



Colliers

For Lease  
800 Tech Center Parkway  
Newport News, VA

65,050 SF Available  
Flexible Leasing Options

**Perry Frazer**

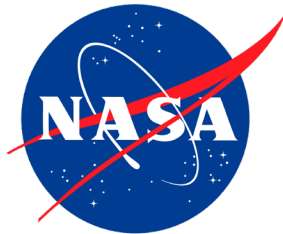
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## Tech Center Partners



## 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

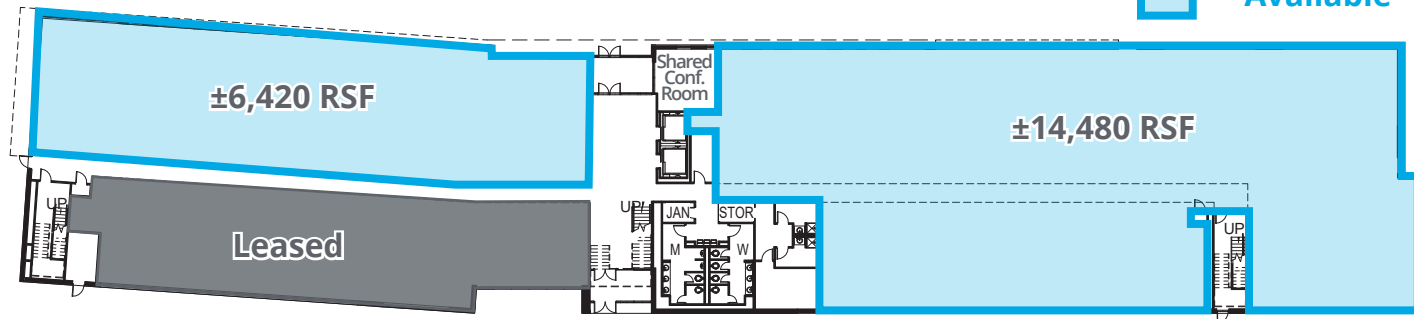
| Term         | Flexible leasing options                                                   |
|--------------|----------------------------------------------------------------------------|
| Rental Rate  | \$30.00/SF Full Service                                                    |
| TI Allowance | \$40.00/SF 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

