



2-Story Office Building For Sale

FOR SALE | 661 Independence Boulevard | Chesapeake, VA 23320

661 Independence Parkway is a two-story, 50,000 square foot, Class A office building on an 11.26 acre site. Located in the master planned Battlefield Corporate Park in Chesapeake, Virginia, the site is centrally located to all of Hampton Roads and is just minutes from I-64. The building offers users and investors the rare opportunity to purchase a quality office building in the heart of Hampton Roads.

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Accelerating success.

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FEATURES

- Class A, professional entrance with covered drop-off and two-story atrium
- Lakefront setting with walking trails on a campus-like setting
- Roof recently replaced and still under warranty
- Recently replaced HVAC units
- Full building generator - Caterpillar 500 KW Diesel
- 284 workstations in place and additional furniture available
- Verizon Smart Park fiber-optic services and Cox fibernet available
- 2.79 AC of surplus land included in site
- Amenities include outdoor seating area, basketball court, and walking trails
- In close proximity to several retail developments including Greenbrier Mall, Eden Way Shops, and Greenbrier Market Center and the new Dollar Tree development at Summit Pointe
- Major corporate headquarters and offices located nearby including Mitsubishi Chemicals USA, Dollar Tree, Cox Communications, and Sentara Greenbrier Healthplex

