



123,000 RSF CLASS A OFFICE FOR LEASE
Hampton Roads Largest Professional Office Complex
5200 West Mercury Boulevard | Hampton, Virginia



For more information, contact:

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CLASS A OFFICE FOR LEASE

NetCenter

5200 West Mercury Boulevard | Hampton, Virginia



THE OFFICES AT NETCENTER



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AT-A-GLANCE

NetCenter is a 557,743 SF office building strategically located in the geographic center of the Hampton Roads region. It has convenient access to the Newport News Shipyard and seamless connectivity to the entire MSA coupled with a growing amenity base and a talented workforce.

The NetCenter property is located within a State Designated Enterprise Zone and a locally designated Technology Zone which allows for major benefits for qualifying new office users.



PROPERTY FEATURES

1,000 -260,000

SQ FT

2 STORY

BUILDING | BRICK FAÇADE
& NUMEROUS SKYLIGHTS THROUGHOUT

560,000

SQ FT | OFFICE

37 ACRE

CAMPUS



2.5

MILES FROM I-64 & I-664



LOCATED

IN HAMPTON'S ENTERPRISES ZONE



FLOOR PLANS

FLEXIBLE & BIG BLOCK CONTIGUOUS OPPORTUNITIES



2,900 18'

PARKING SPACES | CEILINGS & 30'X 30' COLUMN SPACING



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AMENITIES



Exterior and Signage

NetCenter was originally built in 1974 as an enclosed two-story shopping mall. The property was renovated in 1997 and positioned as a commercial office campus. The building structure consists of a steel supporting frame, with steel columns and beams, and steel roof joists and beams. Exterior signage opportunities. The building was ore recently renovated in 2020.



Parking

The surface parking lot surrounds three sides of the building with grade level entrances to both floors of the building. The parking ratio is 10 per 1,000 located on 38.156 acres.



Exterior

The primary exterior materials consist of brick masonry and painted EIFS. The facades have polished aluminum trim around the windows and entrances, and fixed insulating windows.



Security

Base Building access is controlled by an electronic entry control system. This includes controlled perimeter access 24-hours per day, 7 days per week. The building also provides one mobile and one interior 24-hour security guard. Each tenant has their own internal security systems for their private suite(s).



Fitness Center

The base building includes a state-of-the-art fitness center located on the second level. Fitness center has rest rooms, locker rooms and showers.



