

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

# New Construction For Sale or Lease Office/Warehouse/Flex Space 624 and 628 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



Phase II: Last suite in Phase II available.  
One 1,800 sf suite (**NOW** \$198,000 or 8.95/sf)

Phase III: Three 1,500s suites and One 3,000sf suite  
Sales Price: \$120.00 per square foot  
Lease Rate: \$9.25 /sf, NNN

SEE SITE PLAN ON REVERSE

\$1.90/sf Estimated CAM (RE taxes, bldg insurance, water, sewer, stormwater management fees, and trash.



**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:**

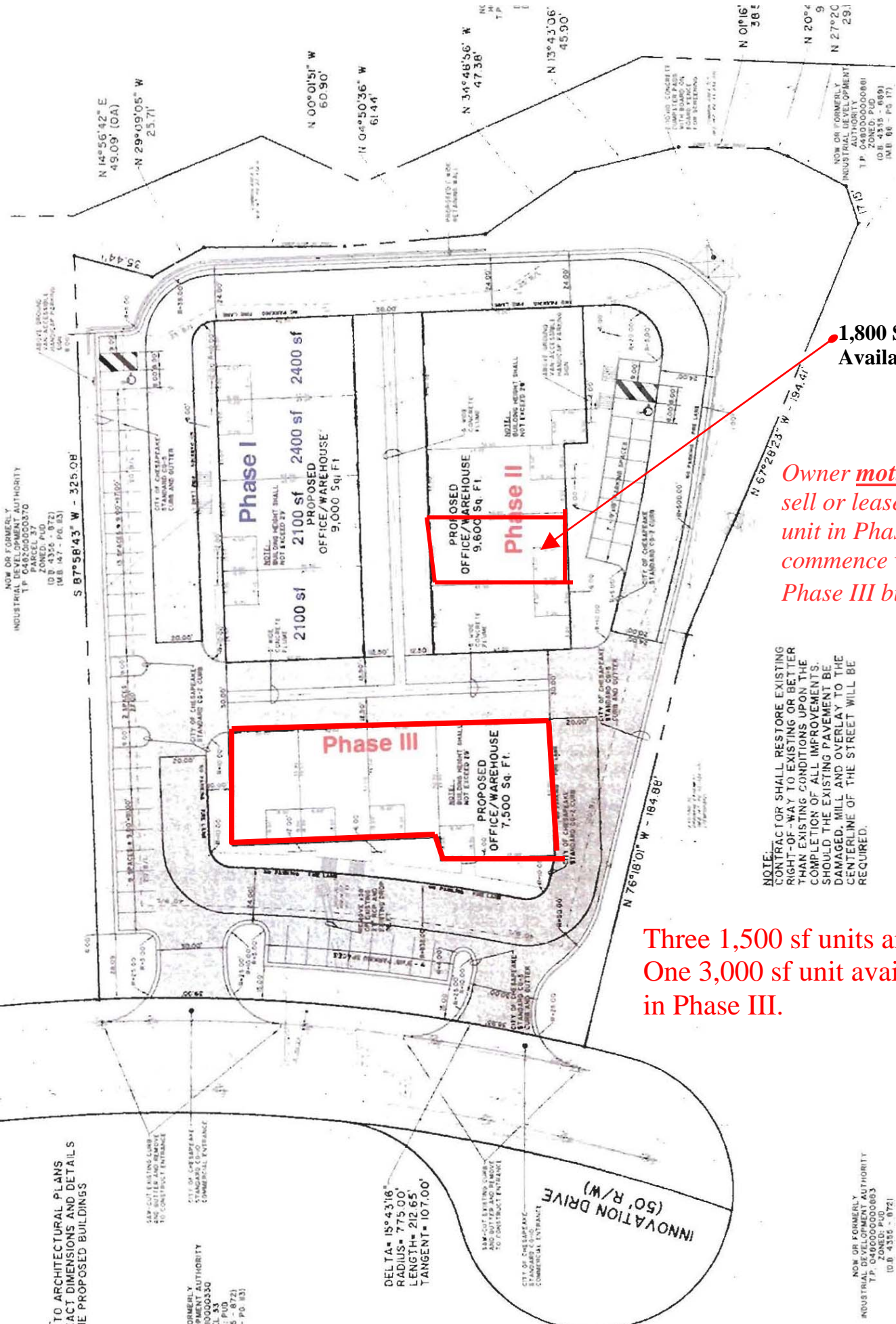
REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS OF THE PROPOSED BUILDINGS

NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
IDB 4355 - 872J  
(M.B. 47 - PG. 83)

DELTA = 189°43'18"  
RADIUS = 775.00'  
LENGTH = 212.65'  
TANGENT = 107.00'

INNOVATION DRIVE (50' R/W)

NOW OR FORMERLY INDUSTRIAL DEVELOPMENT AUTHORITY  
PARCEL 37  
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1,800 SF Available

Owner motivated to sell or lease this last unit in Phase II to commence with Phase III building.

NOTE:  
CONTRACTOR SHALL RESTORE EXISTING RIGHT-OF-WAY TO EXISTING OR BETTER THAN EXISTING CONDITIONS UPON THE COMPLETION OF ALL IMPROVEMENTS. SHOULD THE EXISTING PAVEMENT BE DAMAGED, MILL AND OVERLAY TO THE CENTERLINE OF THE STREET WILL BE REQUIRED.

Three 1,500 sf units and One 3,000 sf unit available in Phase III.