

**RIDDLE**  
**ASSOCIATES** Inc.  
Commercial Real Estate

# Office/Warehouse/Flex Space FOR SALE OR LEASE 620 and 622 Innovation Drive Chesapeake, VA 23320



**OAKBROOKE**

Business and Technology Center

0.75 miles (1.2km) from the Chesapeake Expressway

3.5 miles (5.6km) from Interstate 64

12 miles (19.3km) from the Port of Virginia's primary marine terminals

13 miles (21km) from Norfolk International Airport



## EXISTING

Bldg. 620 (Phase I) Unit 103 available—2,400 sf

Sales Price: \$288,000 or \$120.00/sf

Lease Rate: \$8.50/sf, NNN (Est. CAM \$1.90/sf)  
Rate including CAM fees is \$2,080.00/mo.

## NEW CONSTRUCTION

Bldg 622 (Phase III) Unit 101 available—1,500 sf

Sales Price: \$180,000 or \$120.00/sf

Lease Rate: \$8.50 /sf, NNN (Est. CAM \$1.90/sf)  
Rate including CAM fees is \$1,300.00/mo



**FOR FURTHER INFORMATION, CONTACT  
LINDSEY RIDDLE OR ROBB RIDDLE, CCIM**

*The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.*

EXCLUSIVELY OFFERED BY

**RIDDLE ASSOCIATES, INC.**

**(757) 523-1900**

**530 Woodlake Circle, Suite 100, Chesapeake, VA 23320**

**NOTE:**

REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS FOR THE PROPOSED BUILDINGS

FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
 048200000330  
 ZONED: PUD  
 08 4335 - 8721  
 08 47 - PG. 831

DELTA = 189°43'16"  
 RADIUS = 775.00'  
 LENGTH = 212.65'  
 TANGENT = 107.00'

INNOVATION DRIVE  
 (50' R/W)

FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
 0482000000883  
 ZONED: PUD  
 08 4335 - 8691  
 08 66 - PG. 171

