



*A Premier, Class A Office Park
and Community Hub
in Newport News, Virginia*

TECH CENTER RESEARCH PARK

700 Tech Center Parkway



800 Tech Center Parkway

TECH CENTER RESEARCH PARK

Leasing Advisors

Perry Frazer
Executive Vice President
+1 757 228 1833
perry.frazer@colliers.com

Brian Davidson
Vice President
+1 757 228 1809
brian.davidson@colliers.com



04

EXECUTIVE SUMMARY

06

FLOOR PLANS

08

AREA INFORMATION

10

PARK FEATURES

EXECUTIVE SUMMARY

Tech Center Research Park is home to two Class A office buildings—700 and 800—ideally positioned in the heart of Newport News’ thriving Tech Center district. Located just one mile from I-64, the park offers three convenient access points via Jefferson Avenue & Tech Center Parkway, Oyster Point Road, and Canon Boulevard. Both buildings are adjacent to the Marketplace at Tech Center, providing tenants with walkable access to over 250,000 square feet of retail, dining, Onelife Fitness, and luxury living at Venture Apartments [iN] Tech Center.

A key feature of the park is its connectivity and walkability, highlighted by an 8-foot-wide multi-use pedestrian path and a 1.5 acre green space, known as the Drillfield. Tenants in both buildings benefit from a full suite of modern amenities including access to video conferencing and conference rooms, research-grade internet speeds, U.S. mail pickup, personal housekeeping services, and ongoing maintenance and after-hours support. The property also hosts regular networking events and is located within the Newport News Enterprise Zone, offering potential economic incentives.

With a generous 4/1,000 SF parking ratio, lobby and suite signage, and optional exterior signage available for full-floor users, 700 and 800 Tech Center Parkway present a compelling opportunity for businesses seeking a dynamic, well-connected, and amenity-rich office environment.

	Building 700	Building 800
Total SF	78,493	76,136
Occupancy	100%	Now Leasing
Parking Ratio	4.0/1,000	4.0/1,000

