



400

BUTLER FARM

HAMPTON, VA 23666



**EXECUTIVE
SUMMARY**

IDEAL OWNER/USER OFFICE BUILDING
Virginia Beach-Norfolk-Newport News Metro Region

EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this opportunity to purchase 400 Butler Farm Road (the “Property”), a 100,632 square foot facility located within the Hampton Roads Center submarket. Built in 1999 and renovated in 2017, the property is a Class A, single-story corporate office building on 14.3 acres of land.

The central location is easily accessible by Interstate 64, is just two miles from the extensive amenities offered by Peninsula Town Center, and less than 15 minutes from Langley Air Force Base. The building itself features an array of amenities including a cafeteria with commercial grade kitchen, fitness center, numerous breakrooms, and an adjacent covered outdoor patio. The L-shape design with numerous points of entry allows for the space to be subdivided for users from 30,000 – 70,000 RSF. The absence of elevators and common areas, coupled with the presence of multiple direct access points/entrances, enables for COVID-friendly office spaces with rents at a discount to comparable product. The above-standard parking ratio of 6.9 spaces per 1,000 square feet is ideal for multiple dense users, a 24/7 operation, and/or shift work. The City of Hampton offers incentives to potential occupiers as part of the Enterprise Zone Program.



INVESTMENT HIGHLIGHTS



100,632 SF, Single-Story Class A Suburban Office Asset



Above-Standard Parking Ratio of 6.9 Spaces per 1,000 RSF



On-site Fitness Center and Cafeteria with Commercial Grade Kitchen



“Plug and Play” Call Center with all FF&E Available including 839 Haworth Workstations



1,250 KWA Diesel Generator and UPS System



Owner Can Consider Converting Office Areas to Flex Space with 12’ Clear Height



HRT Bus Stop Located Directly in Front of Building



Located within Two Miles of Peninsula Town Center with Numerous Retailers, Restaurants, Entertainment Venues, and Hotels



PROPERTY OVERVIEW

ADDRESS	400 BUTLER FARM RD
SUBMARKET	HAMPTON ROADS CENTER
COUNTY	HAMPTON CITY
LAND AREA (ACRES)	14.3
YEAR BUILT/RENO.	1999/2017
RSF	100,632 SF
FLOORS	1
RE TAXES (FY2022)	\$ 144,861.20
RE ASSESSMENT (FY2022)	\$ 10,089,300
ZONING	LFA-3 (OFFICE & INDUSTRIAL USES)

EXECUTIVE SUMMARY



OUTSTANDING REGIONAL CONNECTIVITY VIA INTERSTATE 64 AND THE HAMPTON ROADS CENTER PARKWAY



BROAD AND DIVERSE HAMPTON AMENITY BASE WITHIN CLOSE ACCESSIBILITY



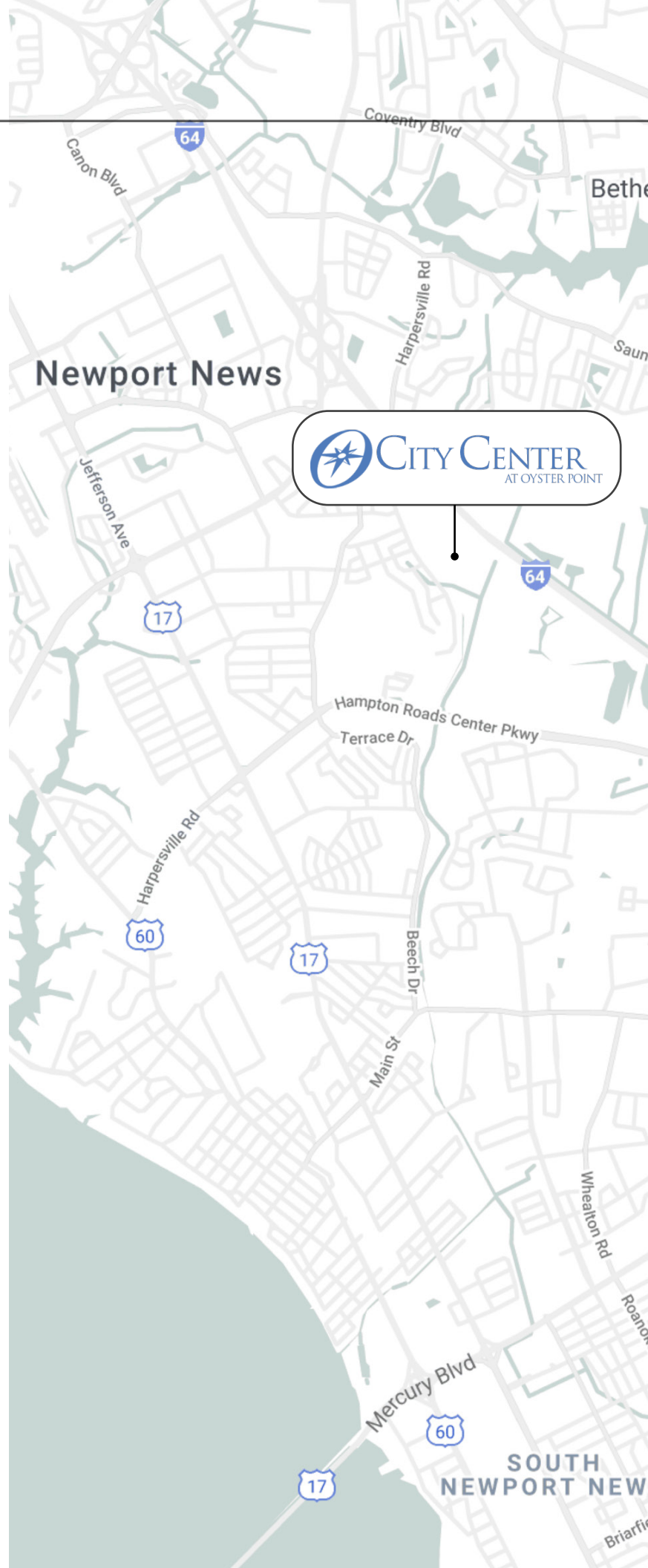
2 MILES FROM PENINSULA TOWN CENTER, WITH OVER 70 SHOPPING AND DINING OPTIONS

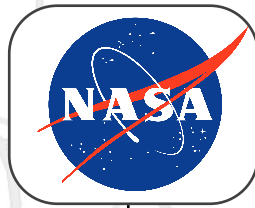


PROXIMITY TO GOVERNMENT DEMAND DRIVERS



22 MILES FROM NORFOLK, VA





HAMPTON
ROADS CENTER



COLISEUM
CENTRAL



Hampton

DOWNTOWN
HAMPTON

BRIARFIELD

Investment Advisory

JAMES MOLLOY

Managing Director

+1 202 719 5788

james.molloy@am.jll.com

Leasing

DEBORAH K. STEARNS, CPM, SIOR

Senior Vice President

+1 757 961 3245

deborah.stearns@am.jll.com

WESLEY EDWARDS, CCIM

Senior Vice President

+1 757 961 3432

wesley.edwards@am.jll.com

CHRISTINE YOUNG

Vice President

+1 757 961 2824

christine.young@am.jll.com

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