

# FOR LEASE



## OAKBROOKE BUSINESS CENTER

625 INNOVATION DRIVE  
CHESAPEAKE, VA 23320

FOR MORE INFORMATION, PLEASE CONTACT:

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# PROPERTY SUMMARY

625 INNOVATION DRIVE, CHESAPEAKE, VA 23320

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## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NN)
Rent Includes:	Water, Sewer, Trash, Condo Fee, CAM
Building Size:	14,250 SF
Available SF:	4,750 SF
Available Date:	April 1, 2021
Zoning:	PUD (Planned Unit Development) with underlying M-1 (Light Industrial)

## PROPERTY OVERVIEW

Well-located property, with quick access to I-64 (3.5 miles) and the Chesapeake Expressway (.75 mile), and just south of the Greenbrier Business District.

## SUITE 101-102 (A-B) HIGHLIGHTS

- 4,750± SF unit consisting of nicely-finished office/showroom space and warehouse/shop space (25% office/showroom and 75% warehouse/shop)
- Two 10'W x 12'H grade-level overhead doors and personnel door
- 17' - 20' ceiling height
- Two 200 amp/208 volt/single-phase electric services
- Entire warehouse/shop is insulated (walls and ceiling)
- Two suspended natural gas heaters in the warehouse/shop
- Only one support column in the warehouse/shop: 24' x 34' spacing from walls

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# ADDITIONAL PHOTOS

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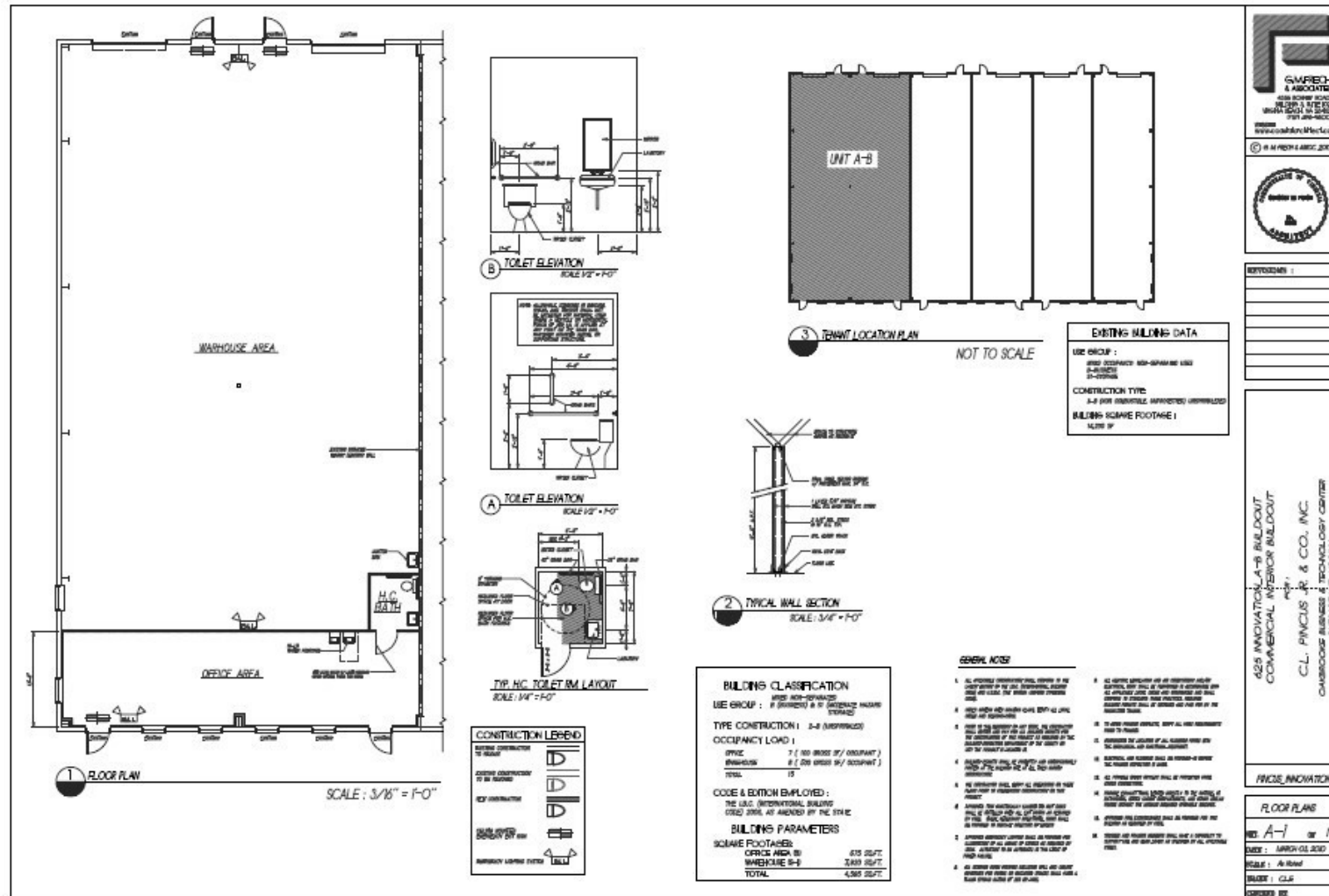
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# VACANCY OVERVIEW

