



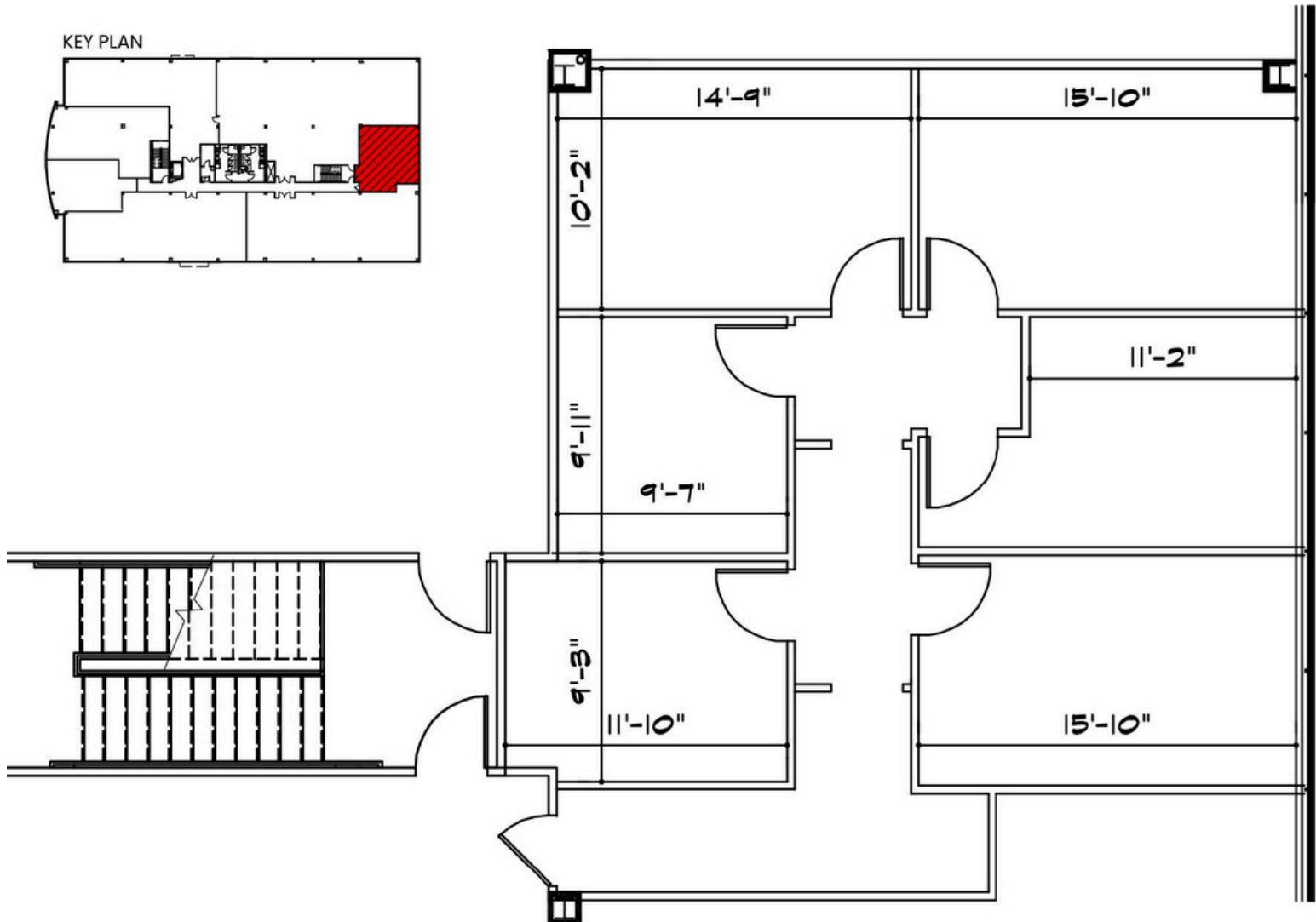
 **JLL** SEE A BRIGHTER WAY

# Office Space For Lease

638 Independence Parkway  
Chesapeake, VA 23320

# 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

