

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.

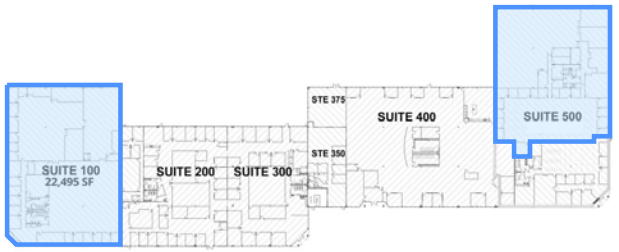
Tenants will benefit from direct suite access and separately metered electric and gas services, allowing full control over HVAC systems and operating hours. Both available suites include a portion of climate-controlled warehouse space.

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

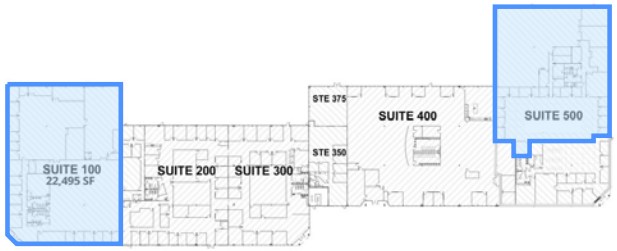
Suite 100	5,000 up to 22,495 SF
Suite 500	10,000 up to 17,733 SF



Lease Rate

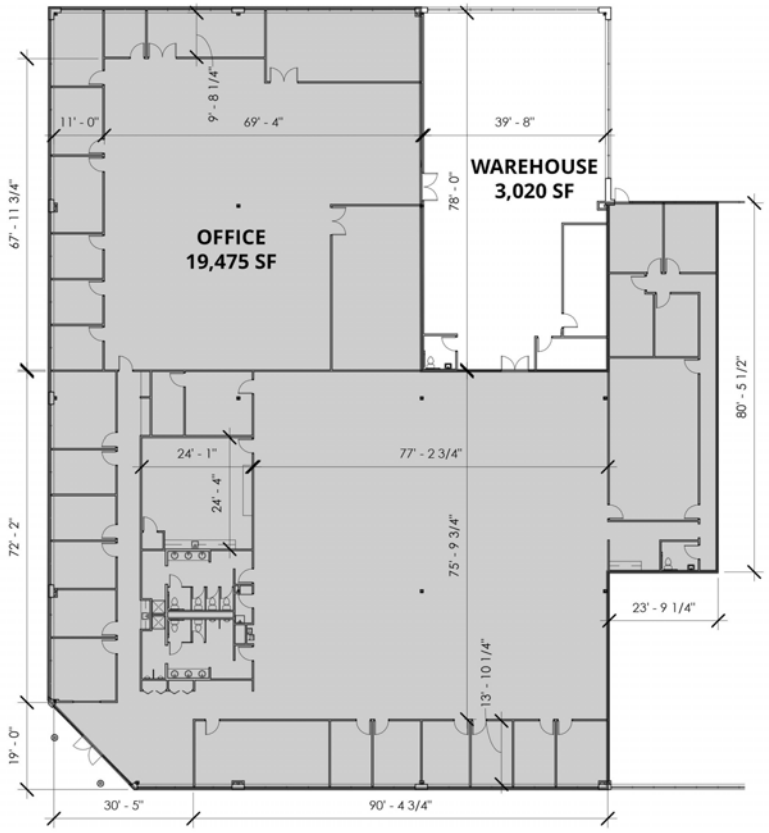
$13.50 SF/yr (NNN)

Floor Plans



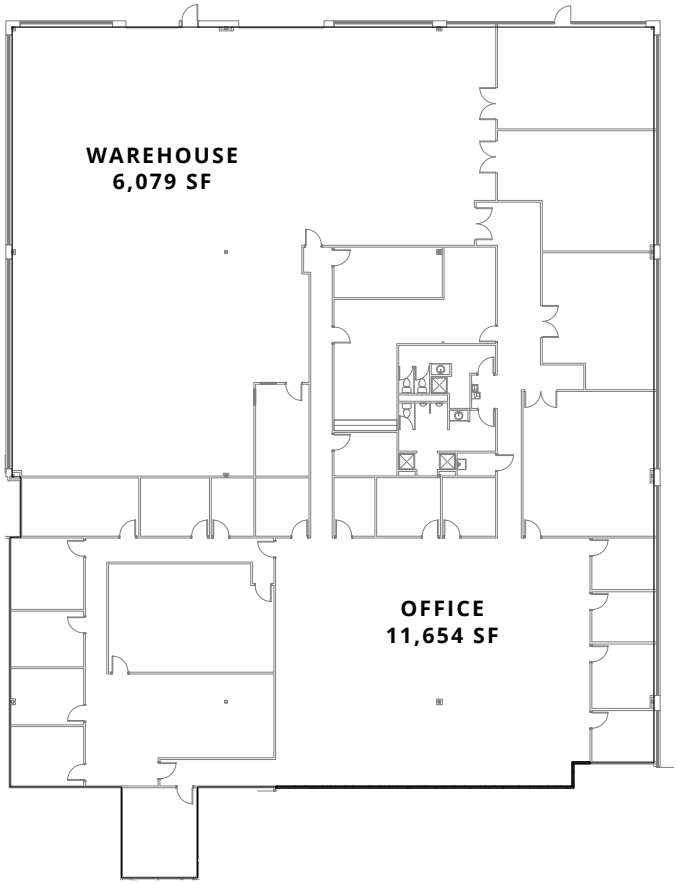
Suite 100

5,000 up to 22,495 SF



Suite 500

10,000 up to 17,733 SF



Location & Amenities



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