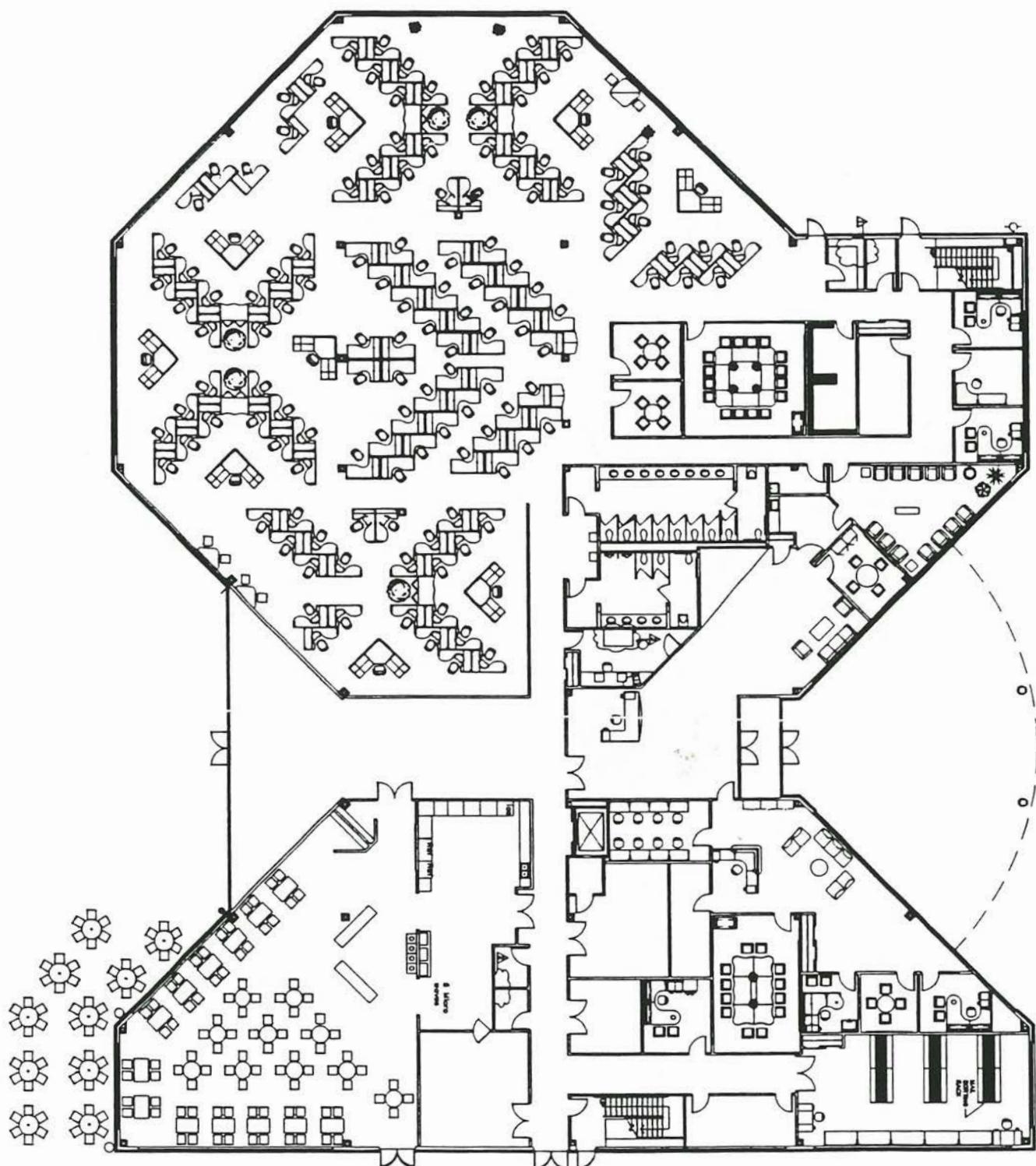
Specifications

Address	661 Independence Boulevard, Chesapeake, VA
Building Size	±50,000 SF
Parcel Size	11.264 AC
Year Built	1996
Stories	2
Zoning	M-1, Light Industrial District
Parking	390 Spaces (7.81 per 1,000 SF)
Sale Price	\$7,000,000