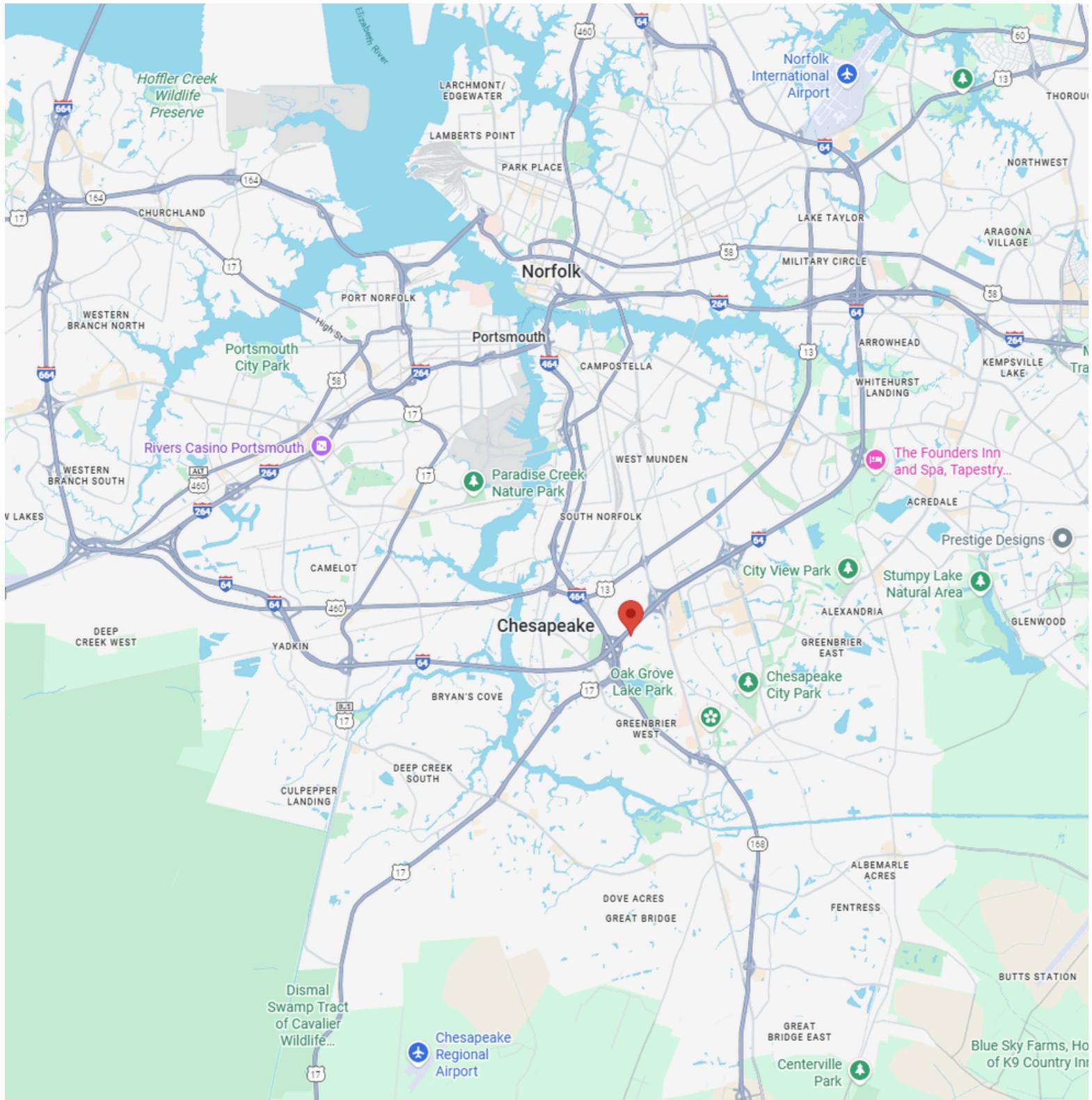
<b>Lease Rate:</b>	\$23.00 SF/yr (Full Service
<b>Available SF:</b>	1,210 SF
<b>Building Size:</b>	40,934 SF