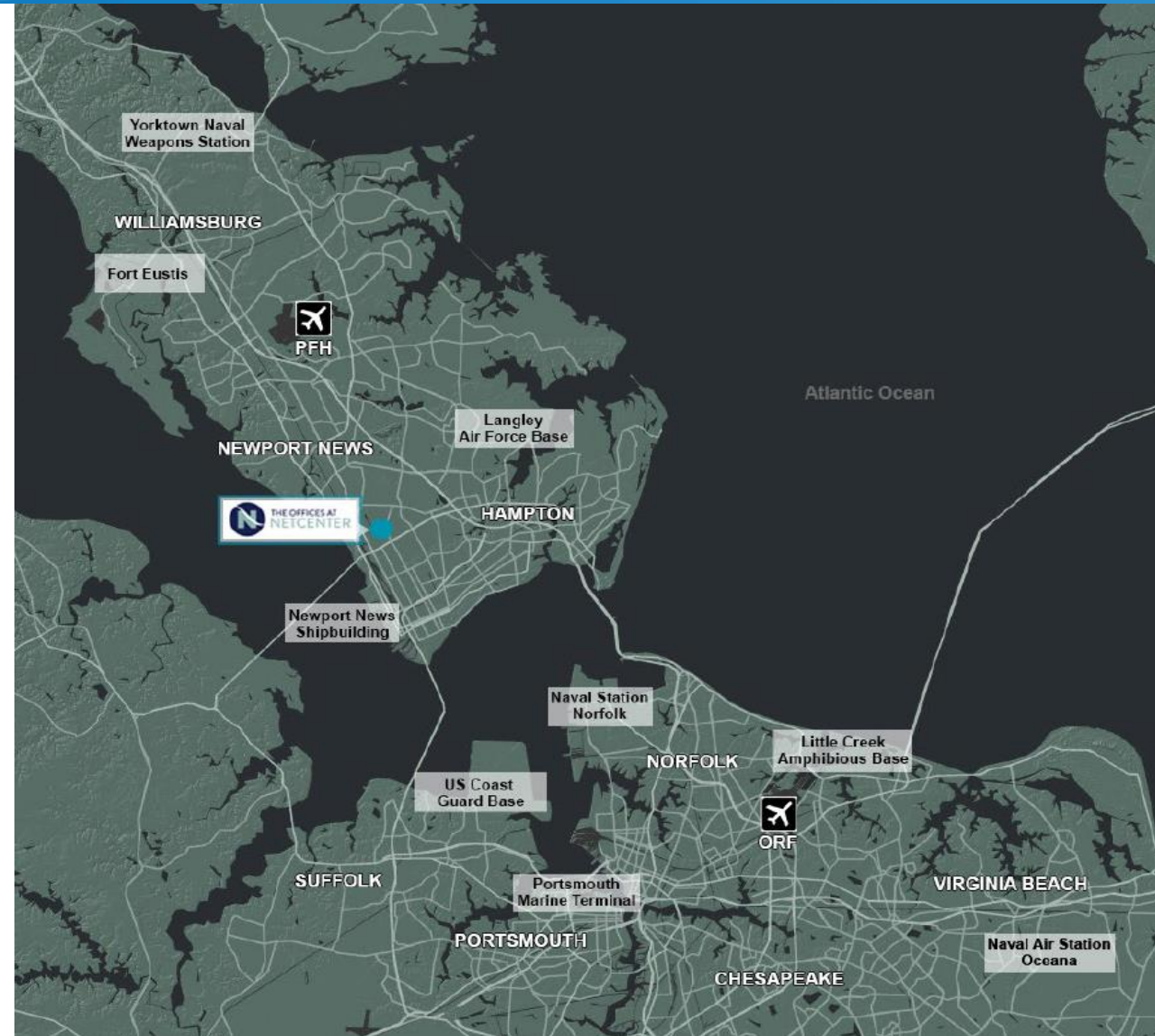
Common Area

A unique amenity at NetCenter is the 97,849 USF open common area that can be enjoyed by all occupants. This expansive area provides a conditioned environment that allows employees and guests to enjoy walking, relaxing outside of their offices, socializing or enjoying a meal with free WiFi throughout.



Eats

NetCenter has multiple onsite food options in the base building and Chick-fil-A and WaWa in the parking lot. There is also a daily rotating food truck program.



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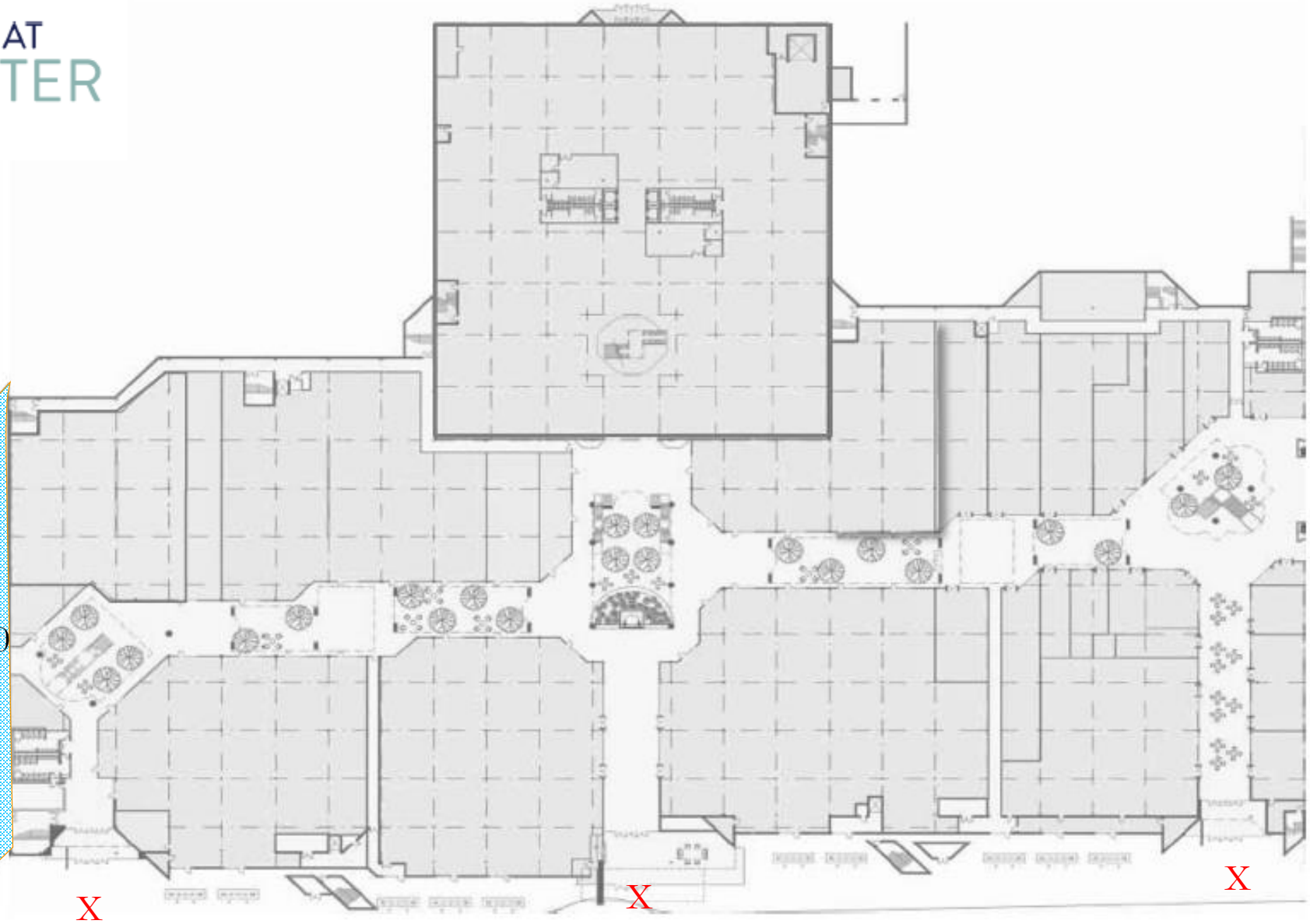


