

OAKBROOKE PROFESSIONAL CENTER

516 INNOVATION DRIVE, CHESAPEAKE, VIRGINIA 23320

FOR SALE

MEDICAL AND
PROFESSIONAL OFFICE
CONDOMINIUMS



For information, contact:

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NEW CONSTRUCTION READY FOR IMMEDIATE OCCUPANCY

Project Description:

Class A Professional 43,241 square foot office building. Ideal for people and businesses who want to significantly increase the value of their businesses through property ownership.

Project Location:

Oakbrooke Business & Technology Center
Chesapeake, VA (Near intersection of Battlefield Blvd & Kempsville Road)
1.4 miles south of Chesapeake General Hospital

Space Available:

Flexible suite sizes ranging from 1,402 square feet and up.

Delivery:

Building shell is completed and ready for immediate occupancy.

Features:

- Covered drop off area
- 2 story building lobby
- 5.0 parking spaces per 1,000 sf
- Two (2) building elevators
- Automatic/ADA Building Entry Doors
- Pre-wired for High Speed Internet Access
- Remote controlled intercom system for after hours access

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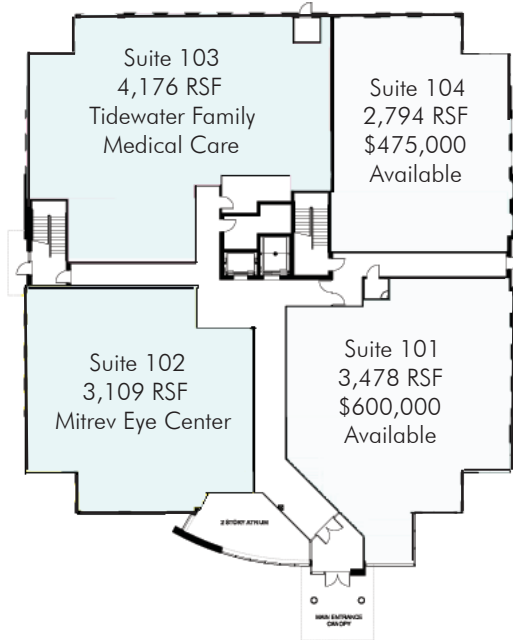
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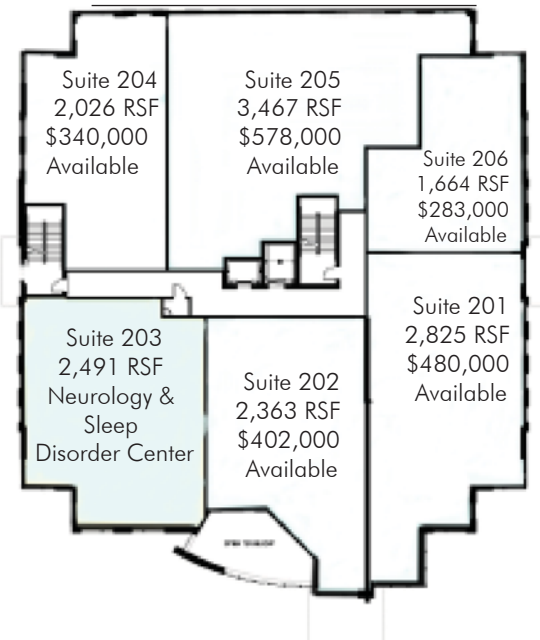
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FLOOR PLANS

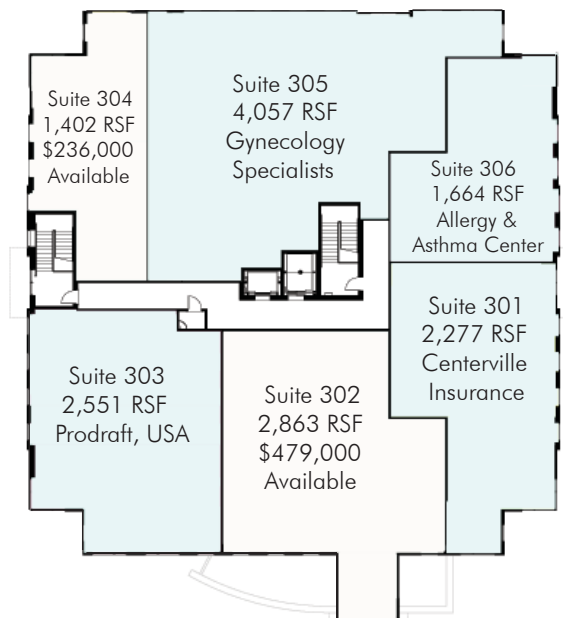
First Floor



Second Floor



Third Floor



Suites sizes include a fourteen percent (14%) core factor.
Prices are subject to change without notice.