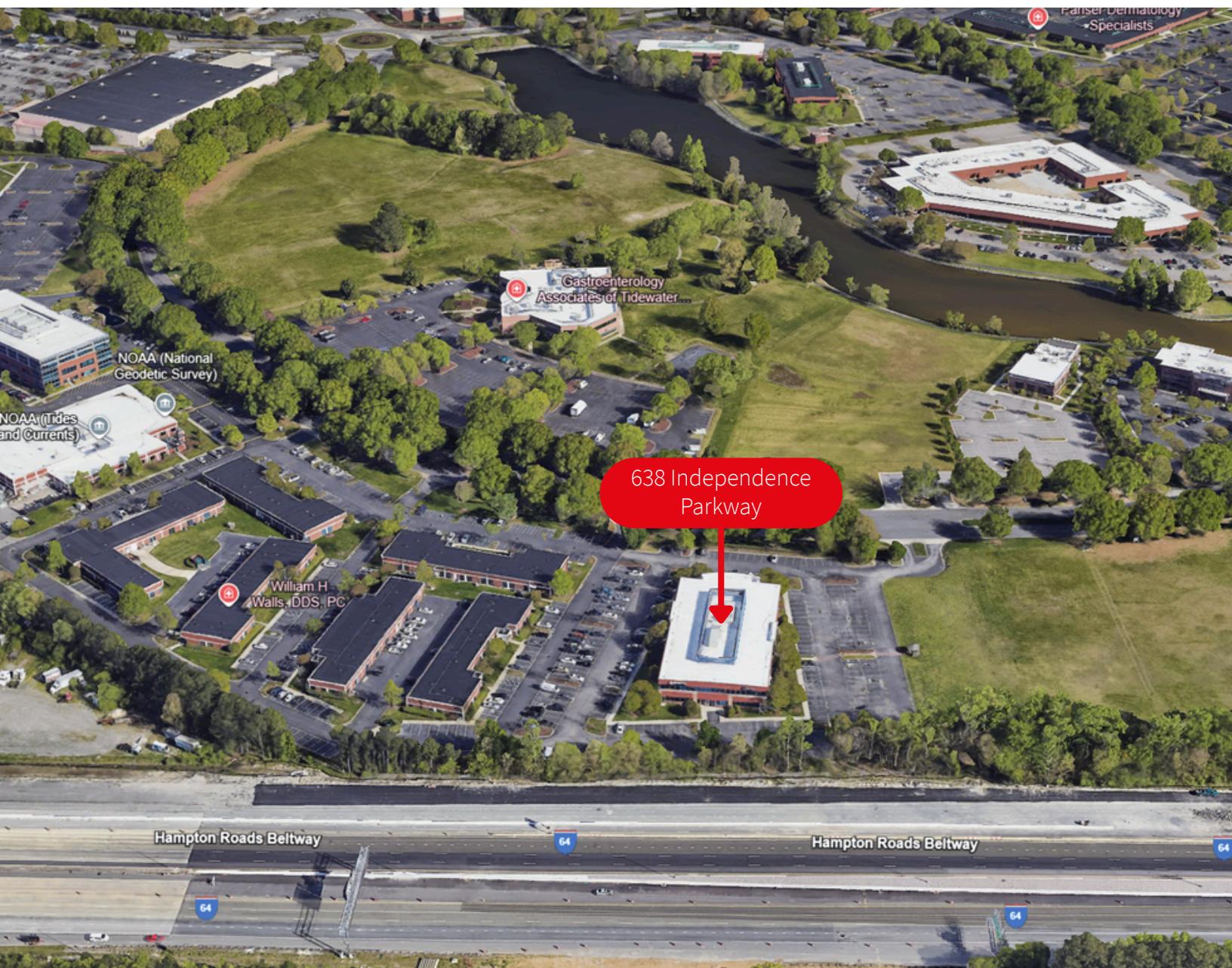
## DEMOGRAPHICS

	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





## About JLL

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