



THE OFFICES AT NETCENTER

AVAILABLE FOR LEASE

Unique and innovative office space

5200 MERCURY BOULEVARD, HAMPTON, VA

Christine Young
Vice President
+1 757 961 2824
christine.young@am.jll.com

Wes Edwards
Associate Director
+1 757 961 3432
wesley.edwards@am.jll.com



The Offices at NetCenter

NetCenter is situated at the geographic center of the Hampton Roads region. With convenient access to I-64, the Port of Virginia, Newport News/Williamsburg International Airport and the Naval Shipyard, NetCenter's strategic location is an asset to all tenants. The building itself offers flexible floorplans, abundant natural light and on-site amenities for employees.



557,753

Total square feet
two stories



Free on-site
fitness center



Conference/event
spaces available for
tenants



Daily rotating food
truck program



Free wifi in
common areas



EXTERNAL
SIGNAGE

Opportunities on
building and property
monument



20% of Hampton Roads population is 18-34



Security on-site 24/7



Verizon Fios and Cox available



\$49,815
Median Household Income

28' x 28'

Column spacing



10 per 1,000 parking

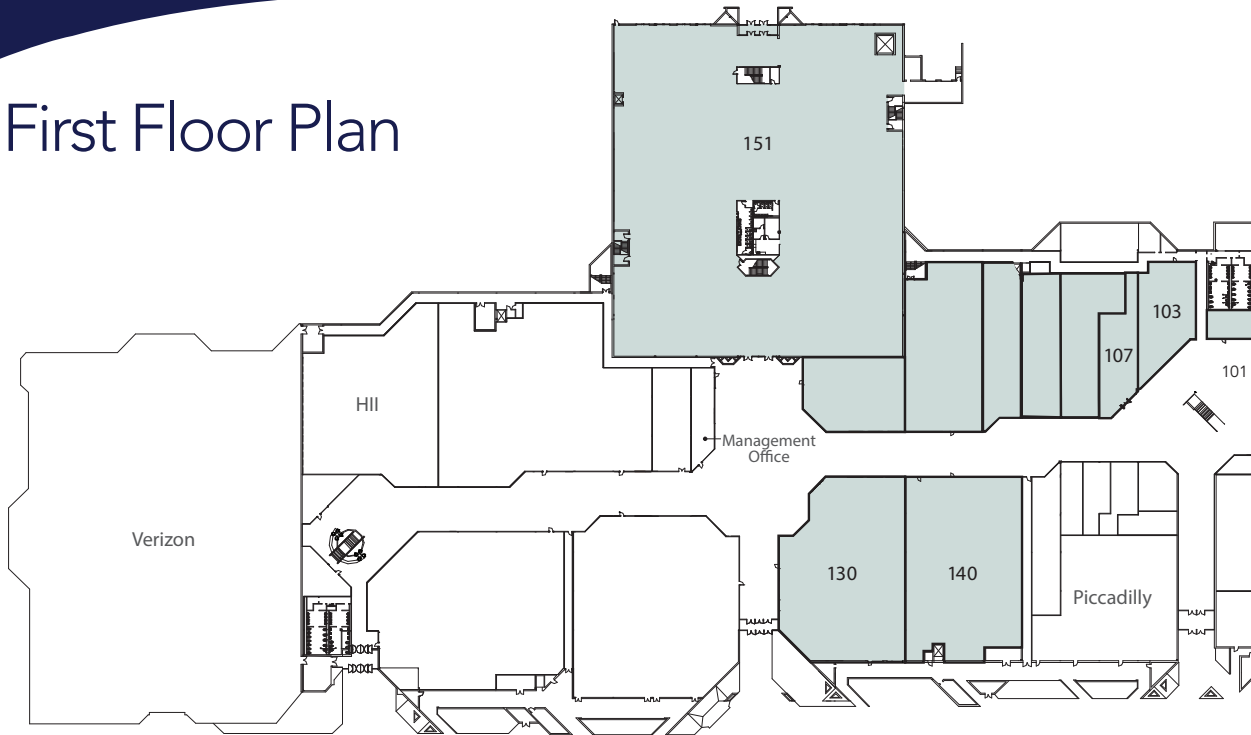


Grade level parking for both floors

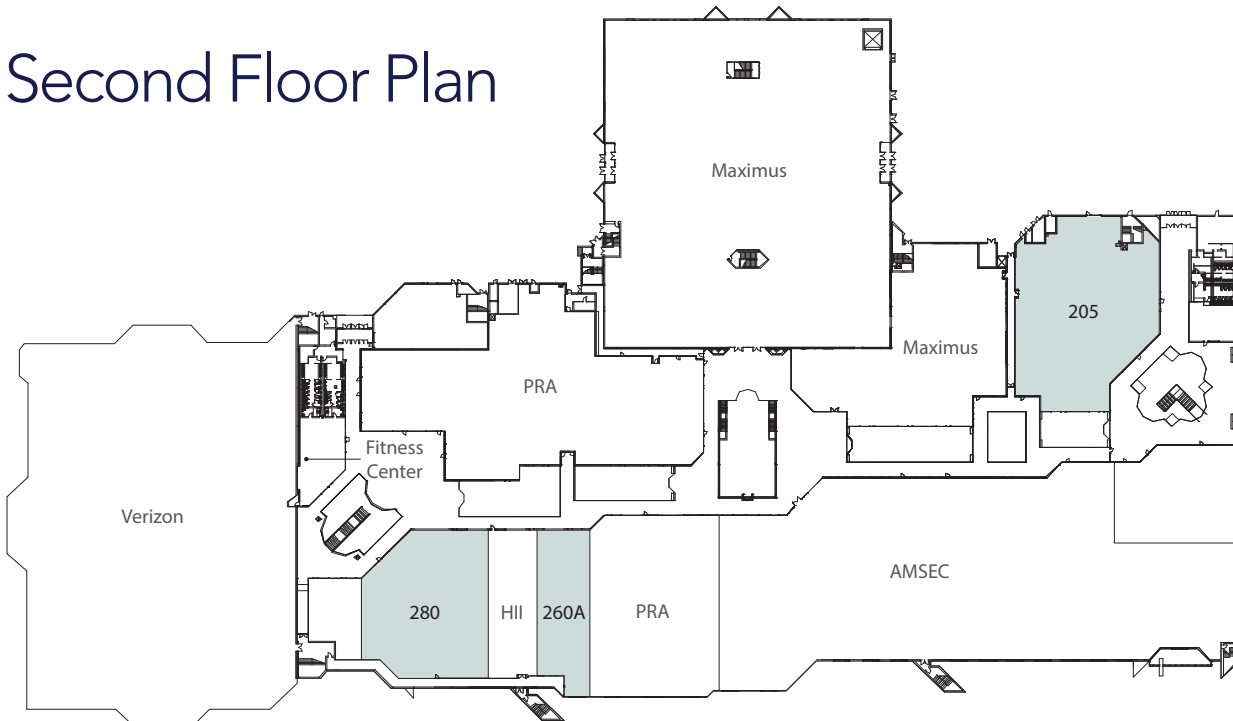


A building with room to grow where you can **make your mark**

First Floor Plan



Second Floor Plan



*availabilities are noted with shading



External branding and signage opportunities



Grade-level parking on both floors



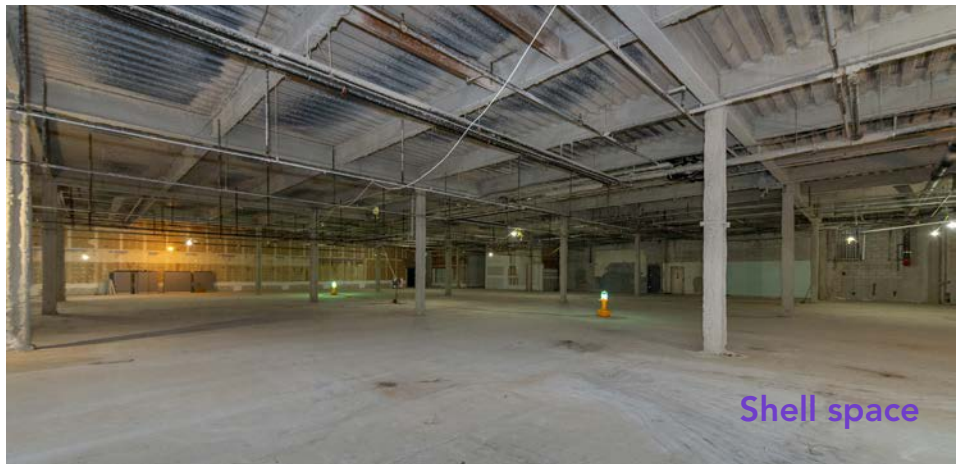
Open floor plans



Monument signage



Expansive parking

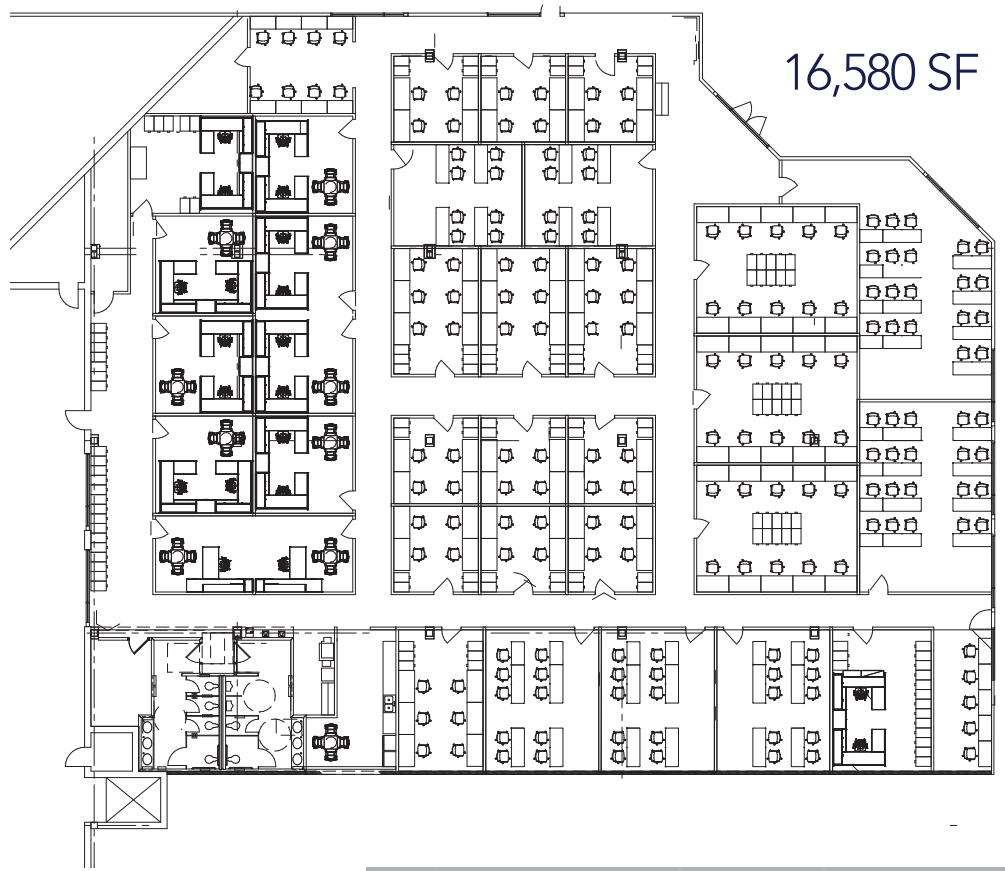


Shell space

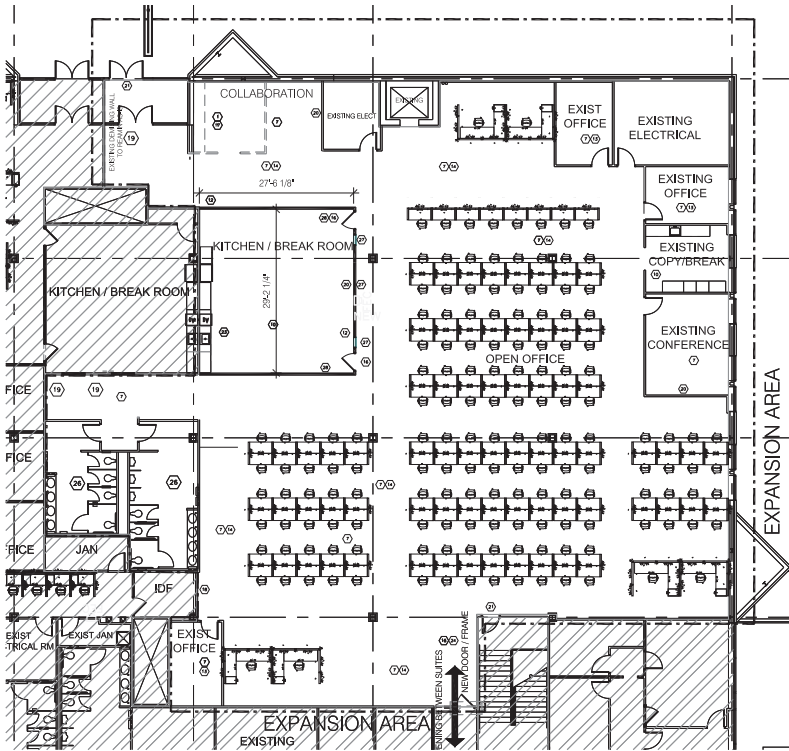
Incentives for build-outs available



Space for a full staff to work comfortably and productively



11,491 SF



Open options to promote creativity and inspire leadership

Build-outs to suit your company