THE OFFICES AT NETCENTER

X Common Entrance

X Private Exterior Entrance

X Suite 003
1st Floor
Up to 123,000
RSF





THE OFFICES AT
NETCENTER

X Common Entrance

X Private Exterior Entrance

X

Suite 003
2nd Floor
Up to 123,000
RSF

Fitness
Center

X





Suite 003

Space Features

- 123,000 SF, divisible over two floors
- In unit staircase and elevator
- Multiple break areas
- Multiple in-suite restrooms
- Private suite entrances
- Private parking area
- Ample natural light

Technology

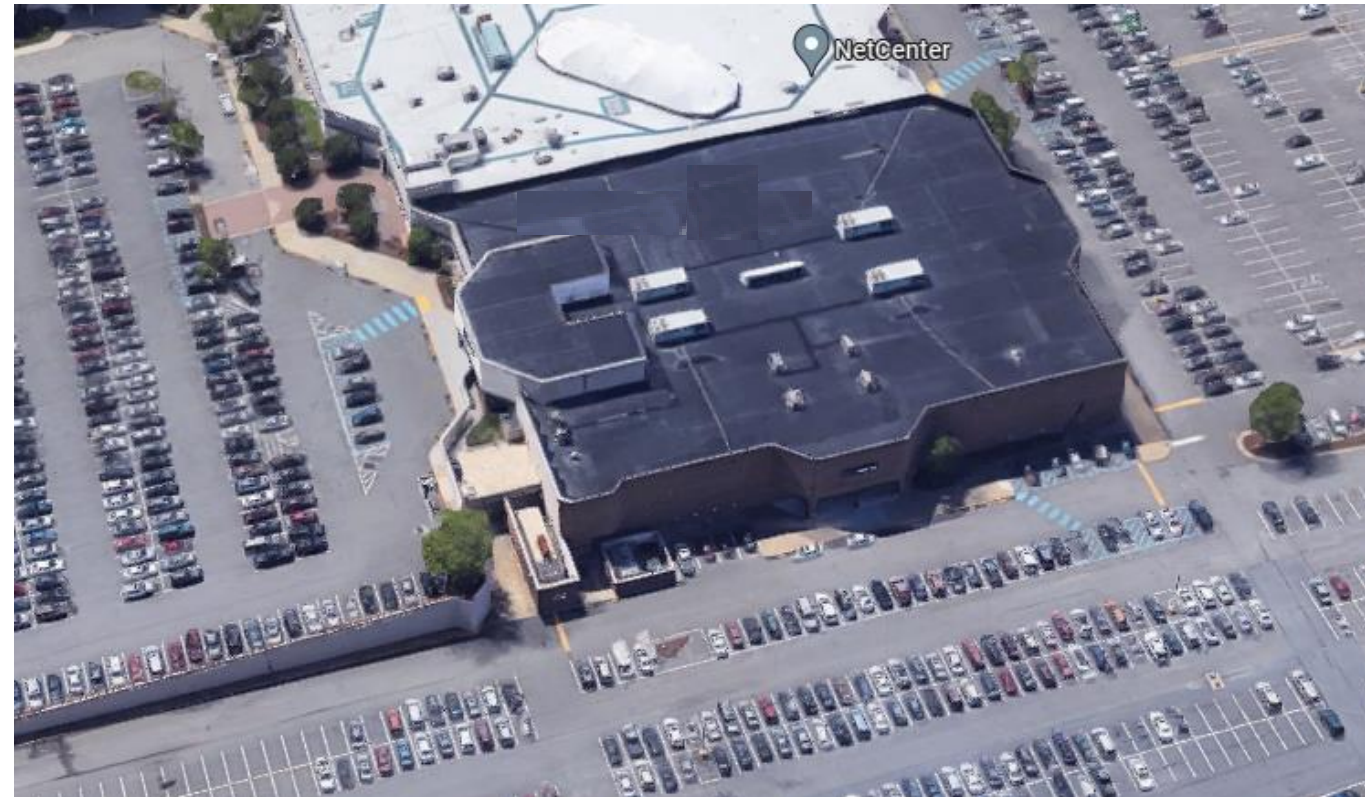
- Dual substation power sources
- Fiber optics
- Electric car charging stations

