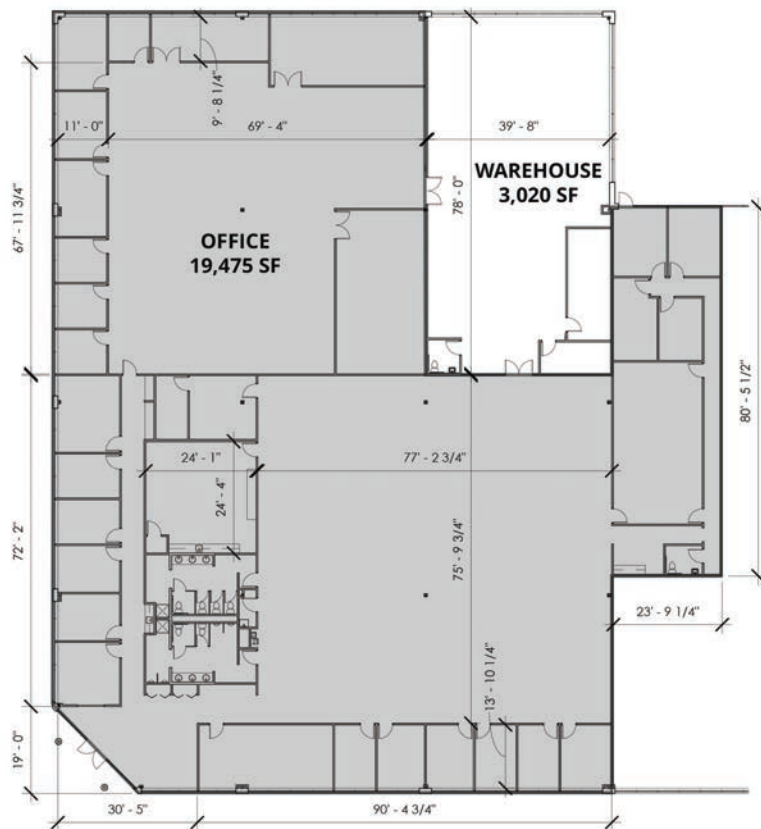
\$13.50 SF/yr (NNN)

Floor Plans



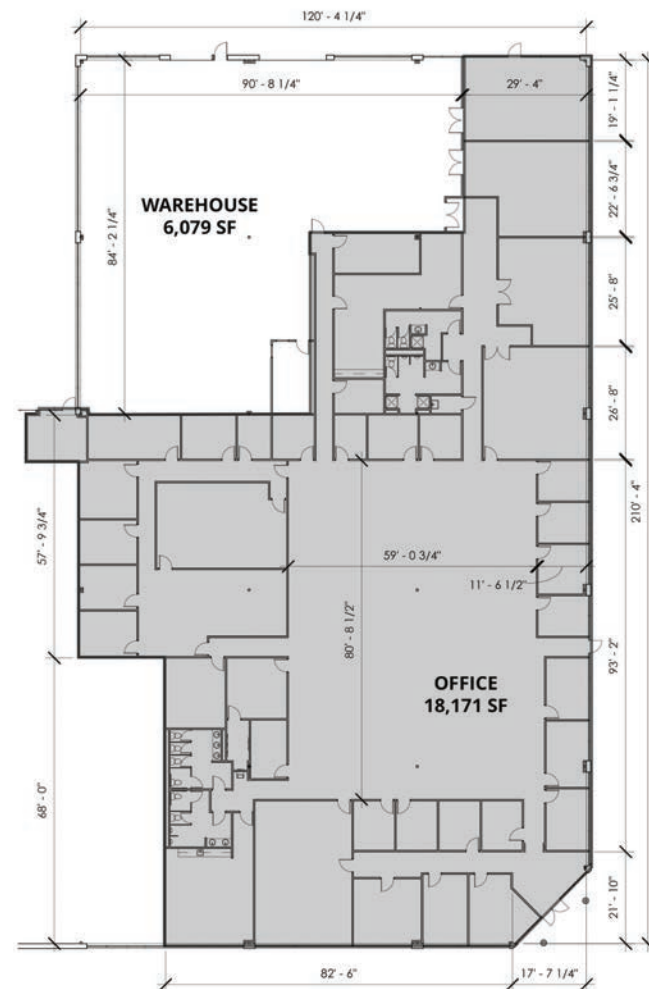
Suite 100

5,000 up to 22,495 SF



Suite 500

10,000 up to 24,250 SF



Location & Amenities

Greenbrier Square



700 Independence



Crossways Shopping Center



Greenbrier Market Center





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