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SITE PLAN



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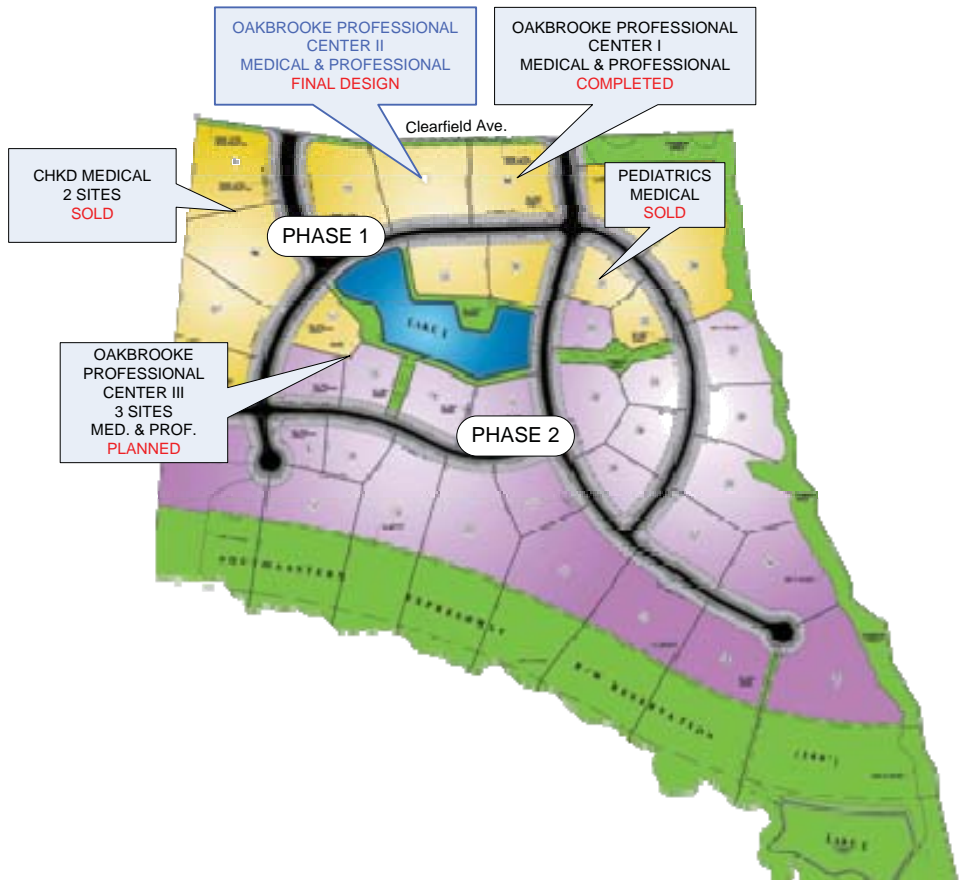
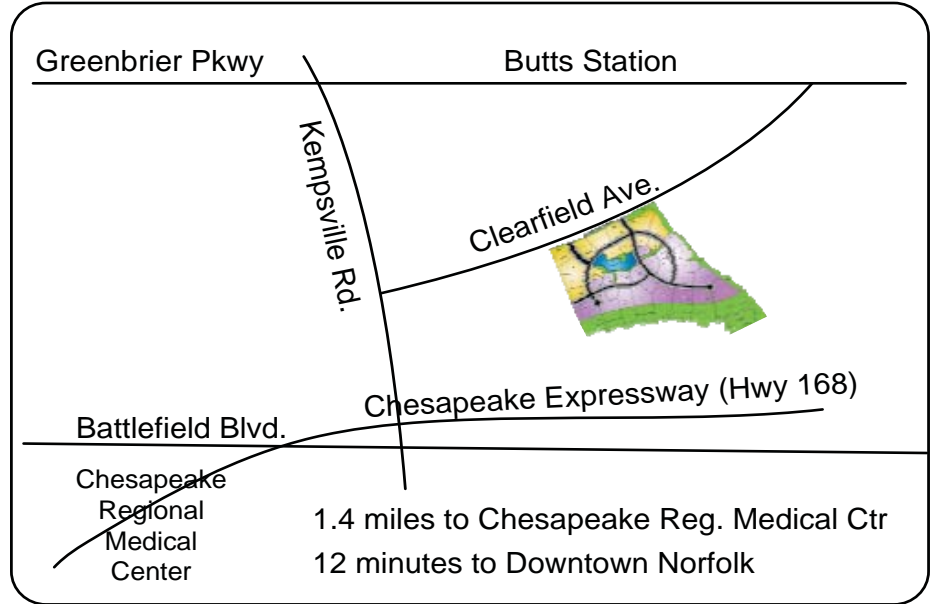
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LOCATION MAP



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AERIAL MAP



DRIVE TIME ANALYSIS

From the Oakbrooke Technology & Business Center Park Entrance:

- To Greenbrier Parkway - 1.2miles (4 minutes)
- To Kempsville Rd. - 0.5 miles (1 minute)
- To Battlefield Blvd. - 1.0 miles (2 minutes).
- To Battlefield Blvd./Rt. 168 (Chesapeake Expressway) - 1.1 miles (2 minutes)
- To Chesapeake General Hospital - 1.5 miles (4 minutes)
- To Volvo Pkwy. - 3.2 miles (8 minutes)

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PROJECT FEATURES:

- Five (5) parking spaces per 1,000 square feet of office space
- Assistance with build-out and space planning available
- Two elevators (one oversized for medical users and handicapped)
- Ducting and all Utilities run to each Suite, all separately metered
- Pre-wired for High Speed Data (Cox Communications & Verizon)
- Building Security System; After hours keyless entry system
- 9' Interior Ceiling Height with 13'8" between floors
- Fire Suppression Sprinkler System throughout
- Automatic Main Entry Doors
- Drive-up Patient & Personnel drop-off area with covered walkway
- Convenient Parking with wide walkways and wheelchair ramps
- Two-story open Atrium at entrance with indoor sitting area
- Exterior Seating Area
- Professionally landscaped and maintained exterior green areas
- Intercom System
- Potential for Backup Generator

PROJECT TEAM:

Developer:	Challenger Development, LLC
General Contractor:	Ocean Construction Services, Inc.
Architect:	Retnauer Design Associates, P.C.
Site Engineer:	MSA, P.C.
Structural Engineer:	McPherson Design Group, P.C.
Financed By:	Fulton Bank

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