 **JLL** SEE A BRIGHTER WAY

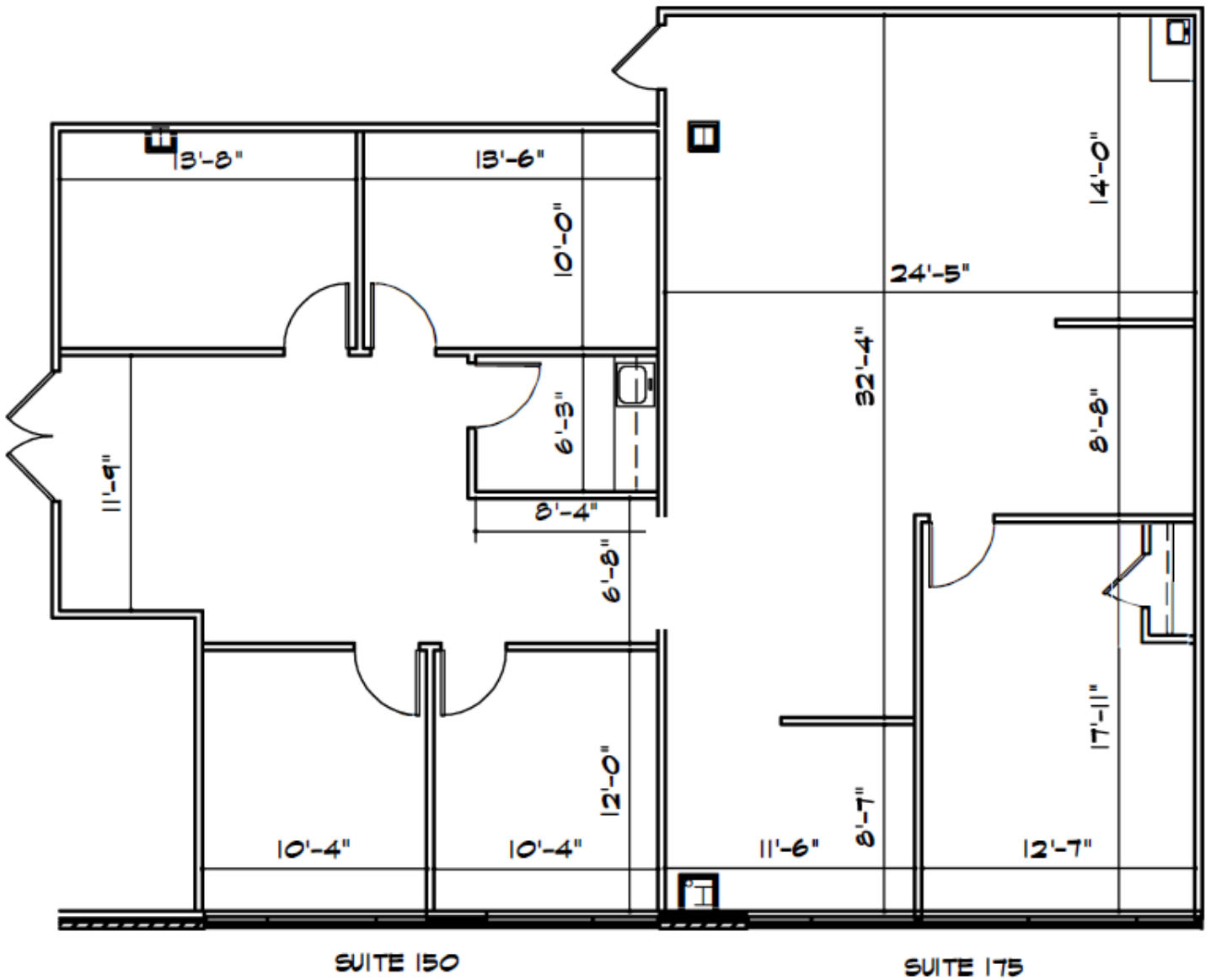
Office Space For Lease

638 Independence Parkway
Chesapeake, VA 23320

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

Floorplans

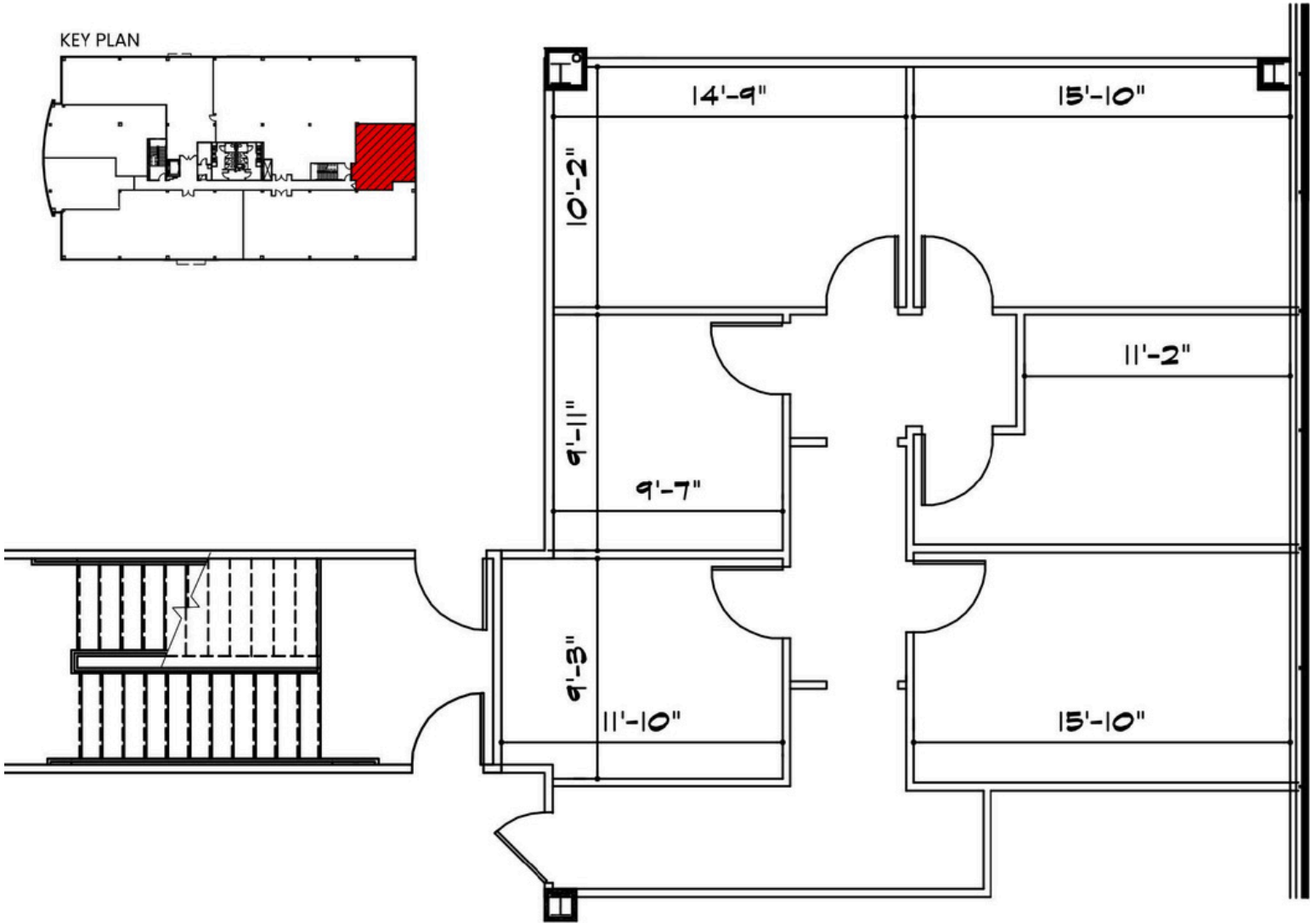
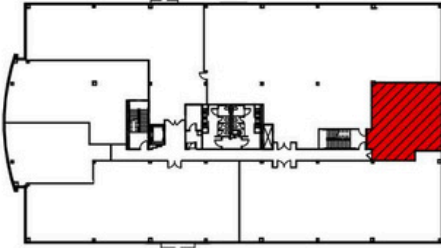
Suite 150/175 | 2,176 RSF



Floorplans

Suite 230 | 1,210 RSF

KEY PLAN



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, suite signage, fiber Internet via Cox and Verizon, & janitorial services.