TENANTS







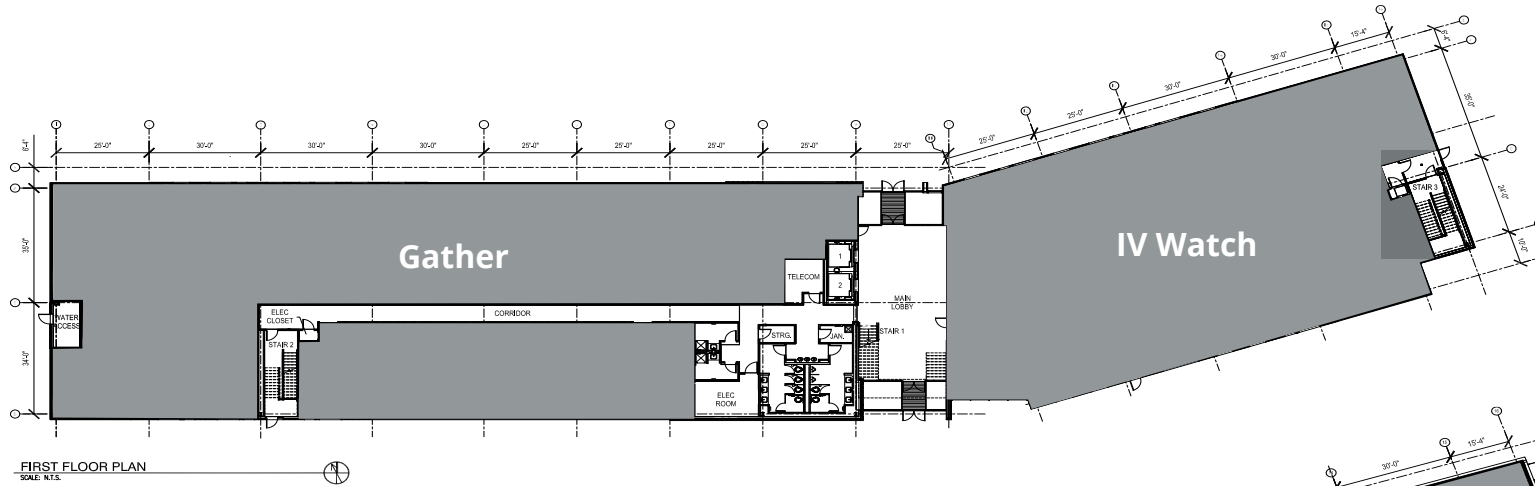
FEATURES

-  **Term**
Flexible leasing options
-  **Walkability**
8' wide multi-use pedestrian path linking Tech Center to City Center & surrounding areas
-  **Signage**
Lobby and suite signage included, exterior sign available for a full floor user
-  **Premier Location**
Located one mile from I-64
-  **Parking**
4/1,000 SF parking ratio