Generator ATS

- Caterpillar 351617KVA Generator installed to support full suite load to include HVAC
- 2500 amps Load Capacity Generator
- UPS Dry Cell Towers
- Diesel Fuel
- Fuel capacity is 4,000 gallons, burn rate is approximately 300 gallons a day
- Location - Adjacent to Loading Dock of the suite

Roof Top Units

- 4 Trane Roof Top Units, purchased 2020

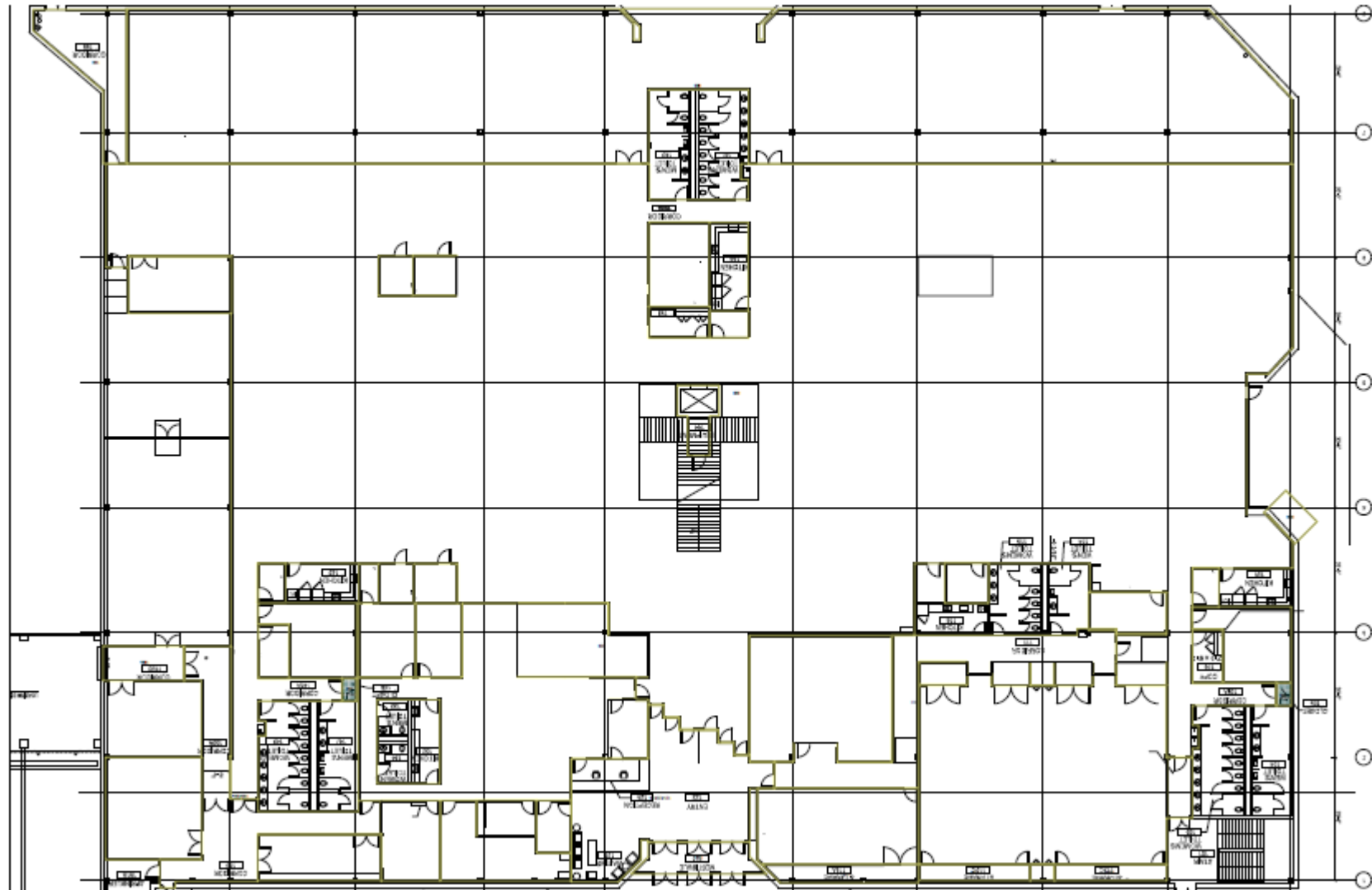




THE OFFICES AT
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Suite 003 Floor Plan First Floor

