

AVAILABLE BUILDING - FOR LEASE

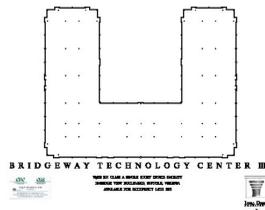
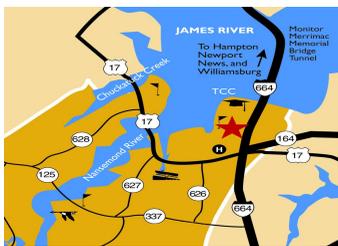


Department of Economic Development
 127 East Washington Street, Suite 200
 Suffolk, VA 23434
 (757) 923-3620

Bridgeway Technology Center III
 7021 Harbour View Blvd.
 Suffolk, VA 23435



Lease Rate: \$14.00 NNN
Asking Price:
Total Sq. Ft.: 72,384
Max Avail. Sq. Ft.: 20,000
Min Avail. Sq. Ft.: 5,000



Structure

Utilities

Tax Map #: 6*2E	Multi-Tenant: Yes	Electric: Dominion Virginia Power
Dimensions: ft.	Truck Docks: 0	Gas: Columbia Gas of Virginia
Column Spacing: ft.	Drive-In Doors: 0	Water: City of Suffolk
Ceiling Height: 14 ft.	Zoning: B-2	Sanitary Sewer: City of Suffolk & HRSD
No. of Floors: 1	Acreage: 0.0	TeleCom: Verizon Communications
Sprinkler: Yes	Year Built: 2006	Former Use:

Transportation

Taxes

International Airport: Norfolk International Airport	mi.: 20.0	Real Estate: \$1.20/\$100
Executive Airport: Hampton Roads Executive	mi.: 9.0	Personal: \$4.25/\$100@20%
Interstate: I-664	mi.: 0.3	Enterprise Zone: No
Highway: College Drive	mi.: 0.1	Foreign Trade Zone: No
Marine Terminal: Port of Virginia	mi.: 17.0	
Rail Access: [None]		

Contact Information

Broker Name: Gregg Christoffersen	Email Address: gchris@cpcrealty.com
Broker Co.: Continental Properties Corporation	Web Site: www.cpcreealty.com
Phone: (757) 491-2460	Bldg Info Link: http://www.cpcreealty.com/avail14.ht

Additional Comments

Single story Class "A" Office, Technology and R & D facility located in Bridgeway Commerce Park adjacent to I-664. 20,000 sq. ft. available for occupancy with minimum 5,000 sq. ft. with a 5 year lease. Adjacent to Tidewater Community College, U.S. Joint Forces Command and the Virginia Modeling and Simulation Center (VMASC).

Although obtained from reliable sources, the City of Suffolk cannot guarantee accuracy. For further information contact: Department of Economic Development, 127 E. Washington Street, Suite 200, Suffolk, VA 23434, (757) 923-3620.

Revised Date: 5/17/2007