

Oakbrooke Professional Center

FOR SALE

Office & Medical Office Condos



516 Innovation Drive, Chesapeake, VA 23320

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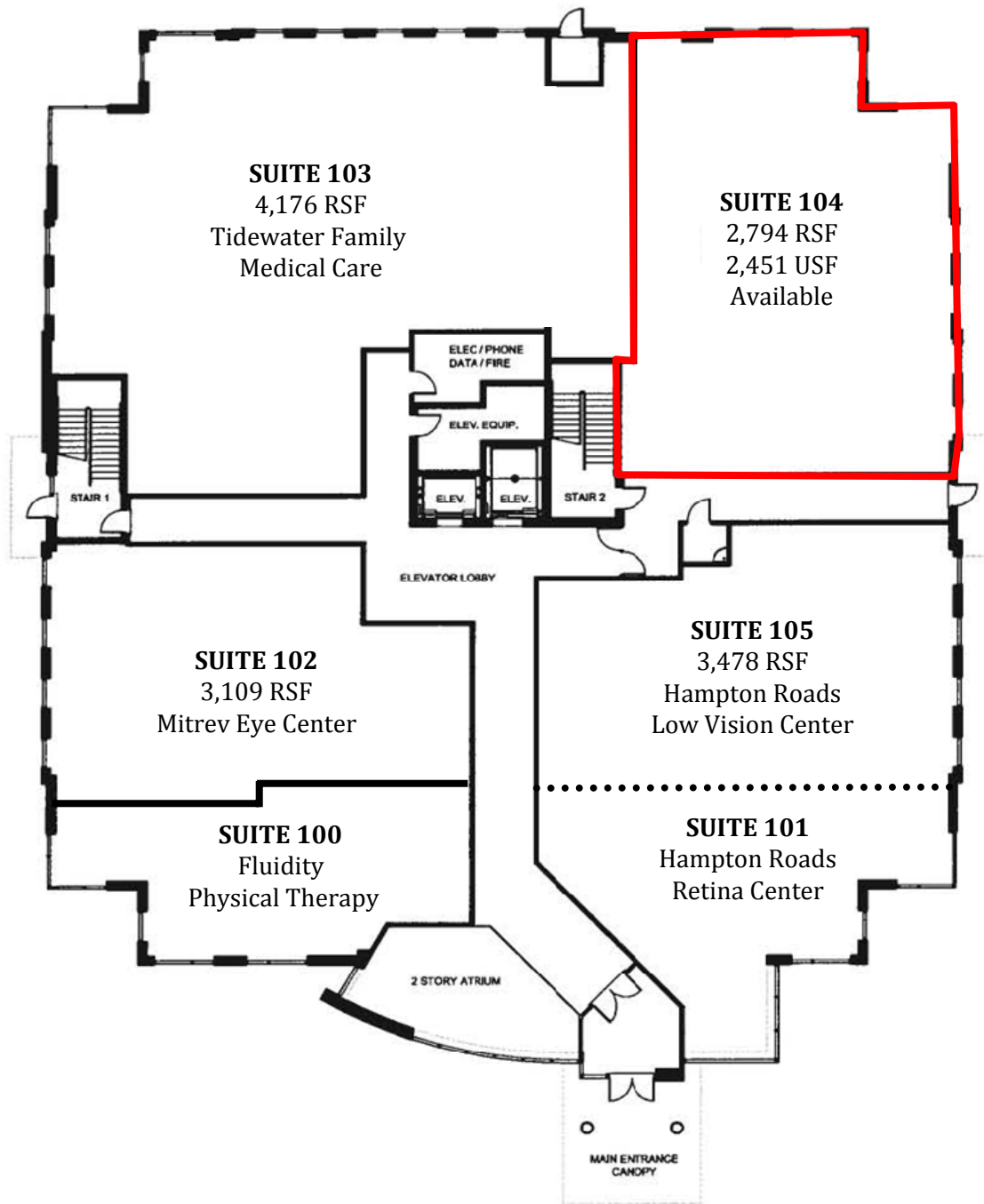
PARTNER  **TEAM**
 INTERNATIONAL

Property Features

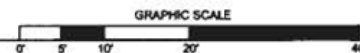
- Class A professional 43,241 square foot office building.
- \$125/SF Shell; \$140/SF Core (approximately 14%).
- Condo dues are \$1.55/RSF.
- 5-minute drive to Chesapeake Regional Medical Center (2.3 miles).
- 8 condos for sale; suite sizes ranging from 1,400 SF and up.
- 24/7 building access, card key access, and interior and exterior video monitored security and surveillance system.
- Features include:
 - Covered drop off area
 - Two-story atrium
 - 5.0 parking spaces per 1,000 SF
 - Two elevators (one oversized)
 - Automatic/ADA building entry doors
 - Ducting and all utilities run to each suite (all separately metered)
 - Fire suppression sprinkler system throughout
 - Potential for Backup Generator
 - Pre-wired for high speed internet
 - Intercom system for after-hours access