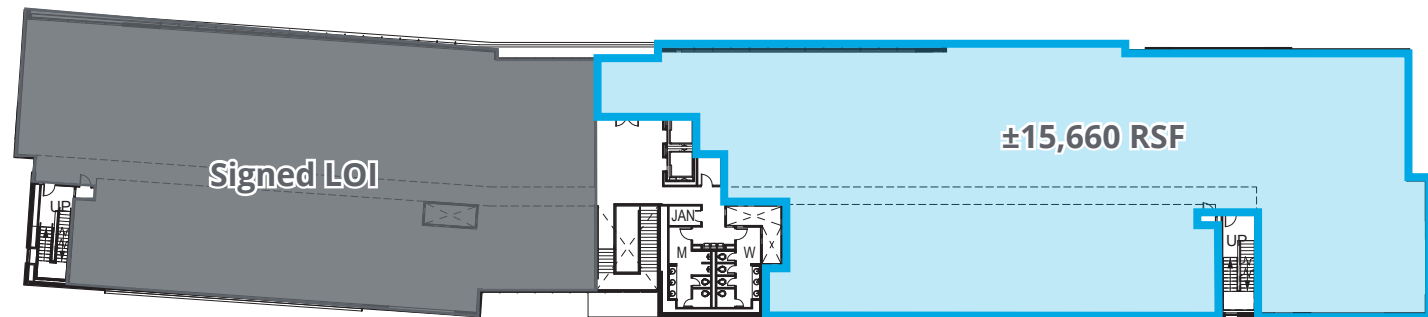
## 1st Floor

Up to  
±20,900 RSF  
Available



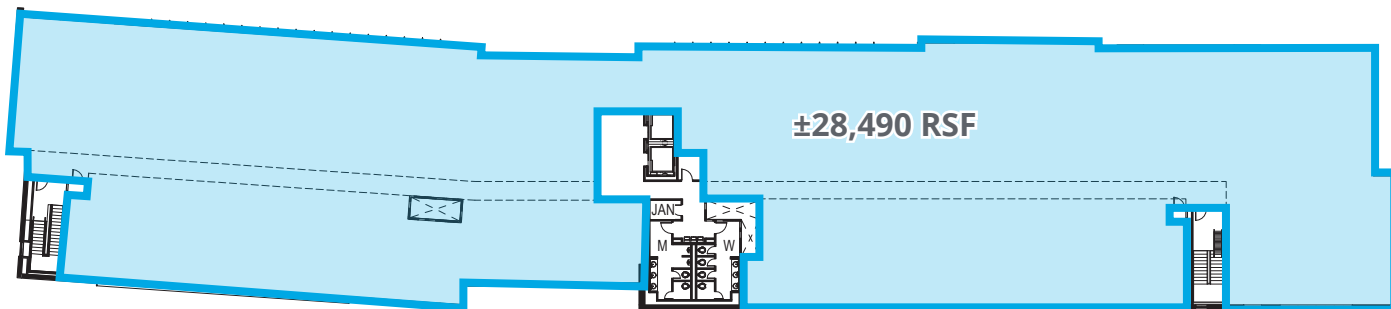
## 2nd Floor

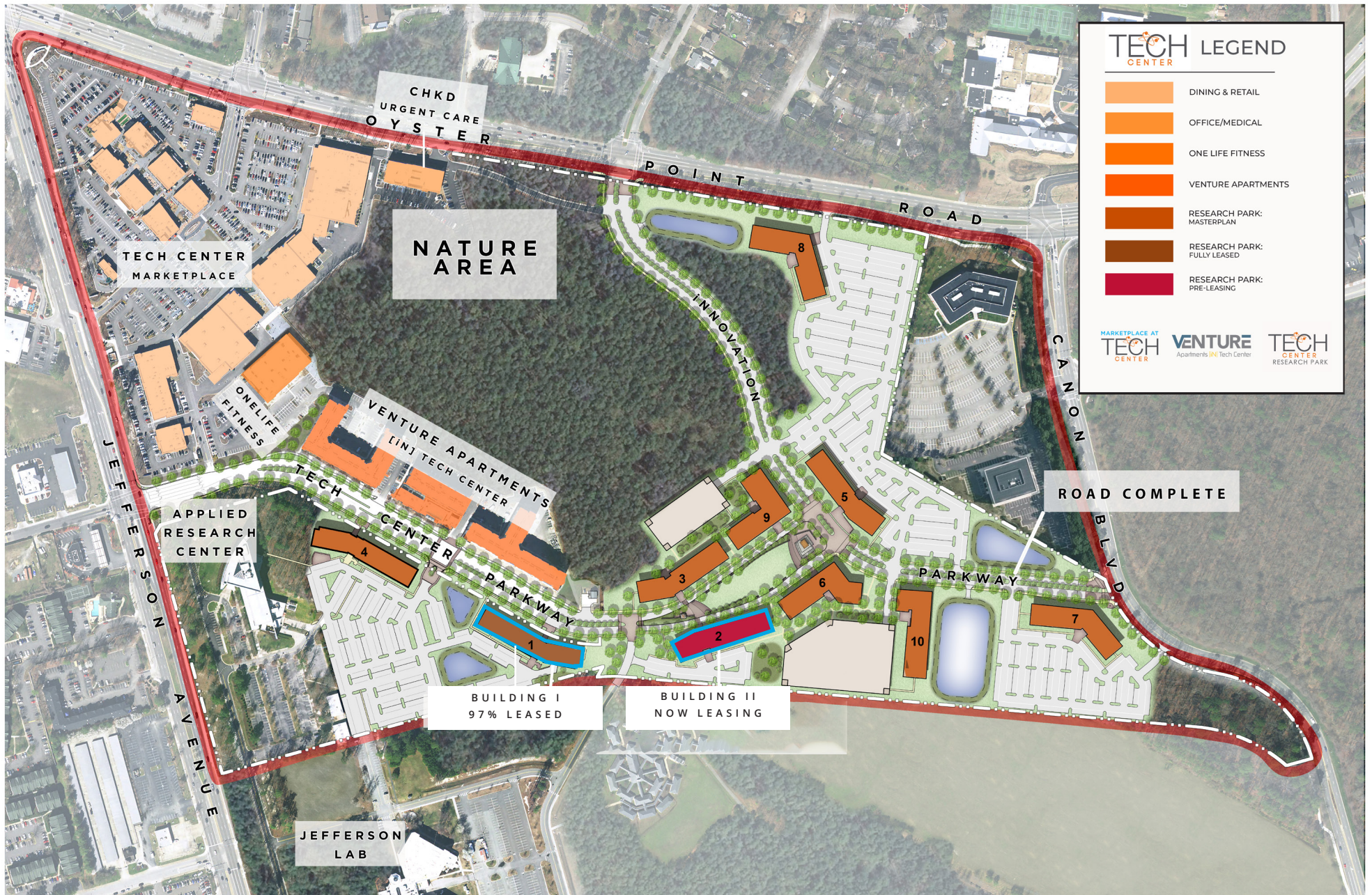
Up to  
±15,660 RSF  
Available



## 3rd Floor

Up to  
±28,490 RSF  
Available





**TECH CENTER MIXED USE DEVELOPMENT**  
Live Work Innovate

**W.M. Jordan**  
COMPANY



# 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



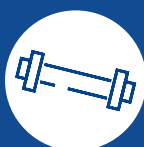
### OPPORTUNITY ZONE

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



gather.

M-F 8AM-5PM

MAIN ENTRANCE  
UPSTAIRS



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