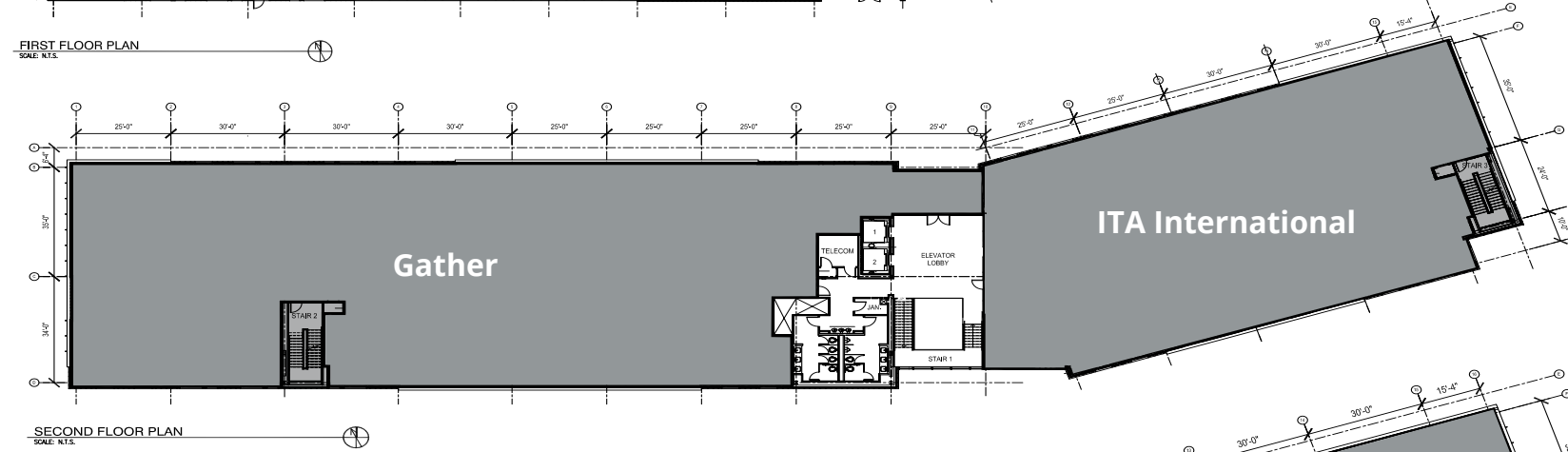
BUILDING 700 FLOOR PLANS

 = Available

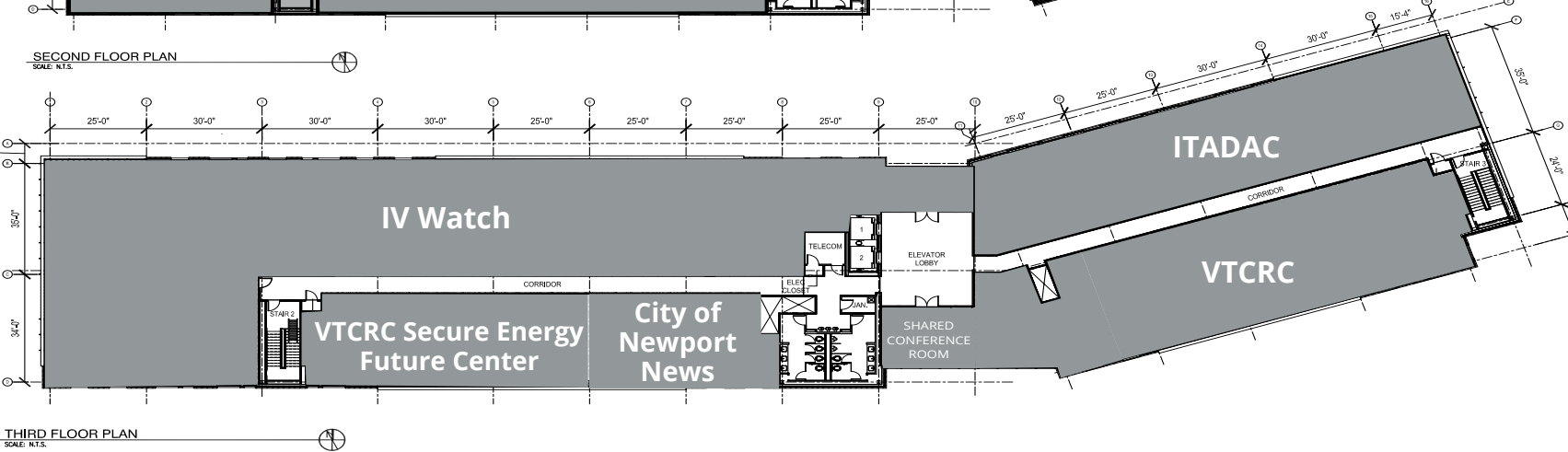
1st Floor
Fully Leased



2nd Floor
Fully Leased



3rd Floor
Fully Leased

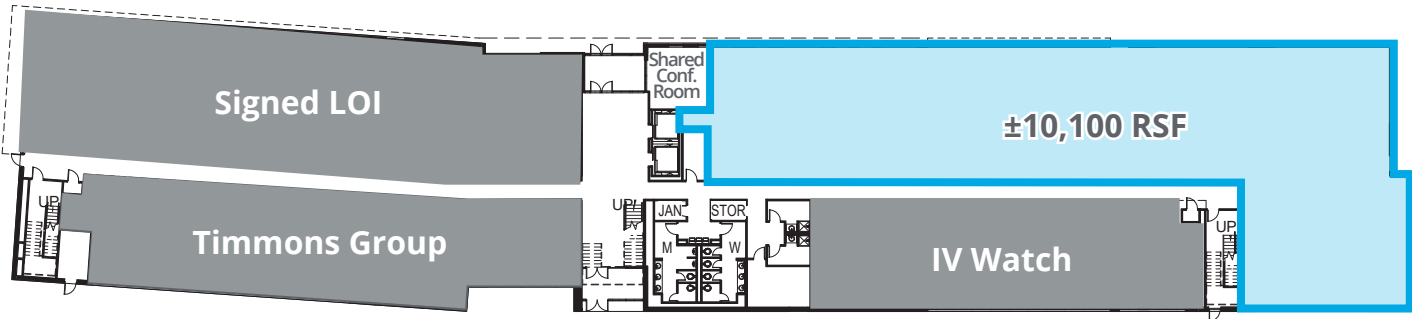


BUILDING 800 FLOOR PLANS

 = Available

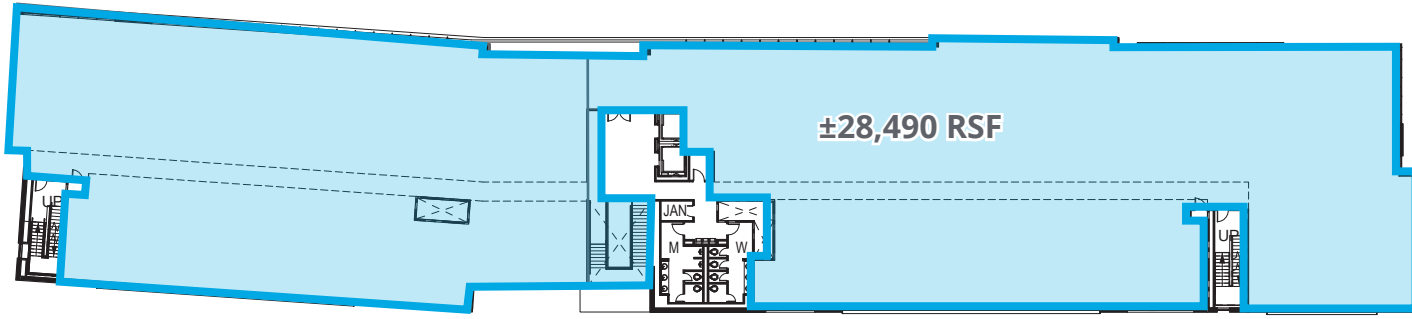
1st Floor

Up to
±10,100 RSF
Available



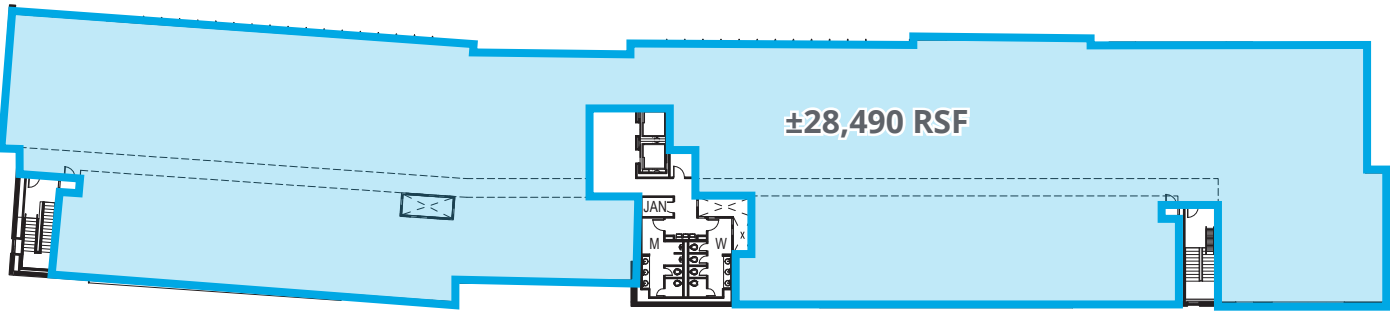
2nd Floor

Up to
±28,490 RSF
Available



3rd Floor

Up to
±28,490 RSF
Available

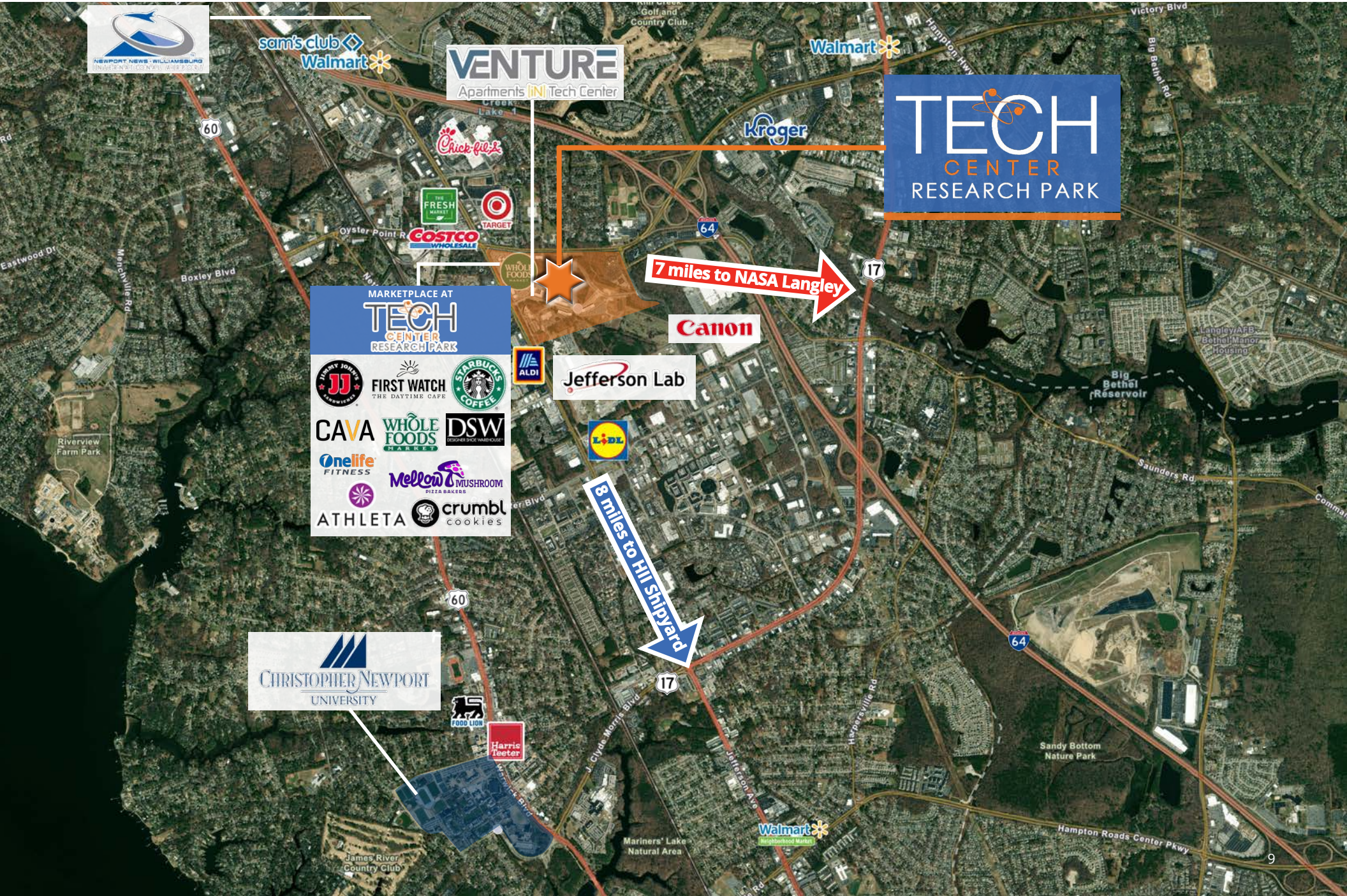


DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
2025 Est. Population	9,085	83,395	176,067
2030 Total Population	9,074	82,653	174,769
2025 Median Age	33.3	36.6	37.6
Households			
2025 Households	4,293	35,007	72,521
2030 Households	4,355	35,154	72,869
2025 Income			
Average HH Income	\$80,696	\$97,936	\$102,736
Median HH Income	\$69,337	\$77,930	\$80,986
Per Capita Income	\$37,551	\$41,661	\$42,509
2025 Housing Units			
Total Housing Units	4,542	37,016	77,093