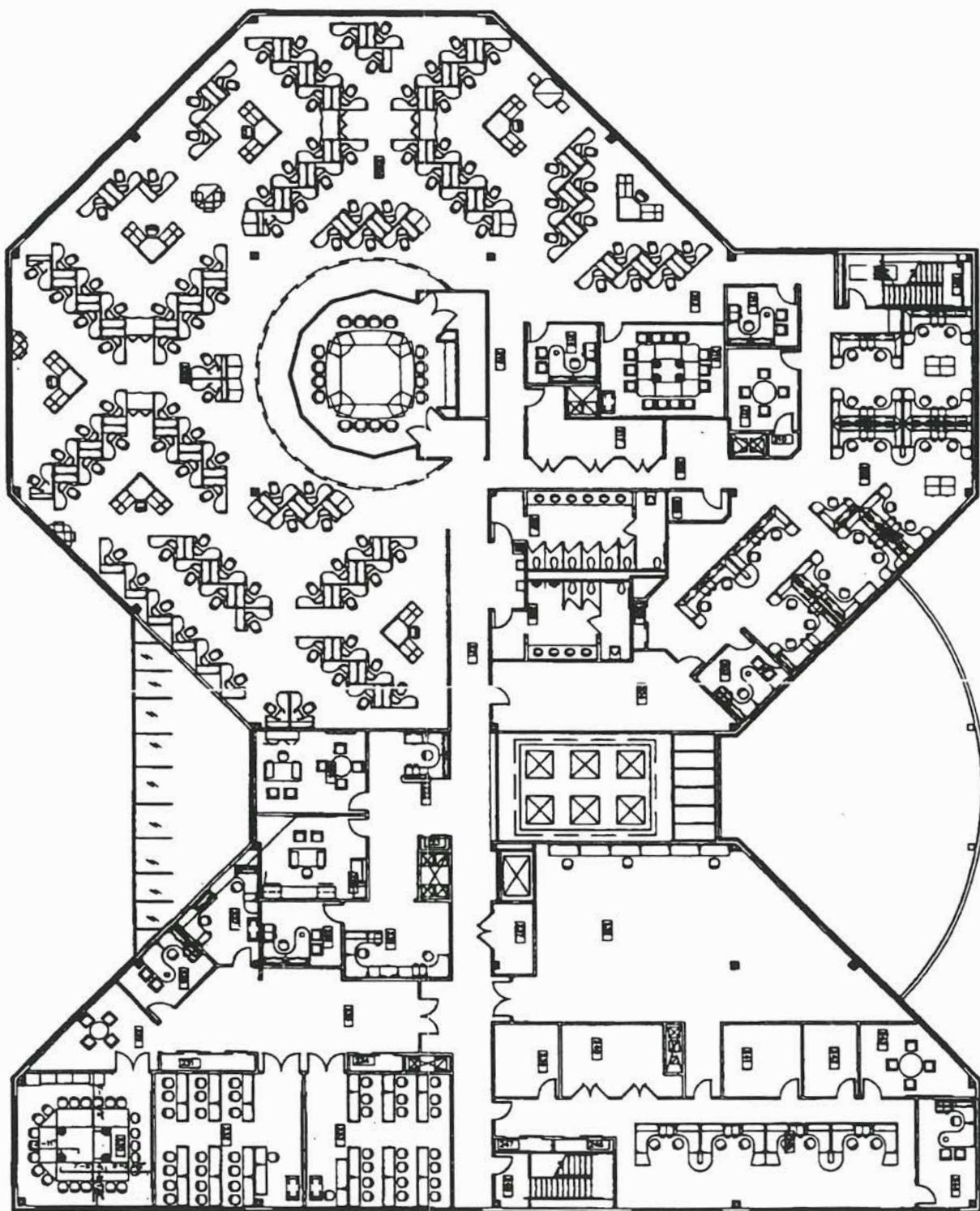
First Floor Plan

±25,000 SF

