



Space Available

400 Butler Farm Road, Hampton, Virginia

51,380 SF of prime office space available
Class A office building

Overview

400 Butler Farm Road is a single-story office building on 14.3 acres located in the heart of Hampton Roads Center, a master planned campus setting. Full height windows line the attractive brick exterior providing ample light in an open plan environment. Two monument signs on Butler Farm Road provide excellent visibility.

The building is fully sprinklered, cooled by seven roof top units and has a dedicated split system in the computer room. The above standard parking ratio of 6.9 spaces per 1,000 square feet is ideal for dense users, a 24/7 operation and/or shift work. Incentives to potential occupiers are offered by the City of Hampton as part of the Enterprise Zone Program.



Key Features

- 51,380 SF available with maximum window line wrapping around building exterior
- Finished ceiling height 9' 6"
- "Plug and Play" call center with FF&E available
- 6.9/1,000 SF parking
- 1,250 KWA diesel generator and UPS system
- Located within two miles of Peninsula Town Center with retailers, restaurants, entertainment venues, and hotels
- Adjacent golf course connected by attractive walking path
- HRT bus stop directly in front of building

Location

Direct access off Interstate 64 and 664, Hampton Roads Center Parkway and Neil Armstrong Parkway (Route 134). Hampton Roads Center is strategically located in the center of Hampton Roads with over 1 million SF of office properties. The proximity to both the Hampton Roads Bridge Tunnel and Monitor Merrimac Memorial Bridge Tunnel provides access to a large employee population.

The central location is just two miles from the extensive amenities offered by Peninsula Town Center and less than 10 minutes from Langley Air Force Base and Downtown Hampton.

Amenities

Location	Distance/Time
Peninsula Town Center	1.9 miles / 7 minutes
Hampton Towne Center	2.5 miles / 5 minutes
Power Plant at Hampton Roads	3.6 miles / 9 minutes

Education

Location	Distance/Time
Virginia Peninsula Community College	1.2 miles / 3 minutes
Christopher Newport University	5.2 miles / 13 minutes
Hampton University	6.4 miles / 10 minutes
College of William and Mary	26.3 miles / 29 minutes



Key Employers and terminals

Location	Distance/Time
Langley Airforce Base	4.8 miles/12 minutes
Port of Virginia - Newport News/Marine Terminal	8.5 miles/13 minutes
Newport News Shipbuilding/Huntington Ingalls Industries	8.3 miles/12 minutes
Newport News/Williamsburg International Airport	9.0 miles/12 minutes
Amtrak Newport News	6.4 miles/14 minutes
Norfolk International Airport	21.5 miles/28 minutes