X Private Exterior Entrance



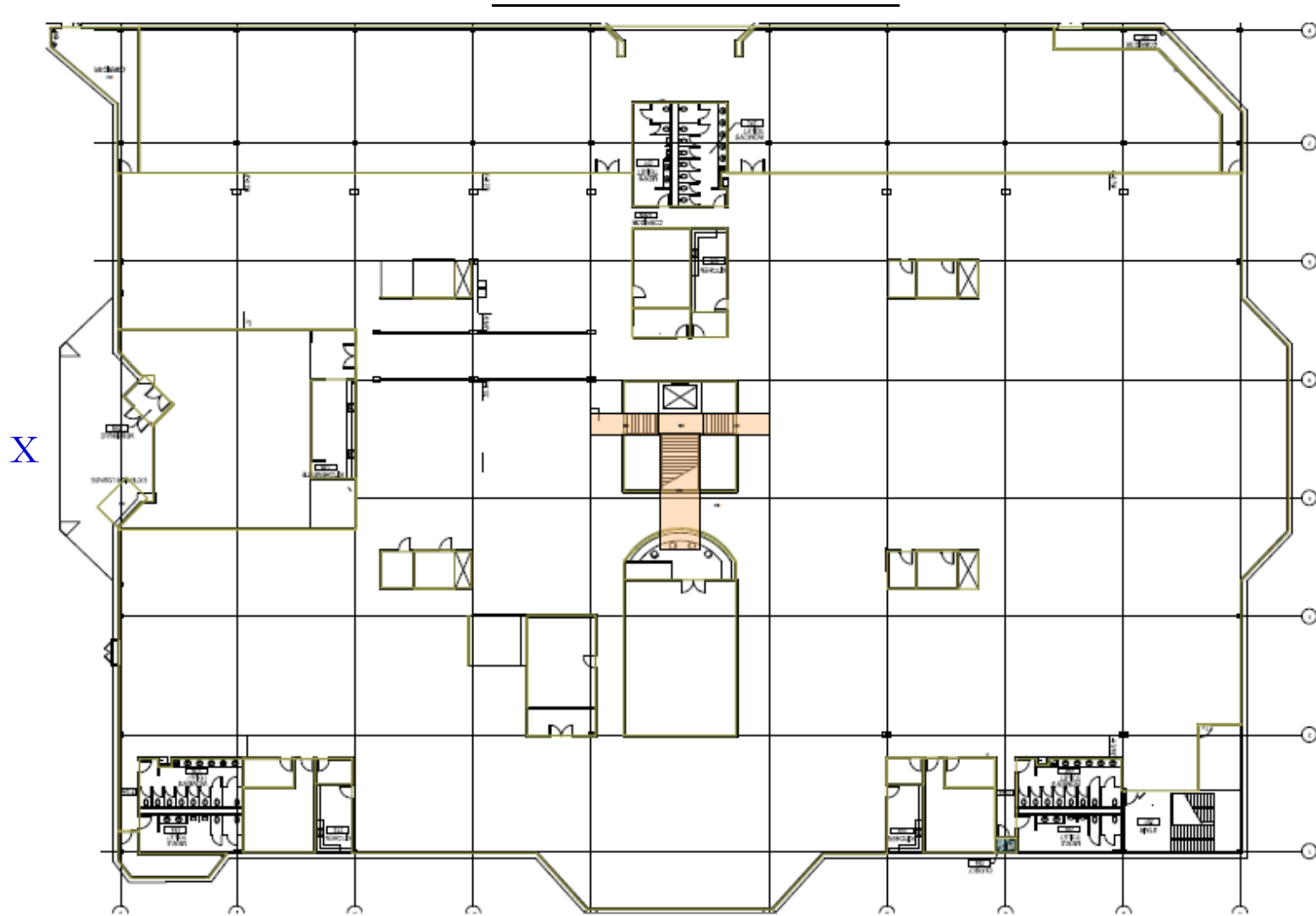
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THE OFFICES AT
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Suite 003 Floor Plan Second Floor

