



OFFICE BUILDING FOR LEASE

130 RESEARCH DRIVE

HAMPTON, VA 23666



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,177 - 41,858 SF
Lease Rate:	\$14.50 SF/yr (Full Service)
Building Size:	50,581 SF
Lease Type:	Full Service

AVAILABLE SPACES SF

Suite A	25,000 - 41,858 SF
Suite B	6,749 - 41,858 SF
Suite C	6,932 - 41,858 SF
Suite D	3,177 - 41,858 SF

PROPERTY HIGHLIGHTS

- 50,000+ one story Class B office building located in the Langley Research & Development Park.
- Building signage available.
- 246 parking spaces; parking ratio of 4.92/1,000 SF.
- Fully redundant SONET Ring.
- Located 1/2 mile from Langley Air Force Base and NASA facilities in a Virginia Enterprise Zone.

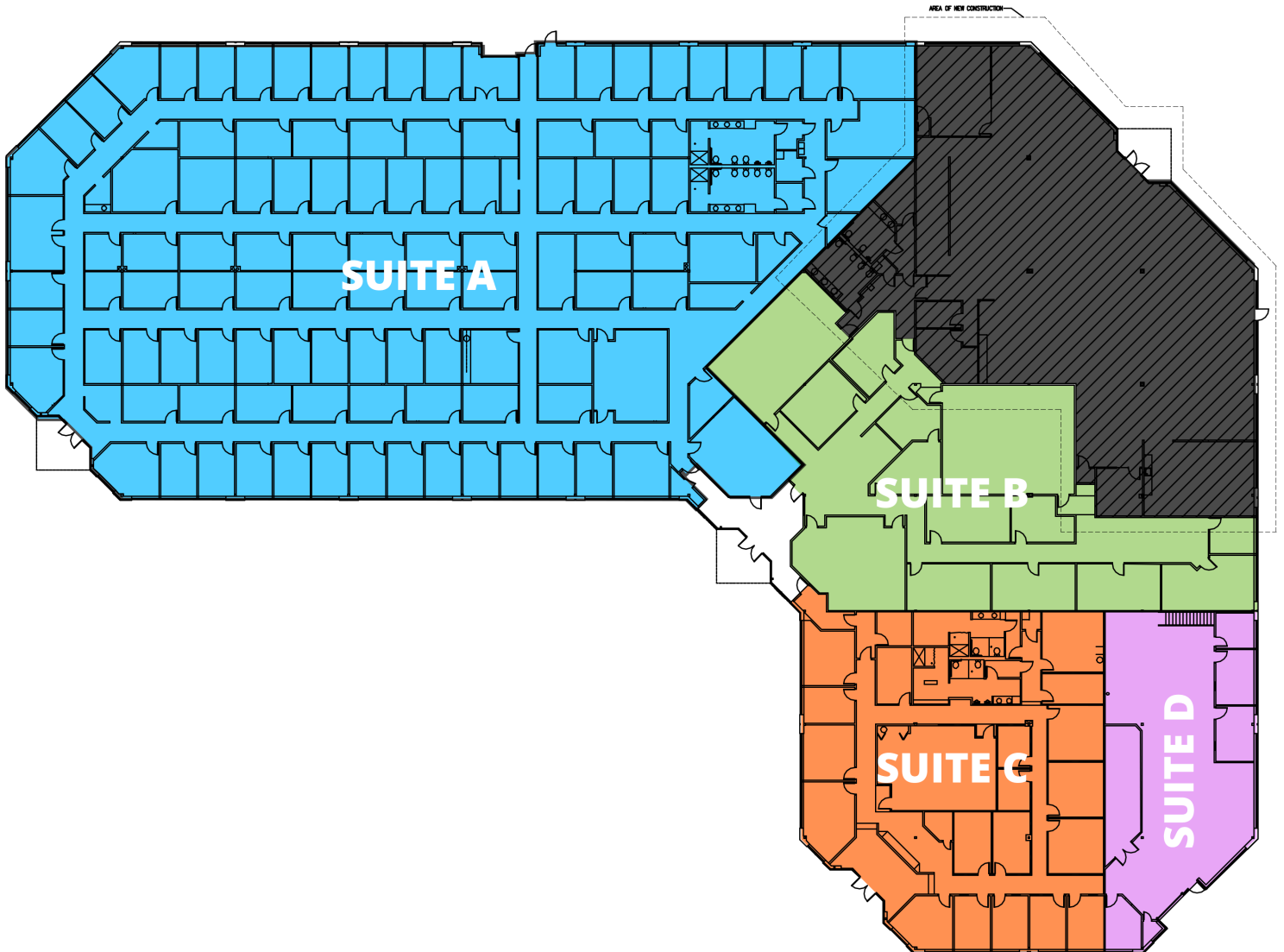
DEMOGRAPHICS

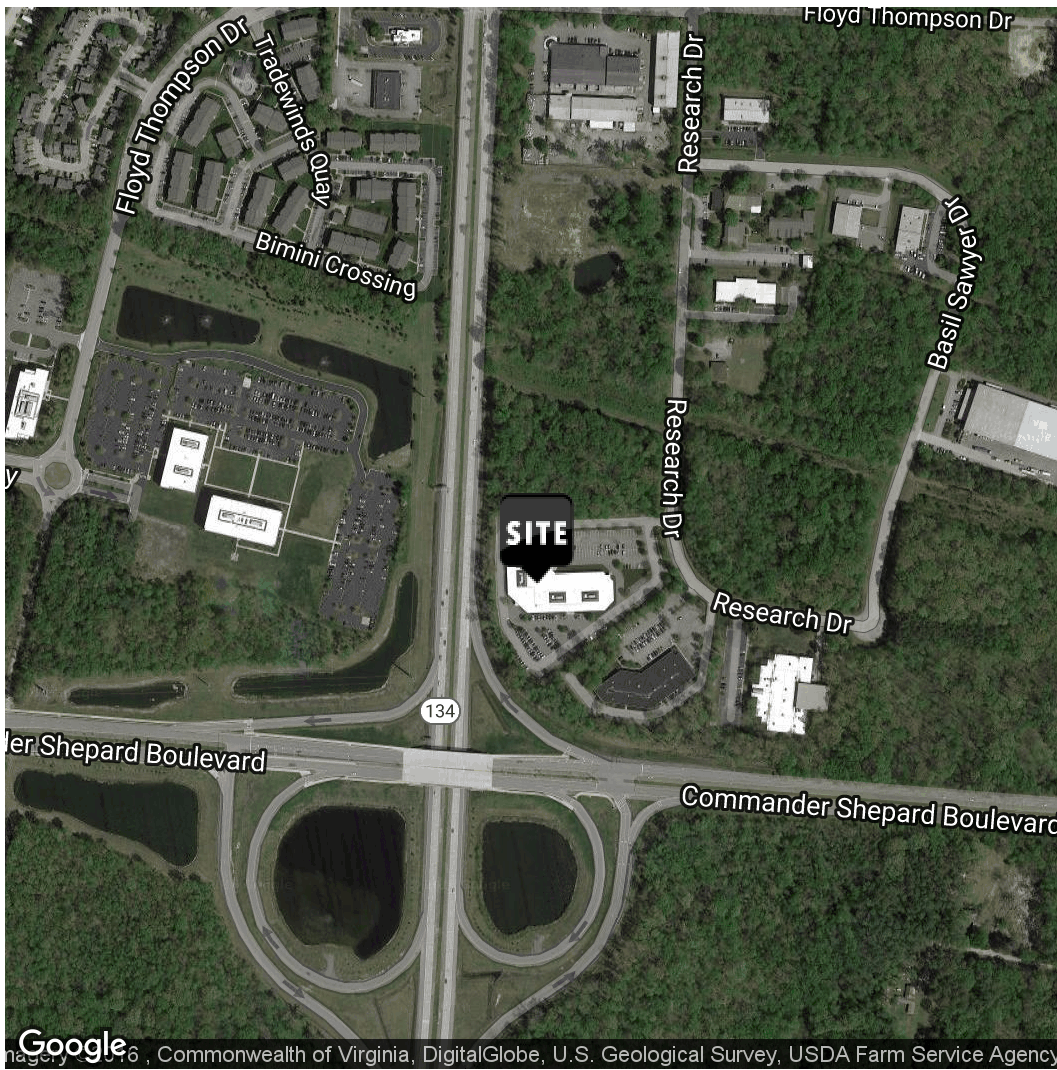
	1 Mile	5 Miles	10 Miles
Total Households:	1,191	64,473	146,395
Total Population:	3,013	165,660	373,559
Average HH Income:	\$69,508	\$67,267	\$66,488

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SITE PLAN





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