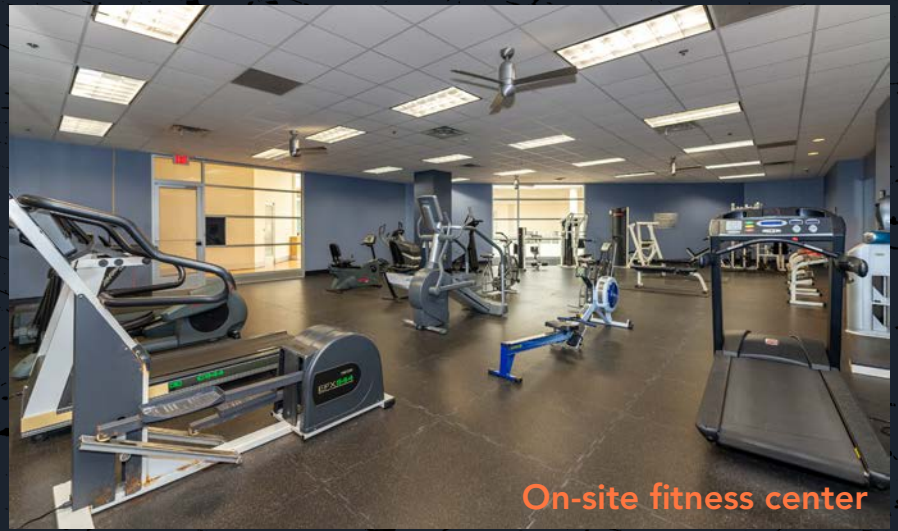
A neighborhood with everything to offer



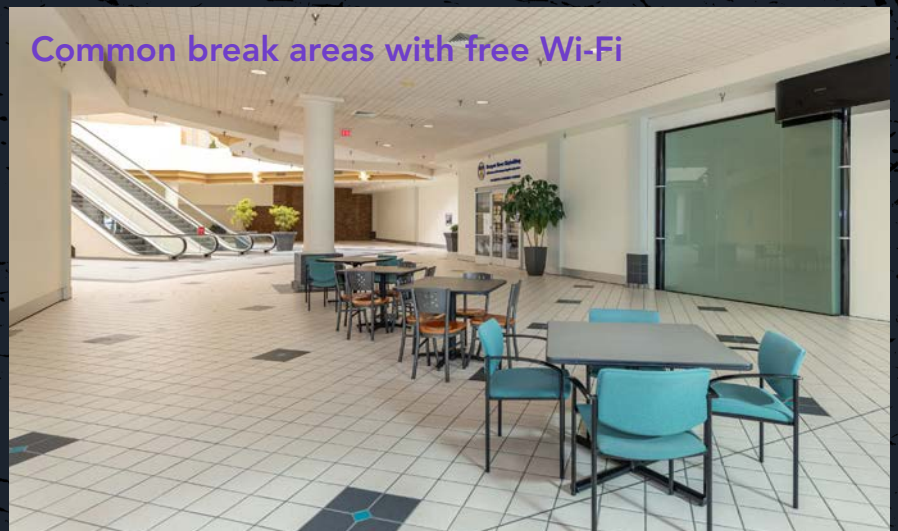
- ◇ Barnes & Noble
- ◇ JC Penney
- ◇ H&M
- ◇ Lane Bryant
- ◇ New York Company
- ◇ Victoria's Secret
- ◇ GameStop
- ◇ PetsMart

- Eat & Drink
- Shop
- Play

To Hampton Roads Bridge/Tunnel	10 miles
To downtown Norfolk	22 miles
To Williamsburg	30 miles



On-site fitness center



Common break areas with free Wi-Fi



Abundant natural light

A space with
everything **you need**

A region ready for business

In addition to proximity to highways, businesses and a ready, willing and able labor force, NetCenter is located within the Hampton Urban Enterprise Zone, making businesses there eligible for several state and local incentives to invest and create jobs.



STATE INCENTIVES

Job Creation Grant:

Who's eligible?	<ul style="list-style-type: none">• Businesses that create more than four new permanent, full-time jobs (except retail, personal service, or food and beverage jobs) with health benefits