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# LOCATION MAP

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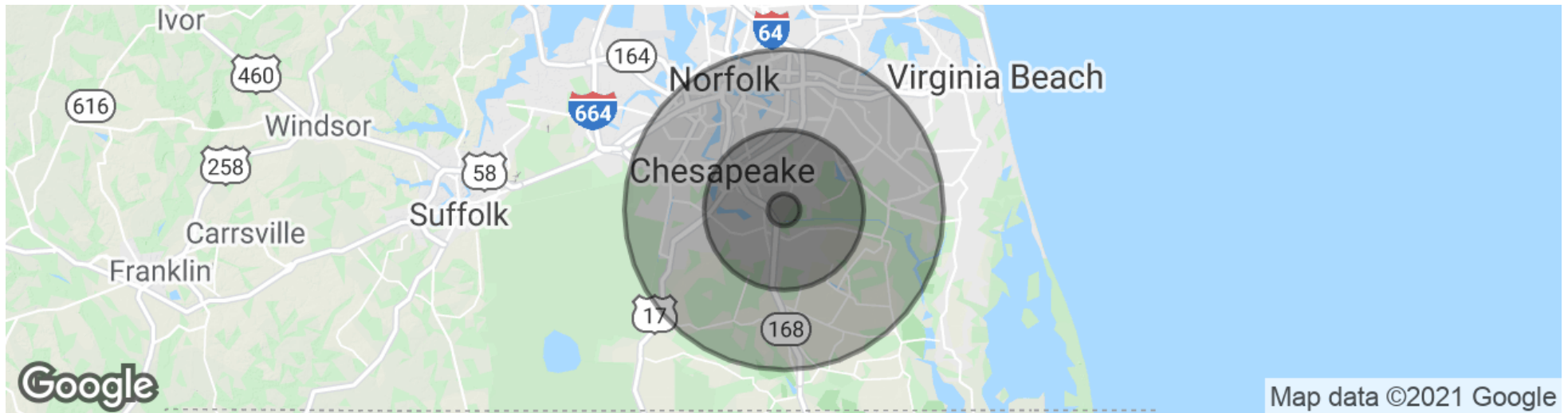
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# DEMOGRAPHICS MAP & REPORT



625 INNOVATION DRIVE, CHESAPEAKE, VA 23320



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,481	63,523	153,055
Average Age	38.2	38.1	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,548	23,495	55,486
# Of Persons Per HH	2.9	2.6	2.7
Average HH Income	\$123,726	\$107,367	\$103,092
Average House Value	\$378,146	\$297,322	\$290,194

\* Demographics derived from 2020 CoStar data

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# CONTACT ME



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