

**NEW CONSTRUCTION FOR LEASE**  
**Office/Warehouse/Flex Space**  
**625 Innovation Drive**  
**Chesapeake, VA 23320**



- Two units available for occupancy:  
Lease Rate: \$11.50/sf, Modified Net  
Unit A/B 4,750sf (764sf office build-out)  
Unit F 2,375sf w/2 offices, showroom & bathroom
- 10x12 roll-up door/unit, 18'-20' clear ceiling height
- 3-phase 120/208volt electrical service
- Water, sewer, trash, condo fee, and CAM included  
In rent

**For information, contact: Larry Rumsey or Robb Riddle CCIM**

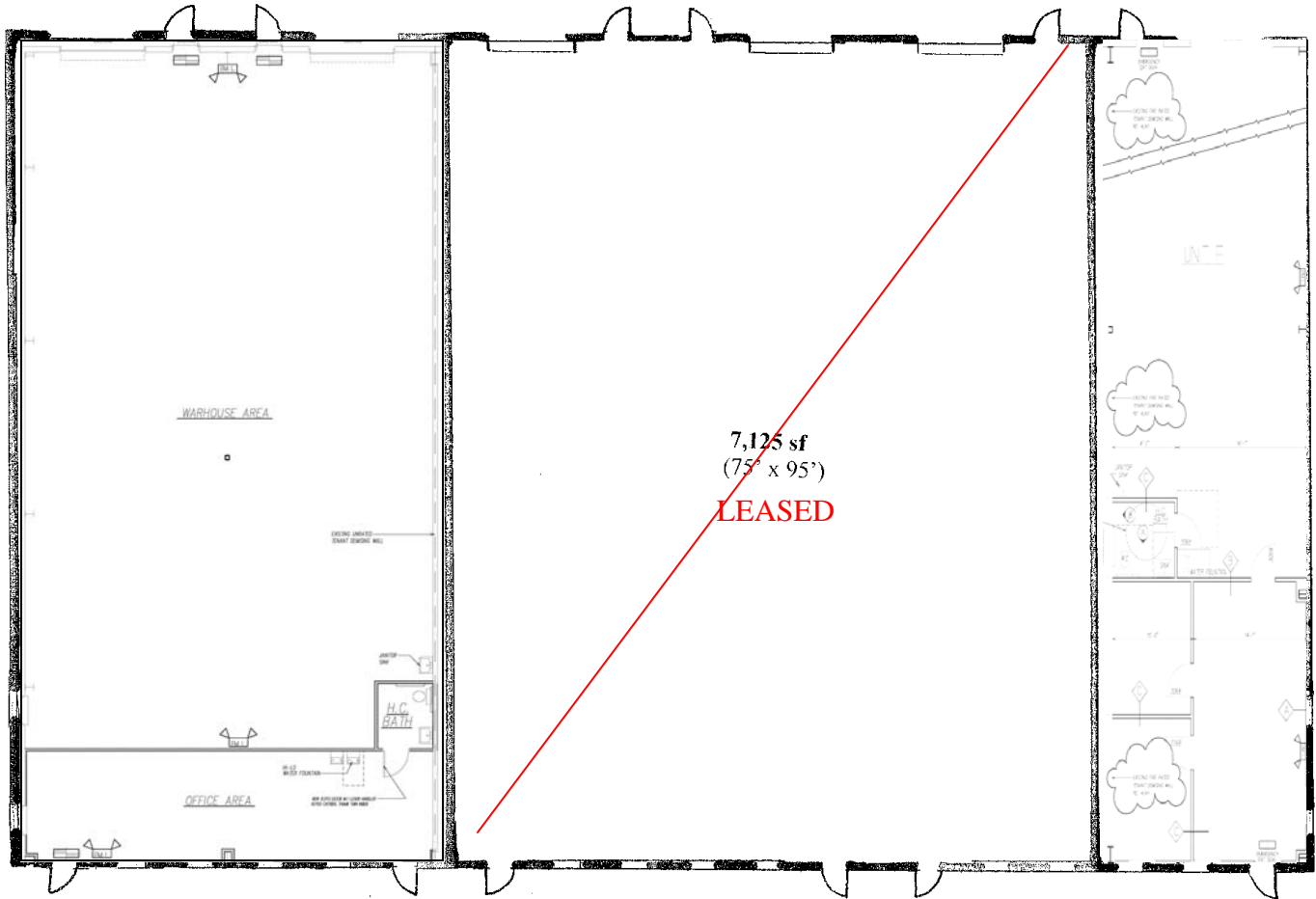
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*EXCLUSIVELY OFFERED BY*

**RIDDLE ASSOCIATES, INC.**

**(757) 523-1900**

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



Unit A/B—4,750 sf

625 Innovation Drive  
(Total 14,250 Square Feet)

Unit F-2,375 sf

- 0.75 Miles from Chesapeake Expressway
- 3.5 Miles from Interstate 64



**OAKBROOKE**

Business and Technology Center

**RIDDLE ASSOCIATES, INC.**

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Unit A/B  
Office  
Build Out



Unit F  
Office  
Build Out