How much?	<ul style="list-style-type: none">• \$500/year for every job over the threshold paying at least 175% of the federal minimum wage• \$800/year for every job over the threshold paying at least 200% of the federal minimum wage
How long?	<ul style="list-style-type: none">• Up to five consecutive years after the job is created

Real Property Investment Grant:

Who's eligible?	<ul style="list-style-type: none">• Businesses with qualified property investments of at least \$100,000 to rehabilitate or expand an existing building• Businesses with qualified property investments of at least \$500,000 to construct a new building
How much?	<ul style="list-style-type: none">• Up to 20% of the investment amount over the qualifying thresholds
Caps?	<ul style="list-style-type: none">• \$100,000 per building per year for qualified investments of less than \$5 million• \$200,000 per building per year for qualified investments of \$5 million or more• Maximum of \$200,000 in grants per building over five consecutive years





LOCAL INCENTIVES

Capital Investment Grant

Who's eligible?	<ul style="list-style-type: none"> Existing businesses that increase full-time employment by 10% (minimum three employees) paying at least 200% of the federal minimum wage, and make at least \$500,000 in additional capital investment New businesses that create at least 25 new jobs paying at least 200% of the federal minimum wage and making at least \$500,000 in additional capital investment in machinery and tools and/or business personal property
Time limit?	<ul style="list-style-type: none"> Within 18 months of application
How much?	<ul style="list-style-type: none"> 100% of city business personal property and/or machinery and tools taxes, up to \$50,000 per year
How long?	<ul style="list-style-type: none"> Three years