OFFERING SUMMARY

Lease Rate: \$23.00 RSF/yr (Full Service)

Available SF: Suite 150/175: 2,176 RSF
Suite 230: 1,210 RSF

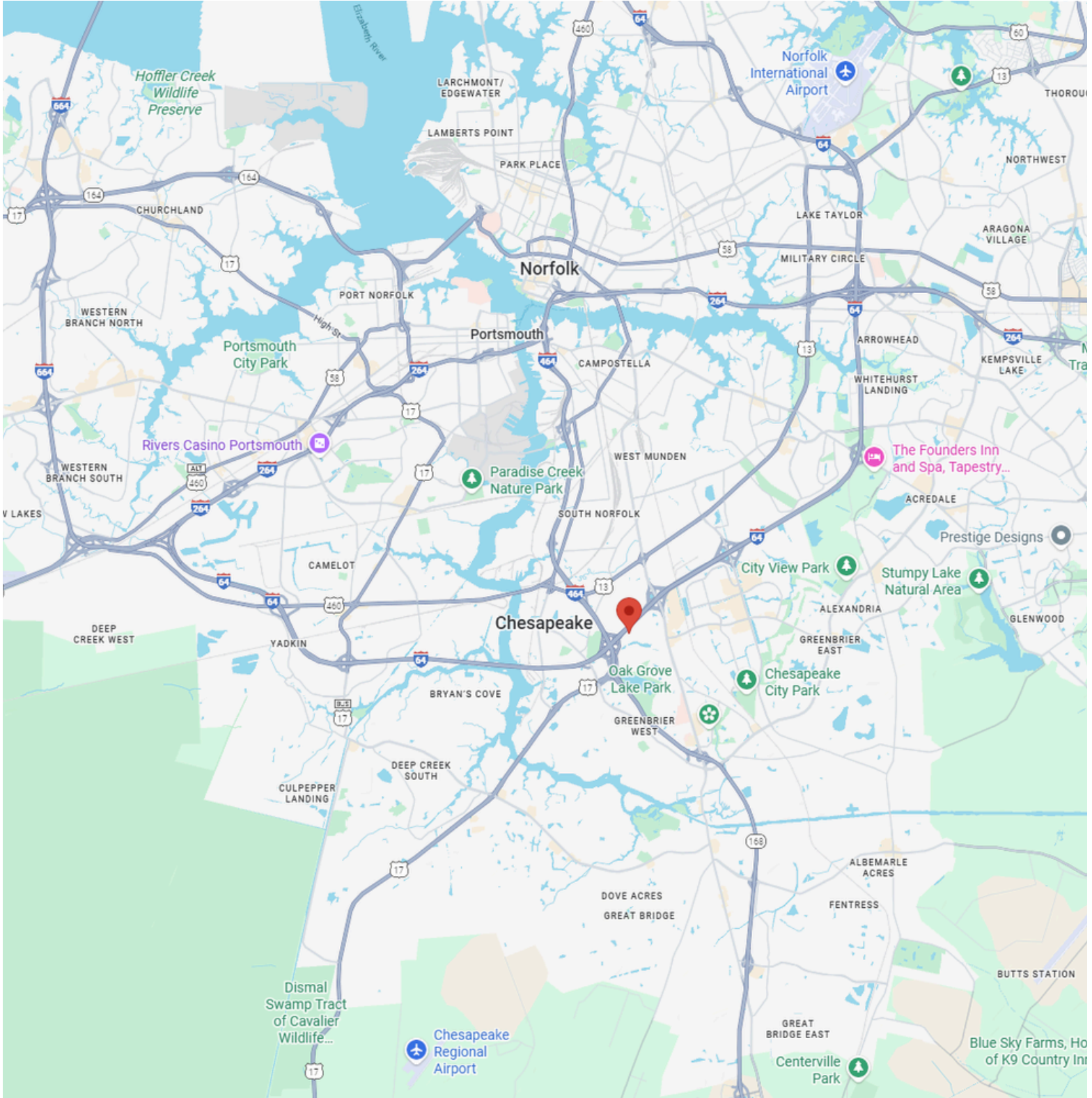
Building Size: 40,934 RSF



DEMOGRAPHICS

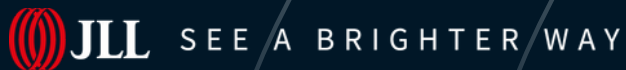
	1 mile	3 miles	5 miles
Total population	3,580	28,087	81,314
Total households	8,262	67,303	209,706
Average HH income	\$84,155	\$97,281	\$101,960

Location



Aerial Map





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Brian Devlin

Senior Vice President

brian.devlin@jll.com

757.286.4309