

**RIDDLE**  
**ASSOCIATES** Inc.  
Commercial Real Estate

**New Construction For Sale or Lease**  
**Office/Warehouse/Flex Space**  
**620-624 Innovation Drive**  
**Chesapeake, VA 23320**

**MAJOR DISCOUNT ON LAST TWO UNITS**  
**TO COMMENCE WITH PHASE 3 BLDG**



**OAKBROOKE**

Business and Technology Center

0.75 miles (1.2km) from the Chesapeake Expressway

3.5 miles (5.6km) from Interstate 64

12 miles (19.3km) from the Port of Virginia's primary marine terminals

13 miles (21km) from Norfolk International Airport



Phase I: One 1,800 sf suite (**NOW** \$171,000 or \$1275/mo)

Phase II: One 2,400 sf suite (**NOW** \$228,000 or \$1700/mo)

Sales Price: ~~\$119.00/sf~~ \$95.00 per square foot

Lease Rate: ~~\$9.25/sf~~ \$ 8.50 per square foot, NNN

Phase III: Coming Soon.  
SEE SITE PLAN ON REVERSE

\$1.90/sf CAM (RE taxes, bldg insurance, water, sewer, stormwater management fees, and trash.



**FOR FURTHER INFORMATION, CONTACT**  
**LINDSEY RIDDLE OR ROBB RIDDLE, CCIM**

*The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.*

EXCLUSIVELY OFFERED BY

**RIDDLE ASSOCIATES, INC.**

**(757) 523-1900**

**530 Woodlake Circle, Suite 100, Chesapeake, VA 23320**

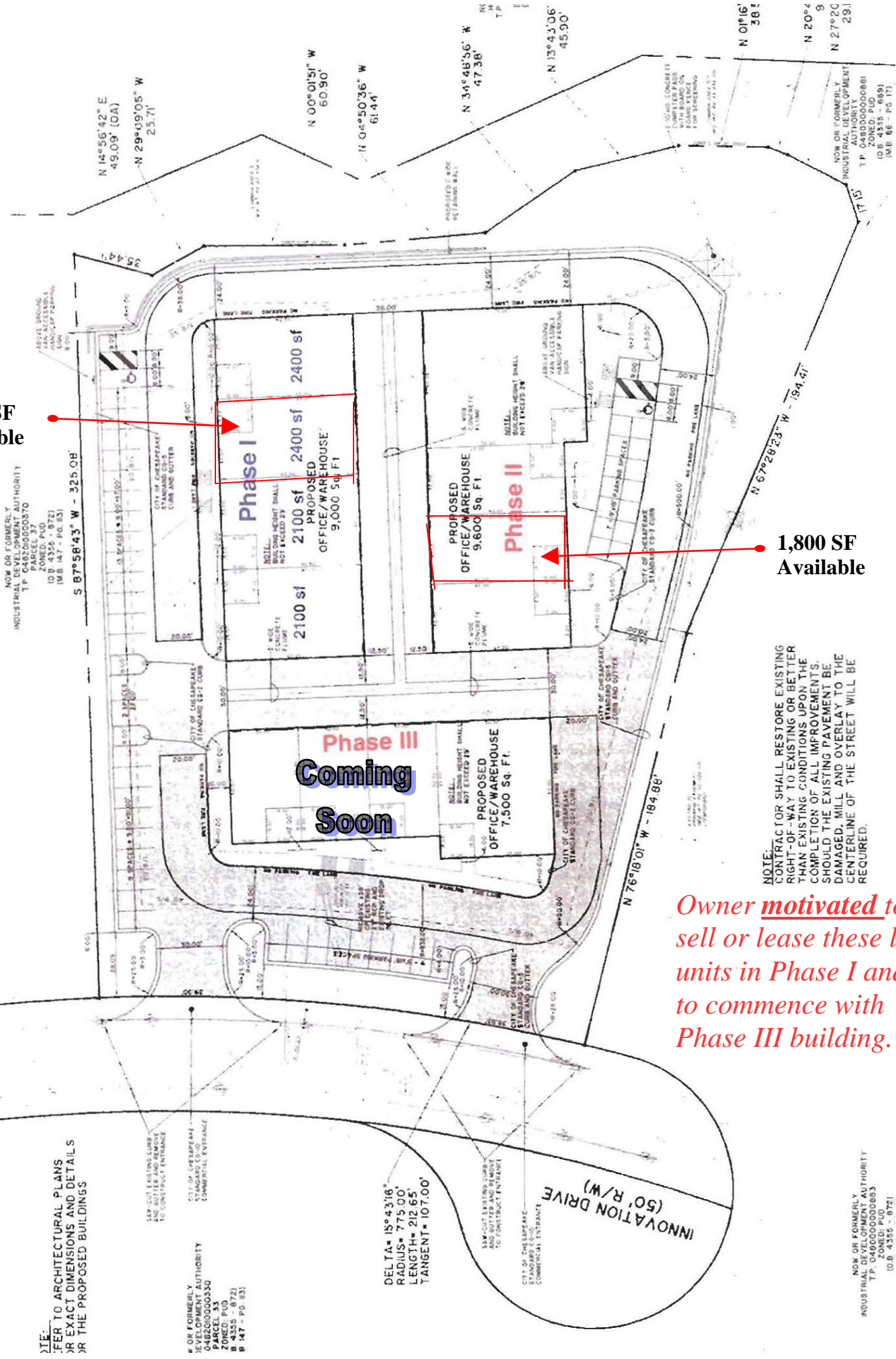
2,400 SF Available

1,800 SF Available

Phase III  
Coming  
Soon

*Owner motivated to sell or lease these last 2 units in Phase I and II to commence with Phase III building.*

NOTE:  
CONTRACTOR SHALL RESTORE EXISTING RIGHT-OF-WAY TO EXISTING OR BETTER THAN EXISTING CONDITIONS UPON THE COMPLETION OF ALL IMPROVEMENTS. SHOULD THE EXISTING PAVEMENT BE DAMAGED, MILL AND OVERLAY TO THE CENTERLINE OF THE STREET WILL BE REQUIRED.



NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
ZONED PUD  
(D.B. 4335 - 872)  
(M.B. 147 - PG. 83)  
S 87°58'43" W - 325.08'

SEE TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS FOR THE PROPOSED BUILDINGS

NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
ZONED PUD  
(D.B. 4335 - 872)  
(M.B. 147 - PG. 83)

DELTA = 15°43'16"  
RADIUS = 775.00'  
LENGTH = 212.65'  
TANGENT = 107.00'

INNOVATION DRIVE (50' R/W)

NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
ZONED PUD  
(D.B. 4335 - 872)

N 01°16' 30"  
N 20° 9'  
N 27°20' 29.1

N 14°56'42" E 49.09' (O.A.)  
N 29°09'05" W 23.71'

N 00°01'51" W 60.90'

N 04°50'36" W 61.44'

N 34°48'56" W 47.38'

N 13°43'08" 45.90'

N 01°16' 30"

N 20° 9'

N 27°20' 29.1

N 76°18'01" W - 184.88'

N 67°28'23" W - 194.47'

NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
ZONED PUD  
(D.B. 4335 - 869)  
(M.B. 86 - PG. 17)

