

# Eagle Landing Business Center

104 Research Drive. Suite 100, Hampton, VA

## Unique Office Warehouse Offering



### Like New Property With Many Extras 5,940 SF

- 600 amp power designed to run five 3-D printers.
- Lab space equipped with an ANON type HVAC system designed to exchange the air in the work area every 20 minutes.
- Windows from the conference room and some office areas offer views of the technical work or testing taking place in the lab.
- Kitchen, bathroom, and shower are ADA compliant.
- Three 12'x12' grade level doors in the rear of the property
- Frontage on Neil Armstrong Parkway with signage opportunities available to this heavily travelled road to NASA and Langley Air Force Base.
- Lease is subject to release by the existing tenant. Space is vacant and ready to show.
- Lease Rate: \$12.50/SF
- CAM Fee: \$3.15/SF

*Disclaimer – This information is obtained from sources believed to be reliable but is not warranted. This offer is subject to prior lease and/or sale, errors, or omissions, or withdrawal without notice.*

  
COMMERCIAL PROPERTIES  
**757-865-6600**