X Private Exterior Entrance

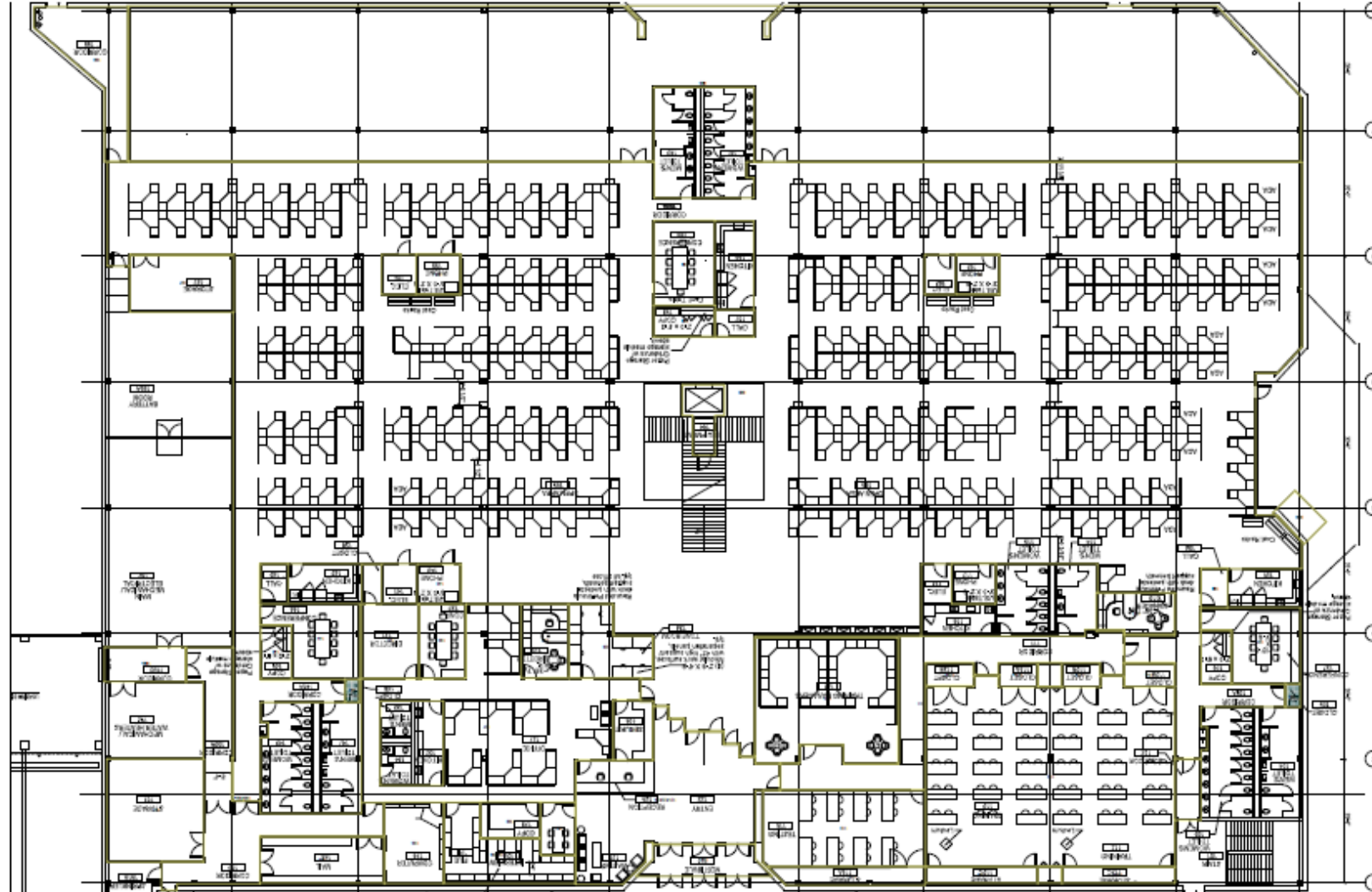




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Suite 003 Furniture Plan First Floor