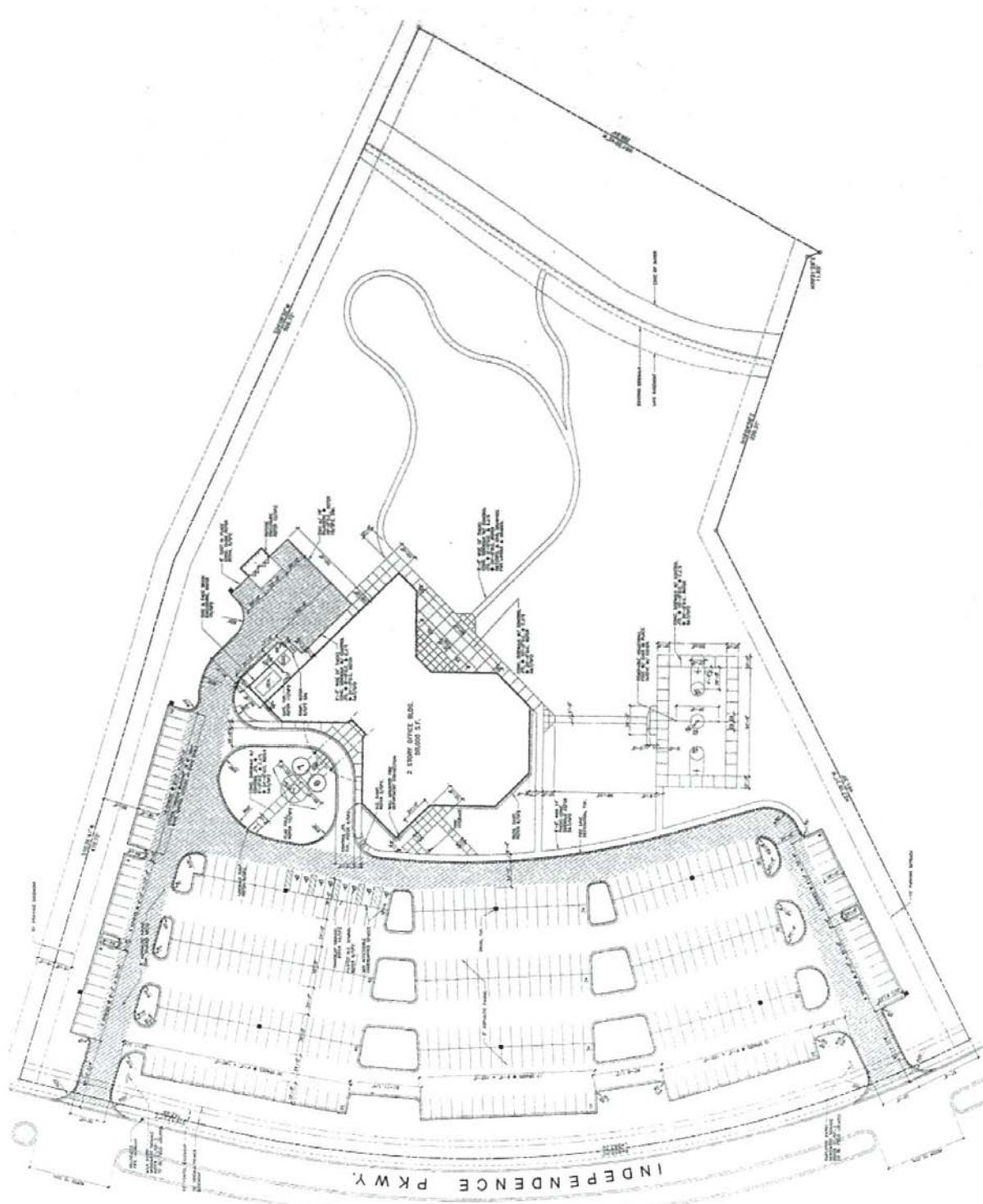


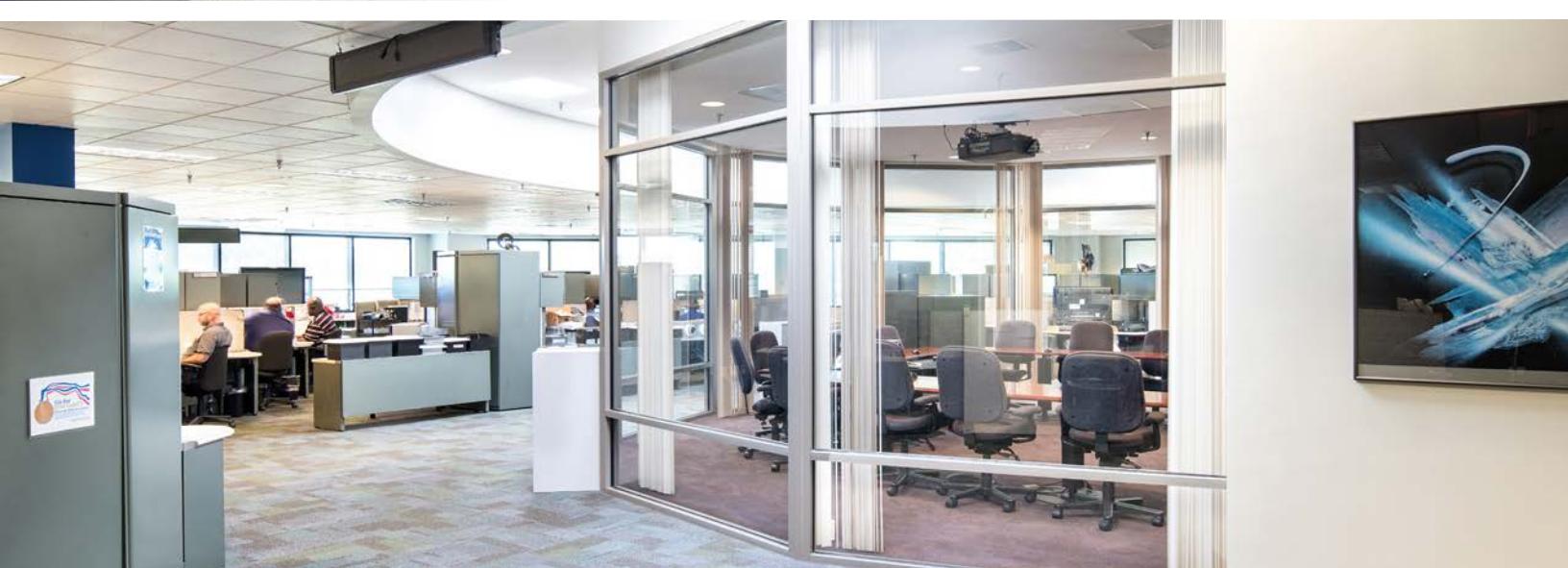
