

FOR LEASE

MAST ONE OFFICE BUILDING

1040 University Boulevard, Portsmouth, VA



MAST ONE is a state of the art 60,000 SF Class A, Office Building with direct exposure to the Western Freeway. The building has a distinctive brick exterior and richly appointed common area finishes.

- **AVAILABILITY:**
 - ◆ Suite 306: 3,318 SF (floor plan attached)
 - ◆ Suite 310: 6,195 SF (floor plan attached)
 - ◆ Suite 399: 3,742 SF (build-to-suit)
 - ◆ Suites 306 + 310 + 399 (contiguous): 13,255 SF
- Convenient to College Drive/I-664 link to the Monitor-Merrimac Bridge Tunnel
- Ideal for medical, technology & general office users serving the Suffolk, Portsmouth, Western Branch, Churchland & Peninsula submarkets
- Excellent Parking - 232 spaces (approximately 4.0/1,000 SF ratio)
- Master planned office includes adjacent Virginia Modeling Analysis Simulation Center (VMASC) and Old Dominion University's Higher Education Center
- Tenants include: Bon Secours, REIN, and Edward Jones
- Rent: Negotiable and full service excluding phone/data with Tenant Improvement Allowance Available
- EDA Business Investments Grant | Portsmouth Economic Development (www.accessportsmouthva.com)



CONTACT:

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HAMPTON ROADS DEMOGRAPHICS

Population	1.7 Million ±
Civilian Labor Force	849,000±
Military Labor Force	100,000±
Annual Exiting Military	15,000±
Military Headquarters	10

The Mast One is located in a master planned mixed use development of the Terry-Peterson Companies offering Class A office, retail, & residential components. It is anchored by Kroger Marketplace, part of a ± 225,000 SF retail center, as well as detached residential.



BACKUS AERIAL PHOTOGRAPHY

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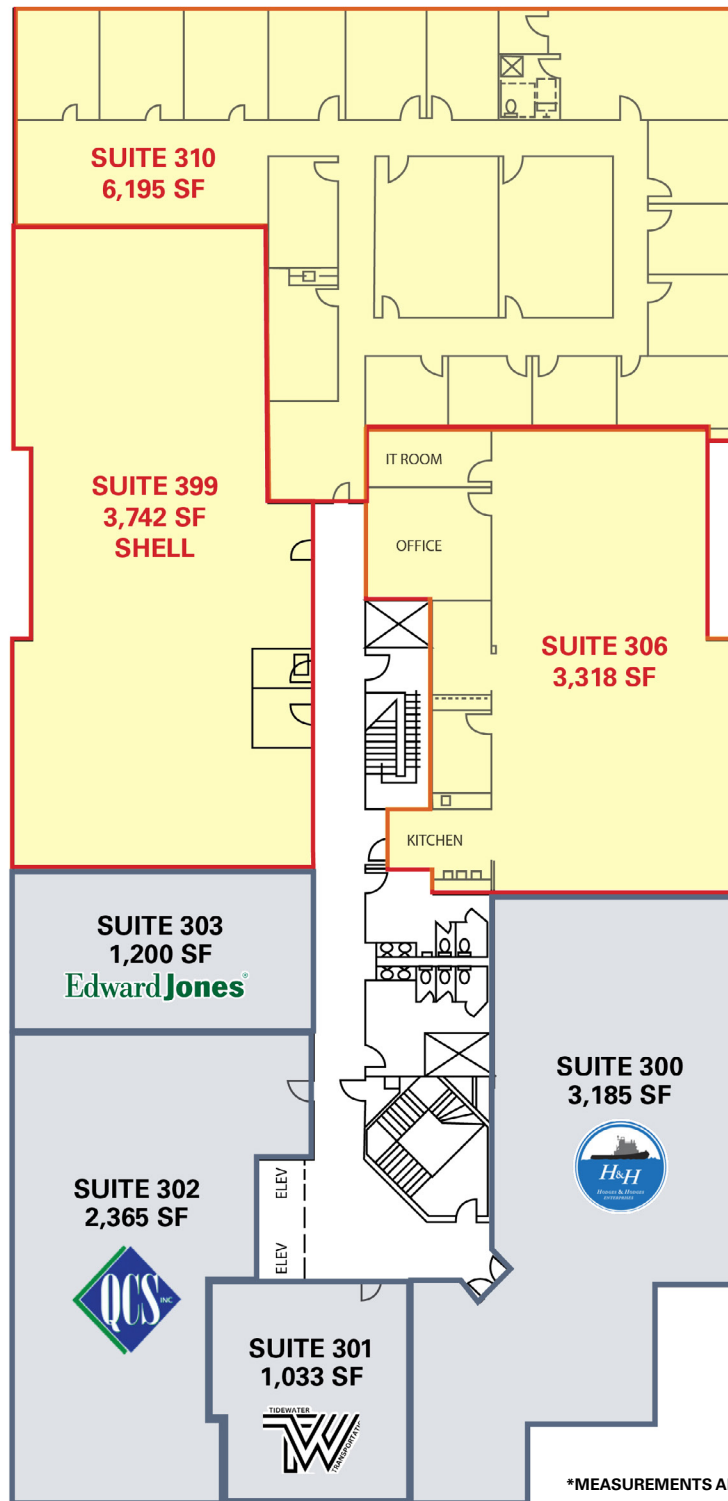
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THIRD FLOOR AVAILABILITY



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Hampton Roads Crossing Master Development Plan



THE terry·peterson companies

RESIDENTIAL • INVESTMENT • APARTMENTS • COMMERCIAL

Vanasse Hangen Brustlin, Inc. **VHB**
VIRGINIA BEACH, VA



LEGEND	
Red	Retail
Orange	Apartments
Yellow	Single Family Residence
Light Yellow	Townhomes
Purple	Office
Blue	Education
Pink	Hotel

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