X Private Exterior Entrance



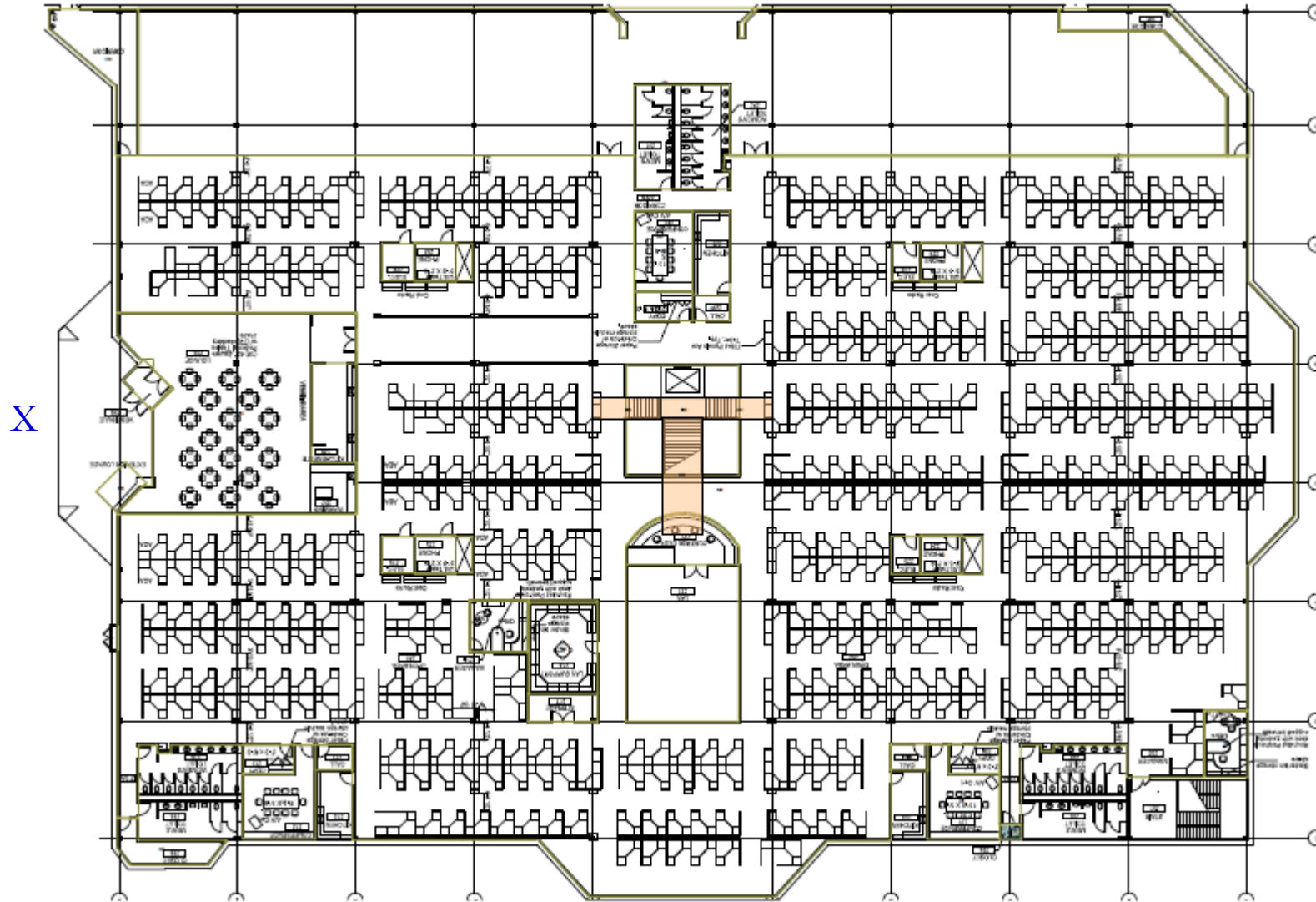
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Suite 003 Furniture Plan Second Floor

X Private Exterior Entrance



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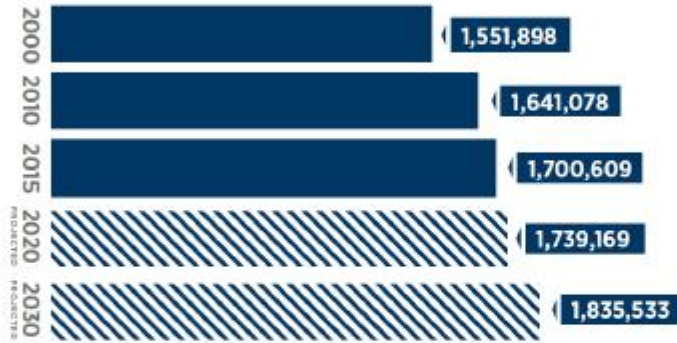


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HAMPTON ROADS REGION



MORE THAN **1.7 MILLION**
PEOPLE LIVE IN HAMPTON ROADS



Source: Weldon Cooper Center

**MOST BUSINESS
FRIENDLY CITY IN
AMERICA**

2nd Place by CNNMoney.com



**MOST SMALL-BUSINESS
FRIENDLY CITY**

2nd Place by Governing Magazine



**THE "BEST RUN CITY
IN AMERICA"**

By 24/7 Wall Street





TOURISM

- Steeped in over 400 years of American history, tourists are drawn from all over the world to Hampton Roads
- Historic sites and landmarks as well as over 2,000 miles of total coastline fuel the Hampton Roads' burgeoning tourism industry,
- Tourism generates over \$152 million annually in tax revenue for the local economy