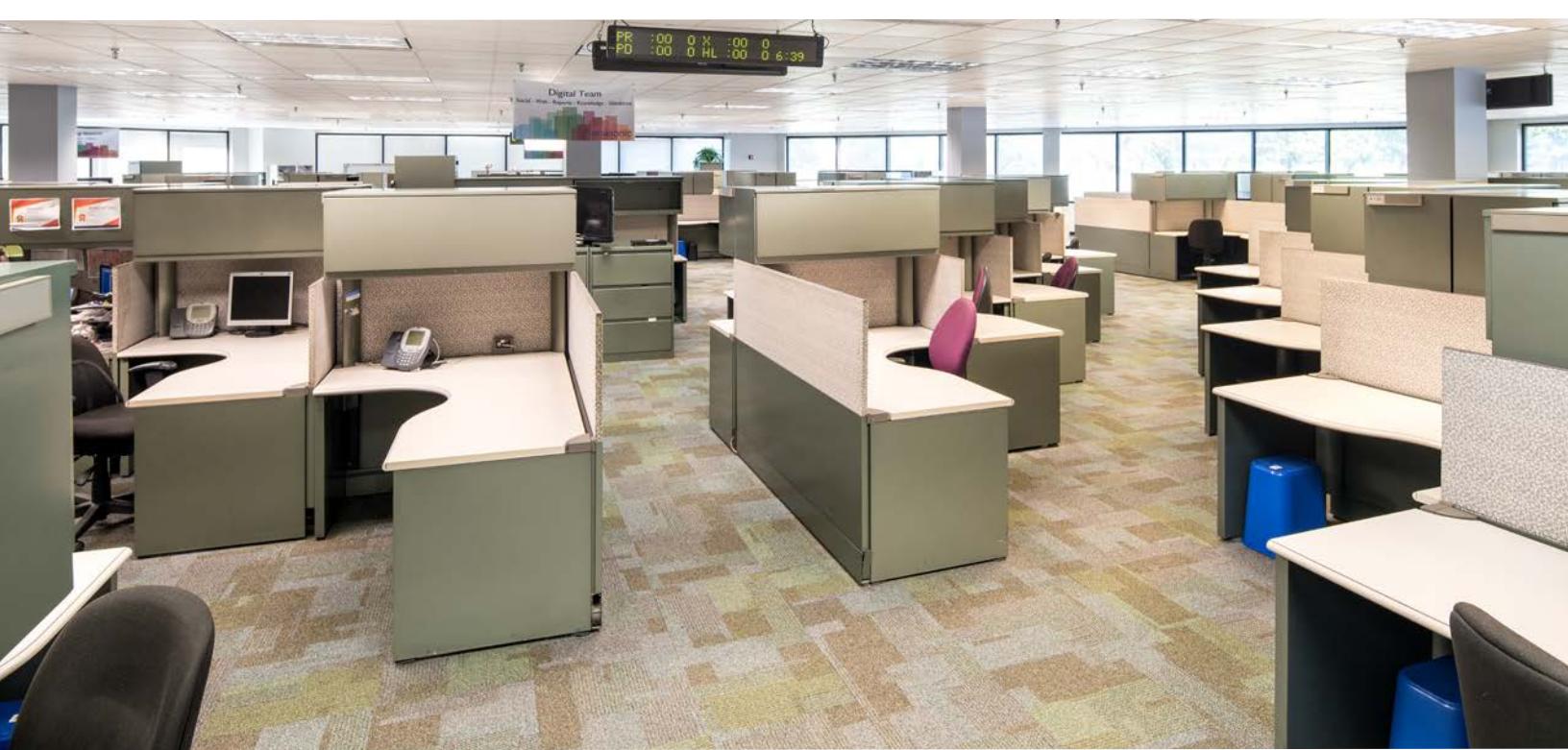
Second Floor Plan