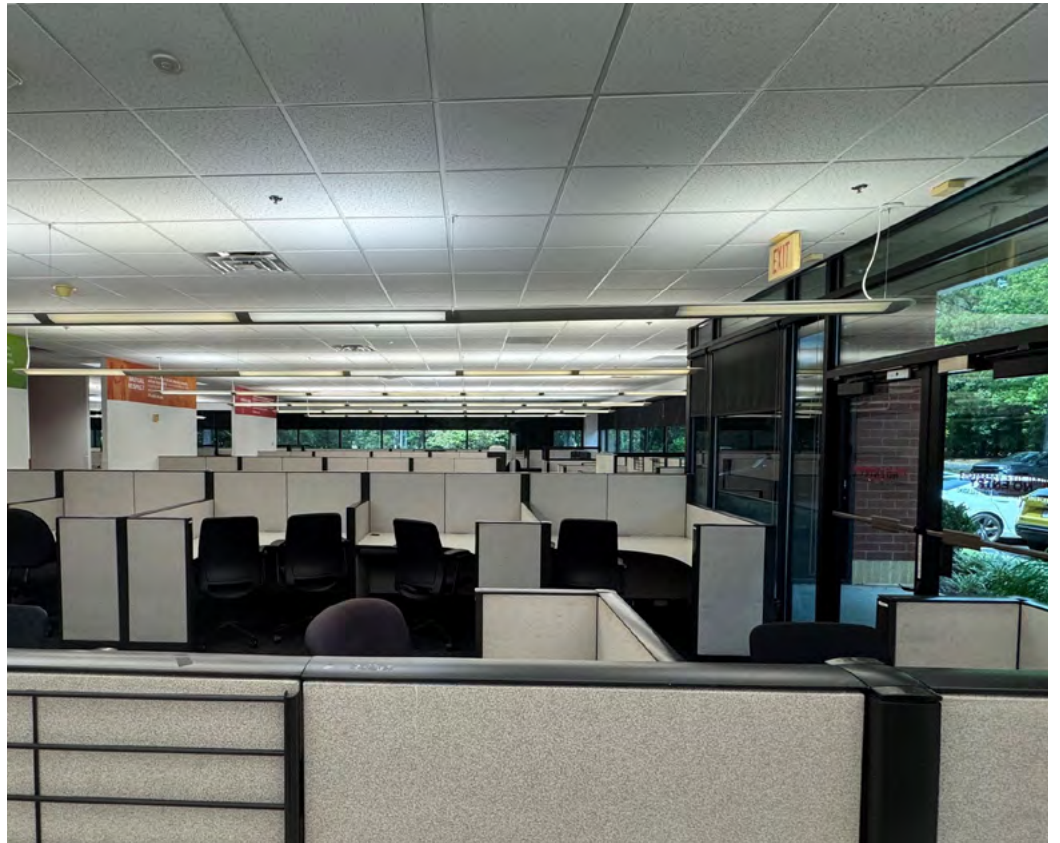
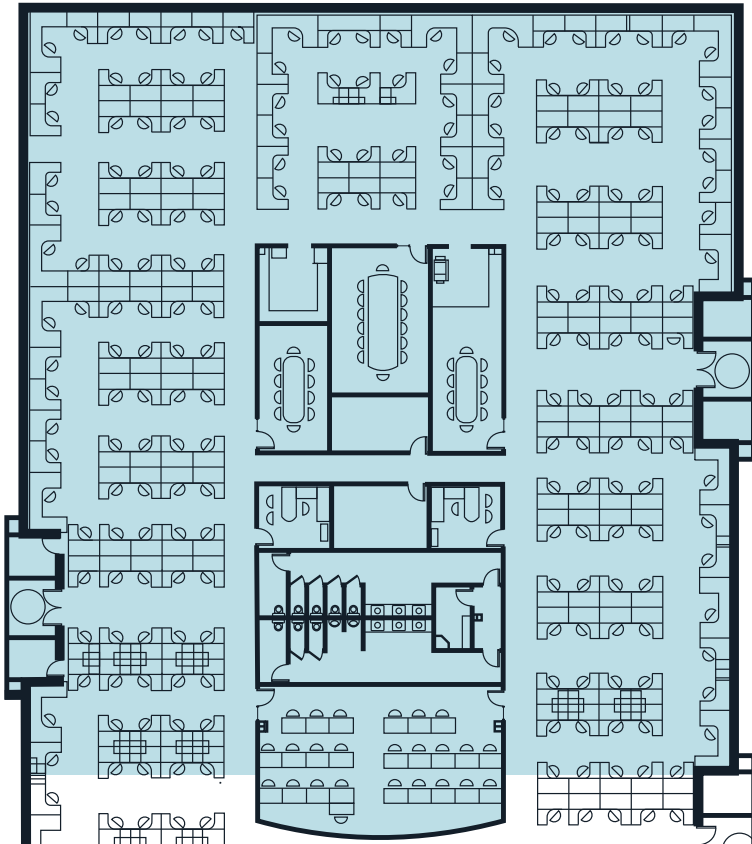
Siteplan