Military Presence In Hampton Roads

Installations	Active Duty	Civilian	Total
Naval Station Norfolk (Norfolk)	45,051	12,328	57,379
Langley Air Force Base/Hampton Road Eustis (Newport News)	16,988	6,102	23,090
Joint Base Little Creek-Fort Story (Norfolk)	16,174	3,667	19,841
Naval Support Activity (Norfolk)	5,997	3,728	9,725
Norfolk Naval Shipyard (Norfolk)	1,609	10,877	12,486
Oceana Naval Air Station (Virginia Beach)	13,155	2,392	15,547
US Coast Guard Yorktown (Yorktown)	555	269	824
Yorktown Naval Weapons Station (Yorktown)	1,243	914	2,157
US Coast Guard Base Portsmouth (Portsmouth)	1,450	250	1,700
TOTAL	100,516	51,307	151,823





ATTRACTING AND RETAINING YOUNG WORKERS

Jobs, Education, and Climate Help Attract Millennials

- Millennials are moving to America’s cities –and not just the biggest ones
- While places like New York City and Los Angeles remain millennial magnets, research from the Urban Land Institute shows that smaller cities, from Virginia Beach, VA to Riverside, CA are actually seeing the most relative growth in the population of 25-to-34 year-olds

HAMPTON ROADS MILLENNIAL POPULATION GROWTH 2010-2015



MILLENNIAL GROWTH: TOP 10 U.S. CITIES

01	HAMPTON ROADS, VA percent change 16.4%	population increase 7,034
02	RICHMOND, VA percent change 14.9%	population increase 5,176
03	RIVERSIDE-SAN BERNARDINO, CA percent change 11.7%	population increase 1,014
04	MEMPHIS, TN percent change 9.5%	population increase 1,714
05	NEW ORLEANS-METAIRIE, LA percent change 8.5%	population increase 5,199
06	AUSTIN-ROUND ROCK, TX percent change 6.6%	population increase 4,523
07	PITTSBURGH, PA percent change 6.6%	population increase 4,177
08	BALTIMORE-COLUMBIA-TOWSON, MD percent change 6.5%	population increase 7,740
09	BOSTON-CAMBRIDGE-NEWTON, MA percent change 6.5%	population increase 15,549
10	MIAMI-FT LAUDERDALE-W PALM BEACH, FL percent change 6.4%	population increase 9,633

SOURCES: time.com/4797955/cities-millennials-moving/

OVER 103,000

**STUDENTS ATTEND
HAMPTON ROADS'
EIGHT UNIVERSITIES
AND FOUR COMMUNITY
COLLEGES**

Colleges and Universities

COLLEGE/UNIVERSITY	ENROLLMENT
Tidewater Community College (10 locations)	25,927
Old Dominion University (Norfolk)	24,932
Thomas Nelson Community College (Newport News)	9,316
College of William & Mary (VA Beach)	8,437
Norfolk State University (Norfolk)	5,100
Hampton University (Hampton)	4,269
Christopher Newport University (Newport News)	4,990
Regent University (VA Beach)	2,995
Rappahannock Community College (Rappahannock)	3,566
Paul D. Camp Community College (Franklin)	1,473
Virginia Wesleyan College (Norfolk)	1,441

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HAMPTON ROADS DEMOGRAPHICS

POPULATION

VIRGINIA BEACH-NORFOLK-NEWPORT NEWS,VA MSA



2018 TOTAL POPULATION	1,772,840
2023 TOTAL POPULATION	1,829,535
2018-2023 ANNUAL RATE	0.63%

HOUSEHOLDS



2018 HOUSEHOLDS	664,644
2023 HOUSEHOLDS	685,446

INCOME



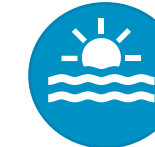
2018 MEDIAN HOUSEHOLD INCOME	\$61,617
2023 MEDIAN HOUSEHOLD INCOME	\$70,277

AGE



2018 MEDIAN AGE	36.8
2023 MEDIAN AGE	37.9

DAYTIME POPULATION



2018 TOTAL DAYTIME POPULATION	1,775,522
TOTAL WORKERS	890,507

MILITARY

- Hampton Roads is home to the world's largest naval base, Norfolk Naval Station
- More than 150,000 residents are employed by the military in the Hampton Roads region
- Due to the large military presence, Hampton Roads enjoys a highly skilled workforce, fitting to the area's exceptional amount of specialty trades



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