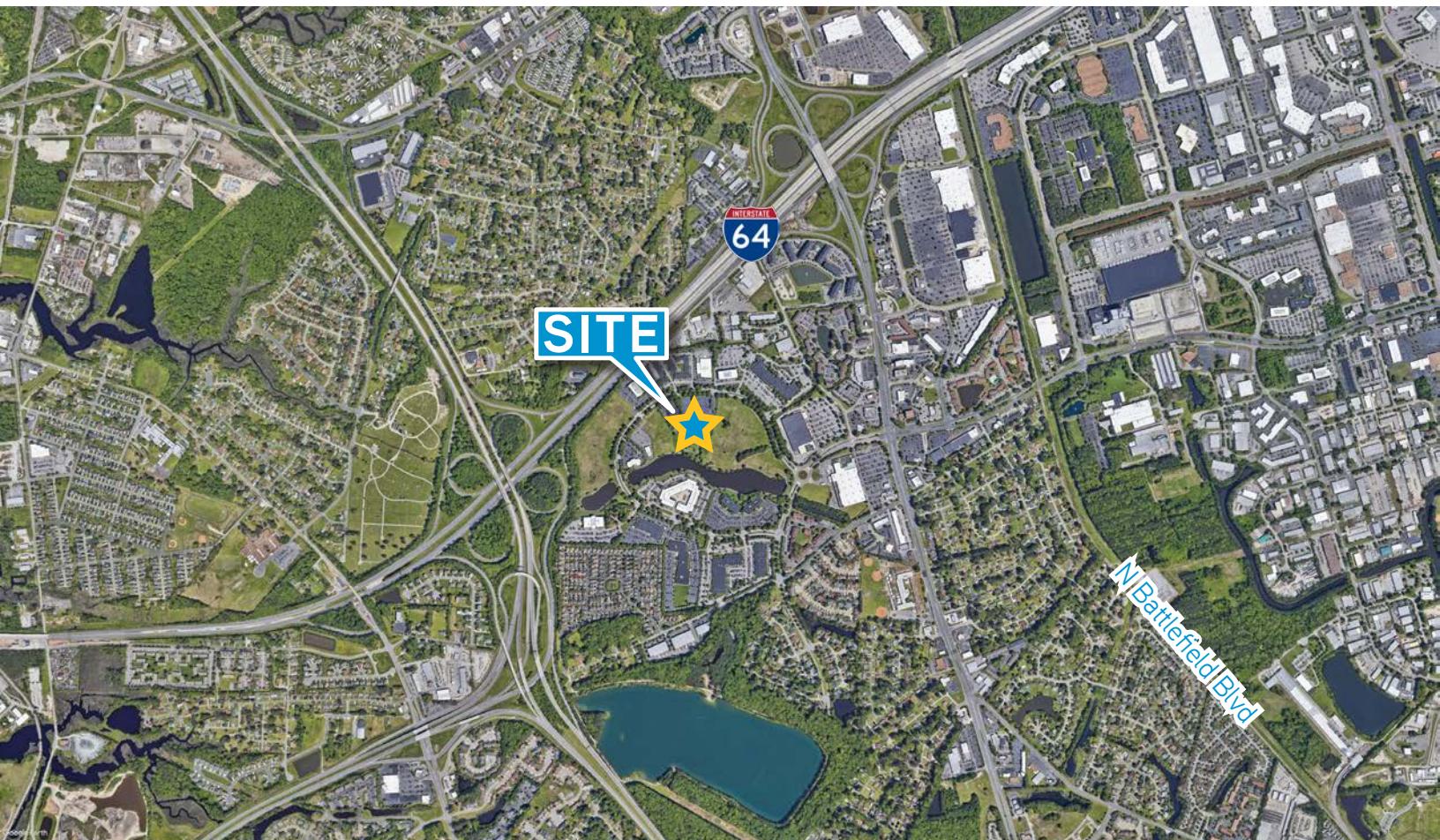
±25,000 SF