• 2010 Demographics	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,081	59,309	148,869
Avg. HH Income	\$82,037	\$77,463	\$76,028

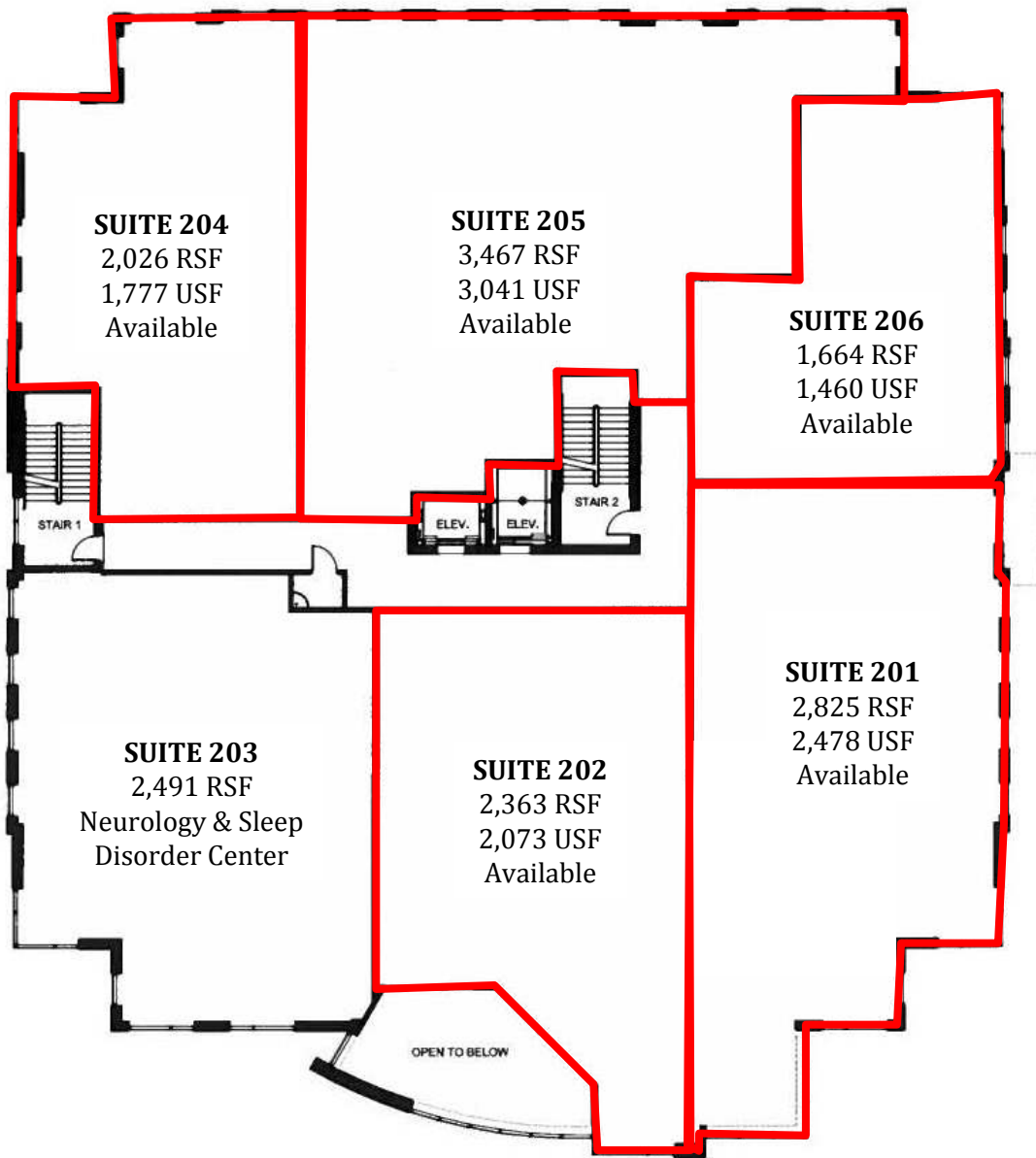
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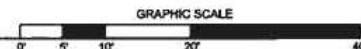
FIRST FLOOR PLAN



