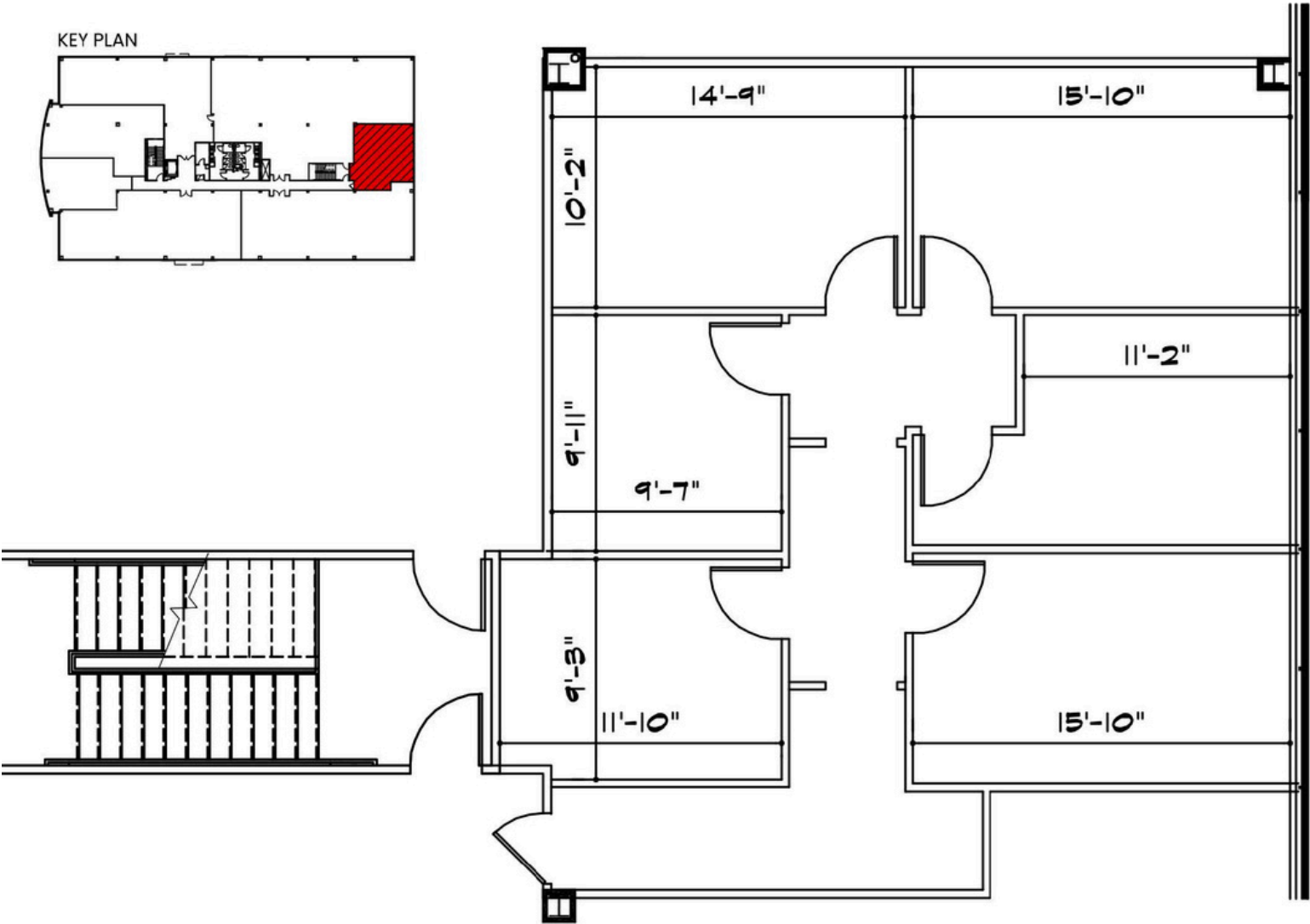


Office Space For Lease

638 Independence Parkway
Chesapeake, VA 23320

999 Waterside Drive, Suite 850 | Norfolk, VA 23510 | 757.965.3006

Floorplans
Suite 230 | 1,210 SF



Property Overview & Demographics

PROPERTY DESCRIPTION

Discover 638 Independence Parkway, Chesapeake, VA 23320—a standout Class A office building nestled in the desirable Battlefield Corporate Center submarket of Hampton Roads. This two-story, 40,000 ± sf brick-and-glass structure offers a modern, professional presence just off I 64 at the Battlefield Boulevard interchange for unparalleled visibility and accessibility.