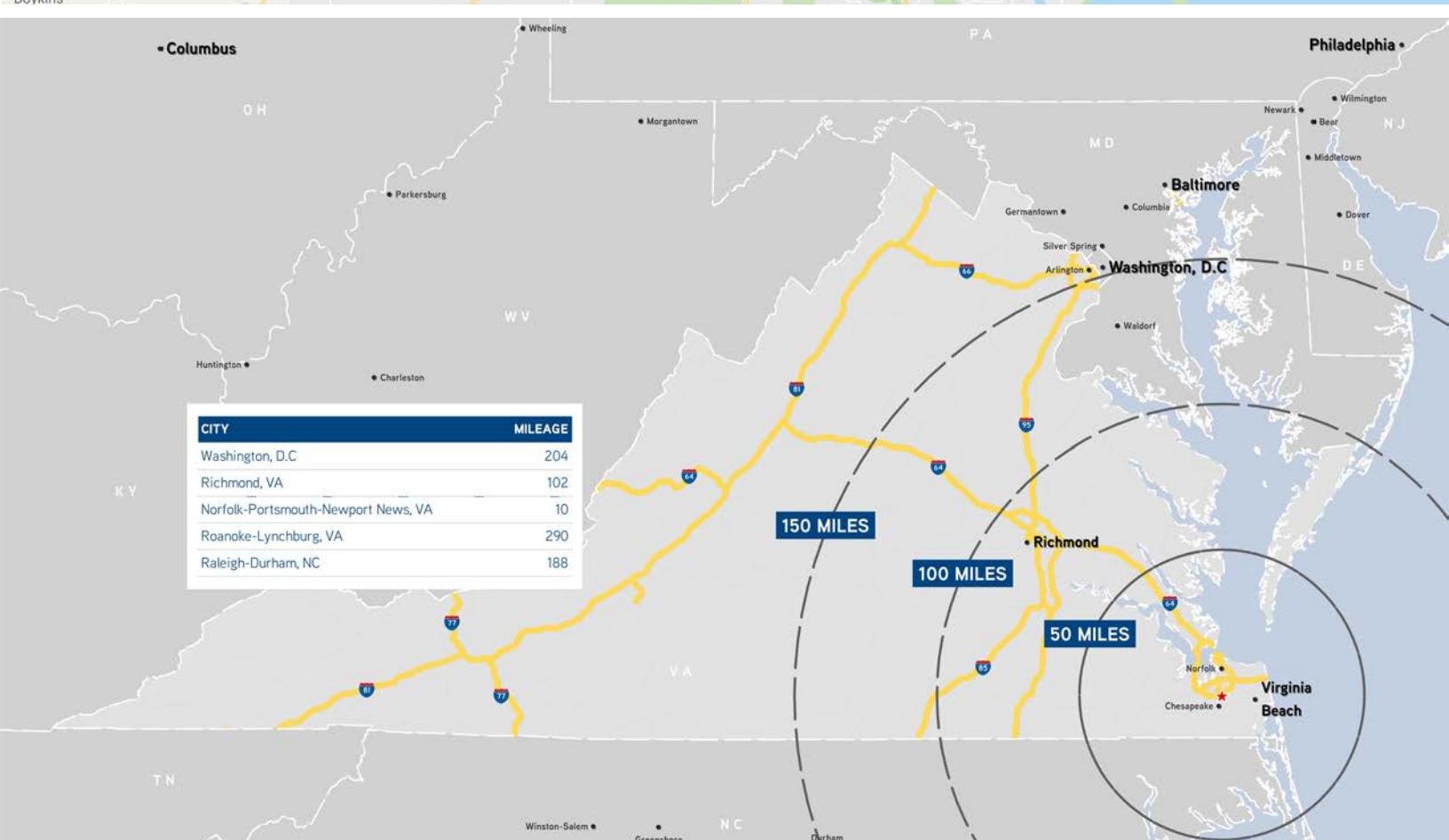
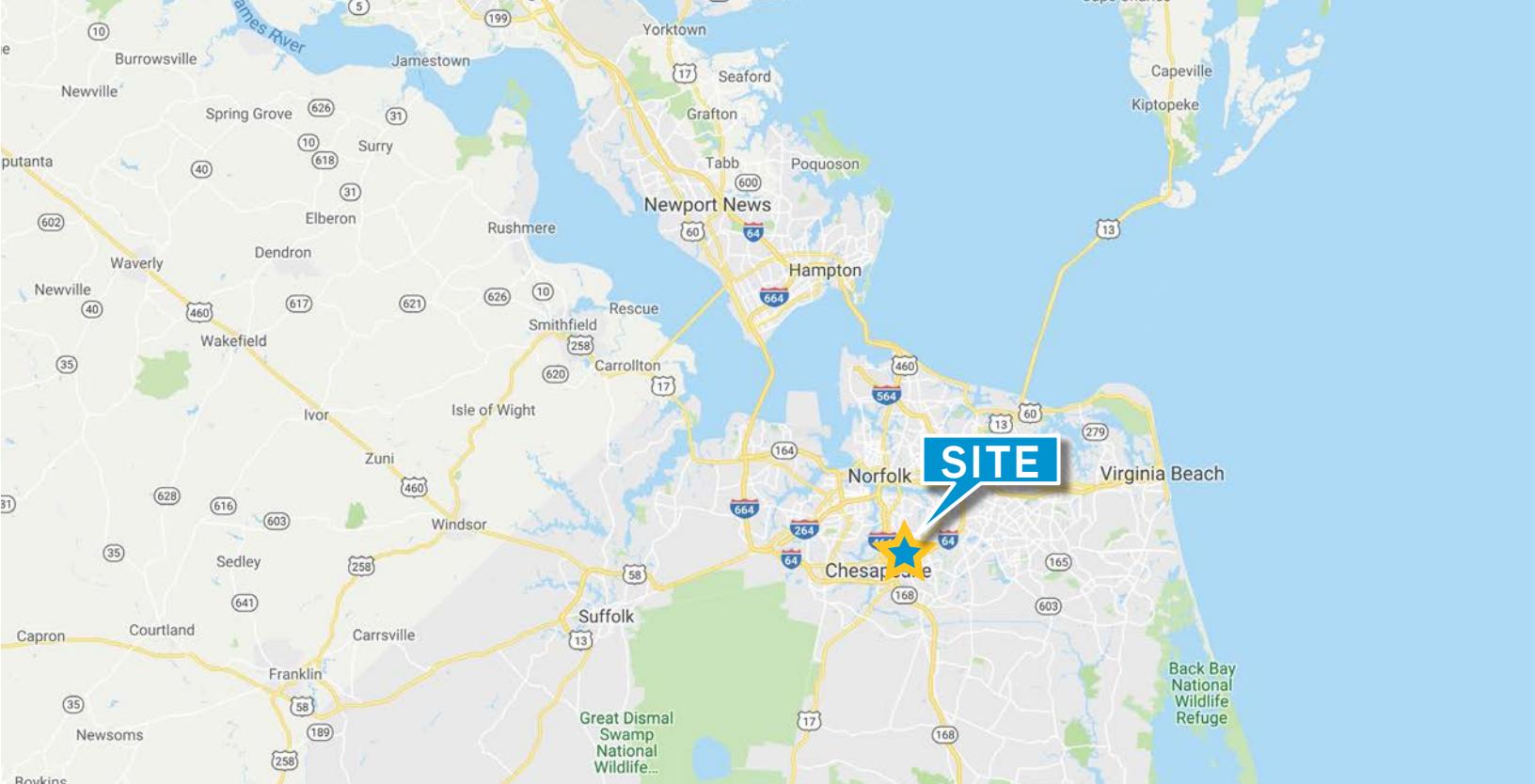


Site Plan









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