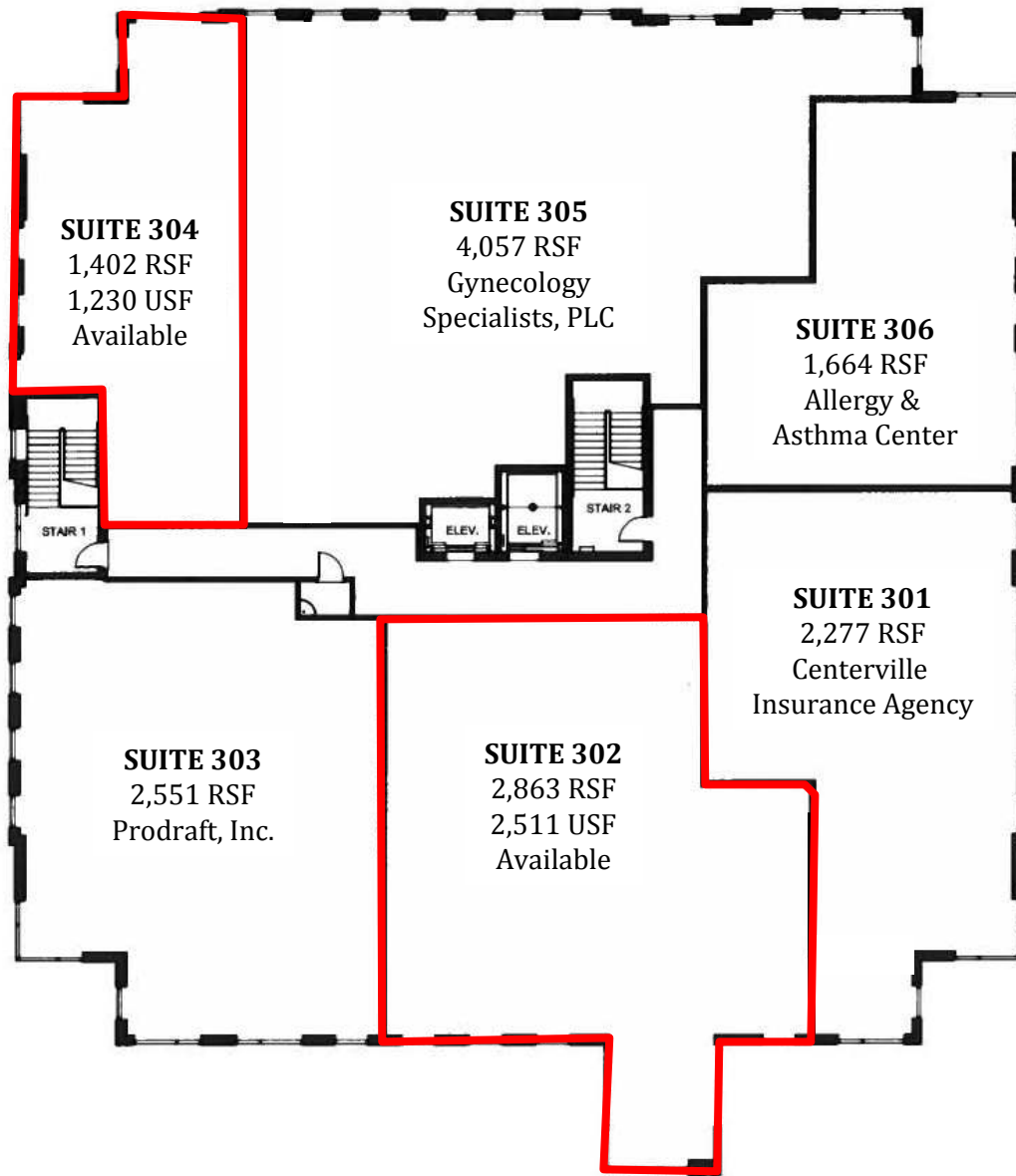
OAKBROOKE PROFESSIONAL CENTER



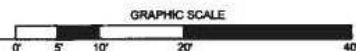
SECOND FLOOR PLAN



OAKBROOKE PROFESSIONAL CENTER



THIRD FLOOR PLAN



OAKBROOKE PROFESSIONAL CENTER



Facing Front; South Side



East Side





Atrium; Two Views

MFS Photography



(M.B. 146, PG. 138)



CLEARFIELD AVENUE

NETWORK STATION

Oakbrooke
Professional
Center

INDUSTRIAL DEVELOPMENT AUTHORITY
(D.L. PARCEL # 672)
(M.B. 146, PG. 138)
AGRICULTURAL ST.
OR 11003 A.C.
PARCEL 080810000000
ZONING: PUD

Oakbrooke
Professional
Center
Site Plan

INNOVATION DRIVE (50' R/W)
(M.B. 146, PG. 138B)