PROPERTY HIGHLIGHTS

- Class A design: Two-story layout with sleek architectural finishes, abundant natural light, and thoughtful landscaping.
- Size & lot: 40,000 sf on a ~2.97 acre parcel.
- Parking & amenities: 240 surface parking spaces, after-hours secured access, tenant controlled HVAC, suite signage, fiber Internet via Cox and Verizon, janitorial services.

OFFERING SUMMARY

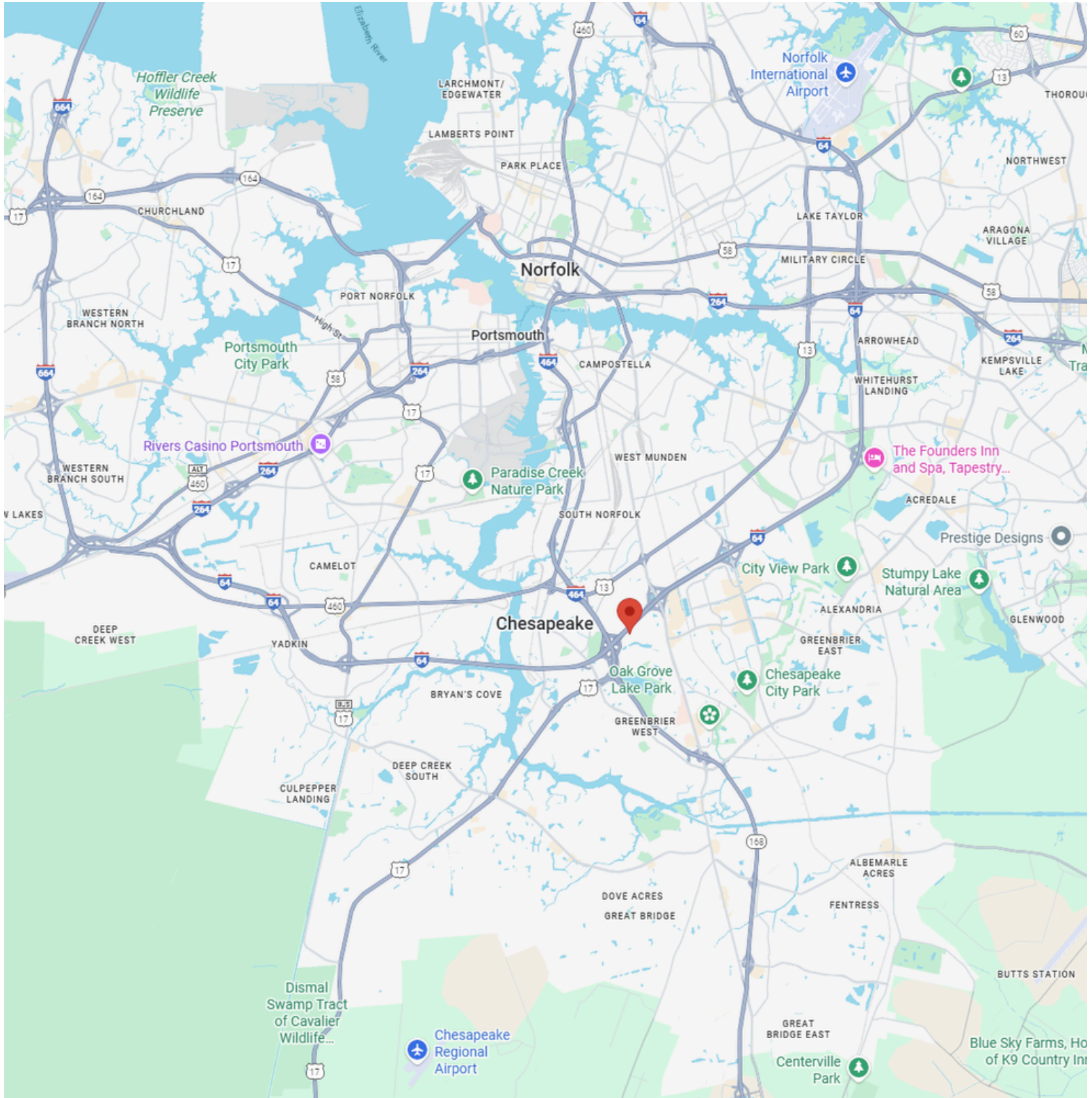
Lease Rate:	\$23.00 SF/yr (Full Service)
Available SF:	1,210 SF
Building Size:	40,934 SF



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total population	3,580	28,087	81,314
Total households	8,262	67,303	209,706
Average HH income	\$84,155	\$97,281	\$101,960

Location



Aerial Map





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