6.9/1,000 SF parking spaces



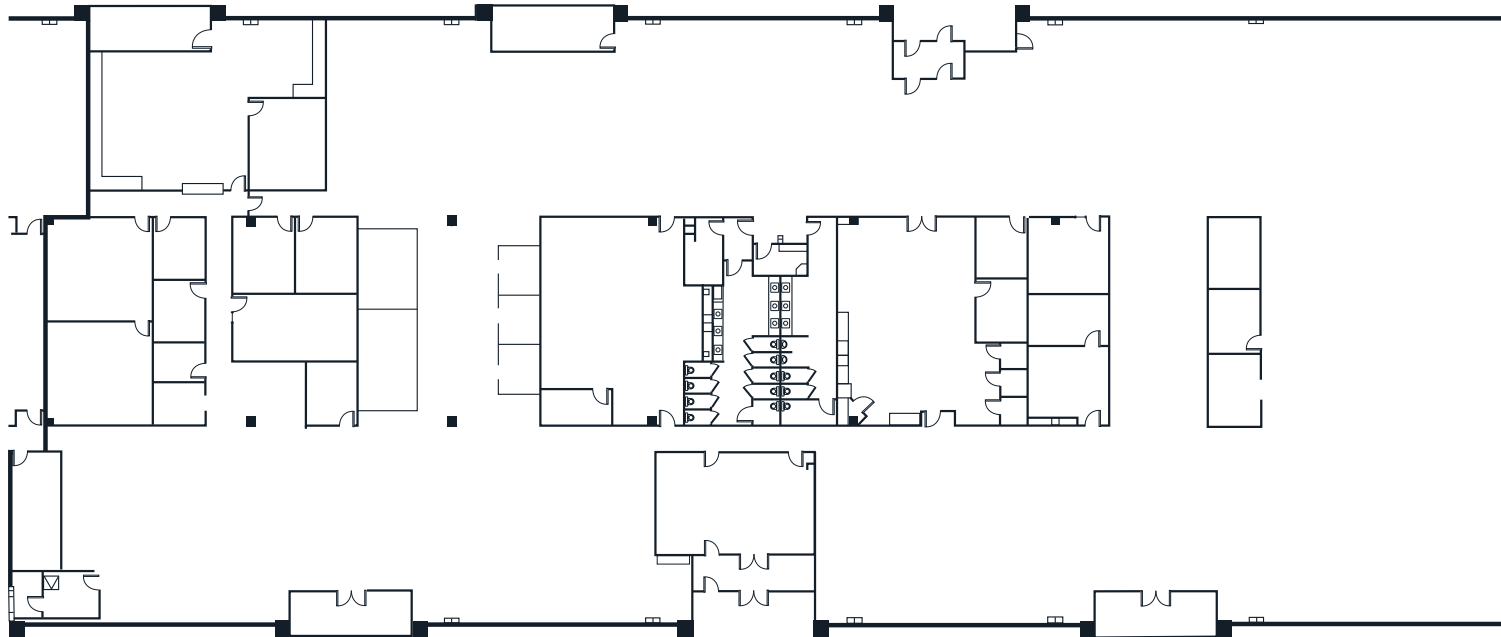
Suit 100

- 16,209 SF
- Subdivisible down to approximately 5,000 SF
- 2 entrances
- Large restroom bank
- Open floor plan along window line
- Multiple central private offices and conference rooms



Suite 300

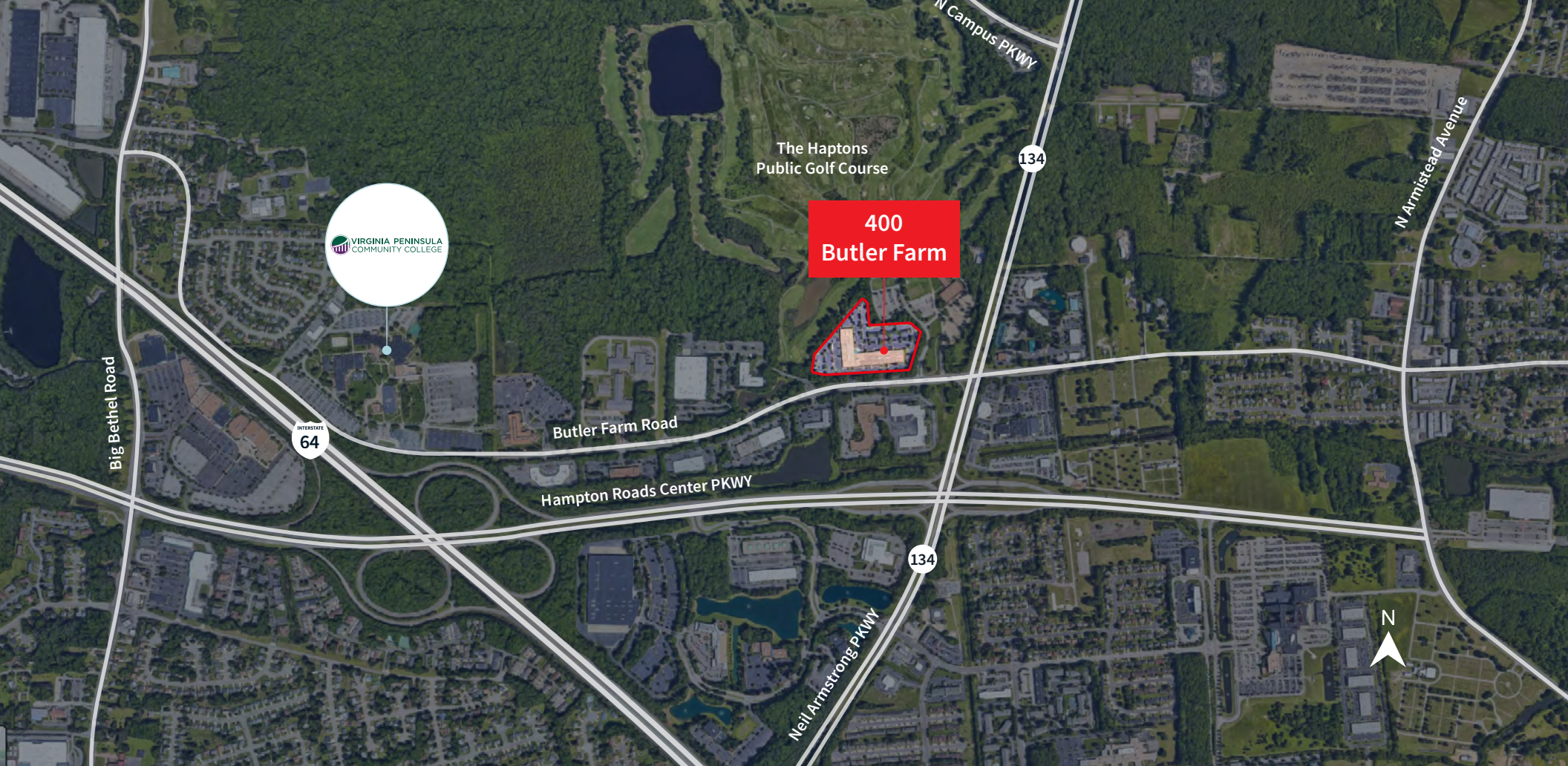
- Up to 35,171 SF
- Sub dividable down to 5,000SF
- Large restroom bank
- Multiple conference rooms and breakout space
- Several private offices and personal quiet rooms
- Large break area
- Designated main entrance with large vestibule
- 5 additional front and rear alternate entrances
- Substantial parking in front and rear











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