Local tax refunds

Which taxes?	<ul style="list-style-type: none"> Business license tax (up to \$10,000 per year) and local utility tax 		
Who's eligible?	<ul style="list-style-type: none"> Existing businesses that increase full-time employment by 10% (minimum three employees) paying at least 200% of the federal minimum wage, and make at least \$50,000 in additional capital investment New businesses that create at least 10 new jobs paying at least 200% of the federal minimum wage and make at least \$100,000 in additional capital investment 		
Time limit?	<ul style="list-style-type: none"> Within 12 months of application 		
How much?	<ul style="list-style-type: none"> Sliding scale refund for each tax: <table border="0" style="margin-left: 20px;"> <tr> <td> <ul style="list-style-type: none"> Year 1: 100% Year 2: 80% Year 3: 60% </td> <td> <ul style="list-style-type: none"> Year 4: 40% Year 5: 20% </td> </tr> </table> 	<ul style="list-style-type: none"> Year 1: 100% Year 2: 80% Year 3: 60% 	<ul style="list-style-type: none"> Year 4: 40% Year 5: 20%
<ul style="list-style-type: none"> Year 1: 100% Year 2: 80% Year 3: 60% 	<ul style="list-style-type: none"> Year 4: 40% Year 5: 20% 		

36.7%

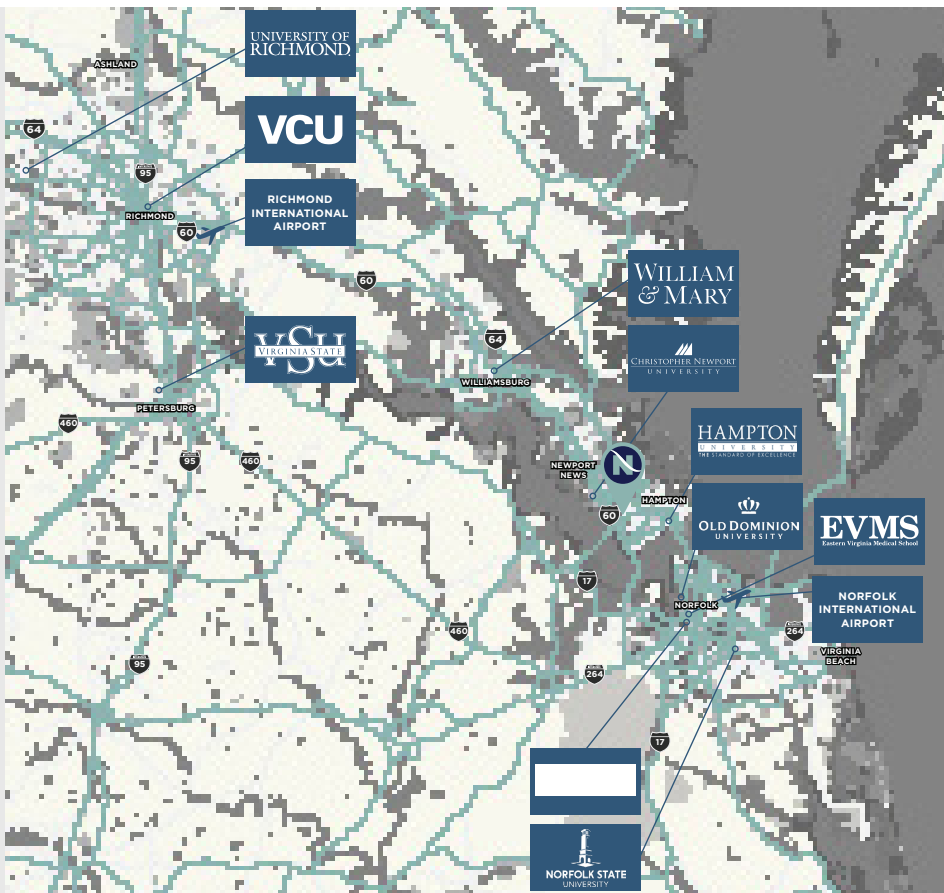
of the Hampton Roads Population has an Associate's Degree or higher

28.1%

of the Hampton Roads Population has an Bachelor's Degree or higher

58

Colleges/Universities in Virginia





THE OFFICES AT
NETCENTER
5200 MERCURY BOULEVARD, HAMPTON, VA

Christine Young
Vice President
+1 757 961 2824
christine.young@am.jll.com

Wes Edwards
Associate Director
+1 757 961 3432
wesley.edwards@am.jll.com