Owner Occupied Units	1,448	18,239	41,670
Renter Occupied Units	2,845	16,768	30,851
Vacant Units	249	2,009	4,572
2025 Employment			
# of Employees	10,747	48,160	69,670
# of Businesses	681	3,400	5,291



MARKET AERIAL



AN ECOSYSTEM OF INNOVATION

At Tech Center, we foster an environment of collaboration and creativity. Our tenants, along with their partners, have secured grant funding, established centers of excellence, and drawn in high-value clients. Visit Tech Center and witness your company’s aspirations come to life.



POWERED BY PARTNERSHIP

Through our strategic partnership with Virginia Tech, Tech Center Research Park connects companies to a broader innovation ecosystem, offering potential access to research, talent, and thought leadership.



THE STARFINDER

LOCATION IS KEY



JEFFERSON LAB

Collaborate with nationally ranked scientists and data analysts



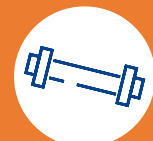
OPPORTUNITY ZONE

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



At the heart of Tech Center Research Park lies the Drillfield—a beautifully designed 1.5-acre green space created to foster connectivity, community, and collaboration. Featuring a striking sculpture and a fully equipped band pavilion, the Drillfield serves as a vibrant gathering place for tenants and visitors alike.

THE DRILLFIELD

Signature events like the Tech Center Summer Concert Series bring energy and engagement to the park, making it a unique amenity that enhances workplace culture and encourages meaningful interaction.



TENANT TESTIMONIAL

“Attending the summer concert series at the Tech Center Drillfield provided our team with a meaningful and fun **opportunity to connect** outside the workplace and strengthen our **sense of community.**”

Meredith Cline
ITA International

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150 W. Main Street,
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
colliers.com

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