



S.L. NUSBAUM
REALTY CO.

FOR LEASE

THE OFFICES AT PENINSULA TOWN CENTER



4410 E. CLAIBORNE SQUARE
HAMPTON, VA 23666

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PROPERTY SUMMARY

4410 E. CLAIBORNE SQUARE
HAMPTON, VA 23666



OVERVIEW:

S.L. Nusbaum is pleased to offer for lease “The Offices at Peninsula Town Center” located at 4410 E. Claiborne Square in Hampton, Virginia. Peninsula Town Center is a 1.4MM SF open air, mixed-use development located within Hampton’s Coliseum Central Business District. A true Live, Work, Play Environment, PTC features 70 national retailers, 23 restaurants, 400+ luxury apartment units, and a brand new 127 room (Element by Westin) hotel, all within immediate walking distance from one another. The Offices at Peninsula Town Center are strategically positioned to start and grow your business. With flexible office suites ranging from 2,535 RSF to upwards of ±30,000 RSF, the building offers modern finishes, natural light, and desirable common area amenities.

PROPERTY SUMMARY

Lease Rate:	\$18.50 PSF (Full Service), T.I. Allowance: Negotiable
Building SF:	98,259 SF of Class A office space
Availabilities:	Suite 226 (2,535 RSF) Suite 234A (2,803 RSF) SUITE 234A FLOOR PLAN Suite 300-311 (±30,000 RSF) (Subdividable – SEE PAGE 7)
Parking:	4,207 free garage and surface parking spaces (including electric charging stations) within Peninsula Town Center

“

The team at the PTC has been nothing short of amazing. When we were scouting for new space, this location and atmosphere was spot on –
A THRIVING COMMUNITY THAT IS GROWING.
 We are extremely pleased with the choice.

-DAVID BENNETT

DIRECTOR OF OPERATIONS | BILL GOSLING OUTSOURCING

”

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2,535 RSF – ±30,000 RSF

Class A Office suites currently available, tailored to suit your business's needs.



CENTRALLY LOCATED

This office park is located in the heart of Hampton, Virginia and offers easy access to all of Hampton Roads via I-64, I-664 and Mercury Boulevard.



LIVE, WORK, THRIVE!

Immediate walking distance to 23 restaurants and over 70 retailers totaling 865,770 SF

HIGHLIGHTS

- 4,207 Parking spaces available at no cost to all PTC tenants and visitors
- Building conference room available for tenant's use
- PTC tenants have the option to utilize free exclusive marketing services directly through the Owner's Association
- Tenant advertisement on the reader board facing I-64 (174,000 VPD)
- Highlight company overview on all social media platforms (Facebook & Instagram), e-newsletter, and via dedicated website [Peninsula Town Center](#)
- Access to PTC marketing events and gatherings within the Town Square
- Access to exclusive shopping events and monthly giveaways

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AERIAL MAP

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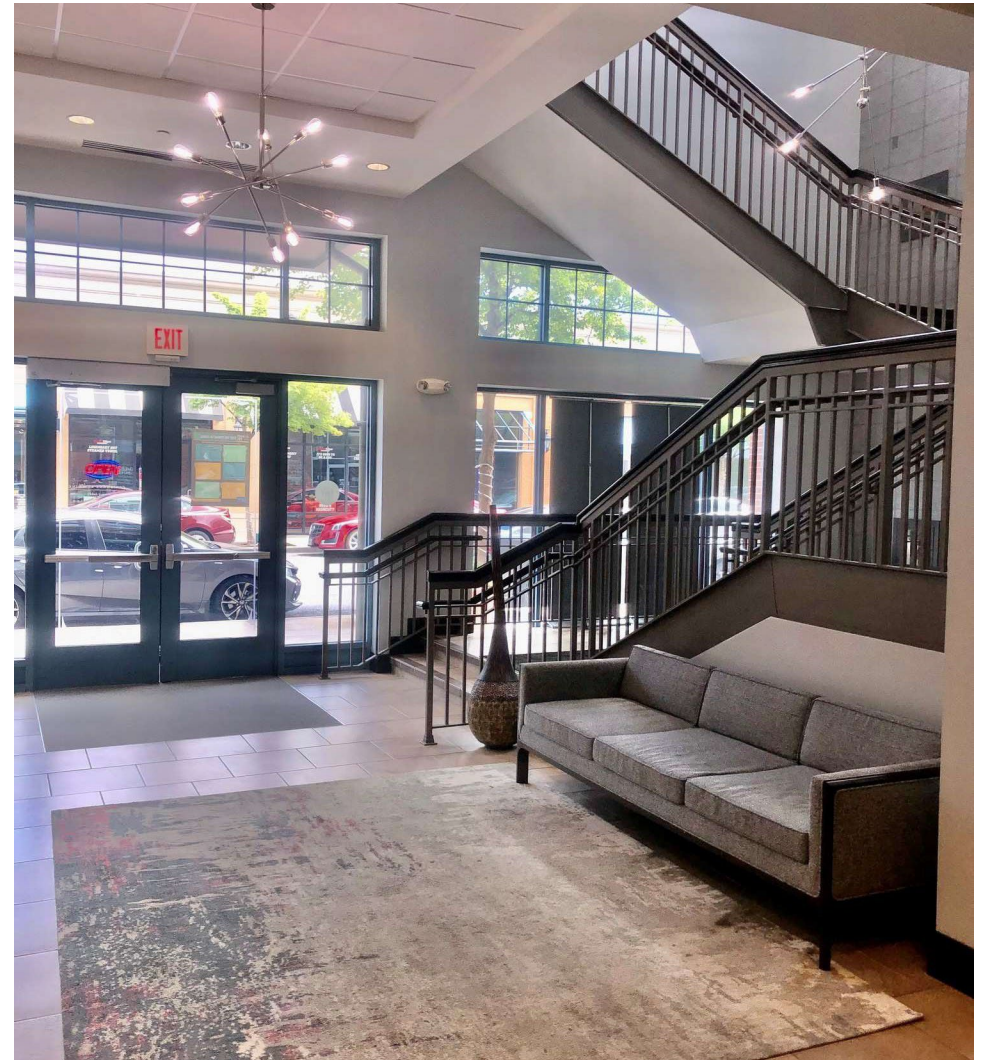
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ADDITIONAL PHOTOS

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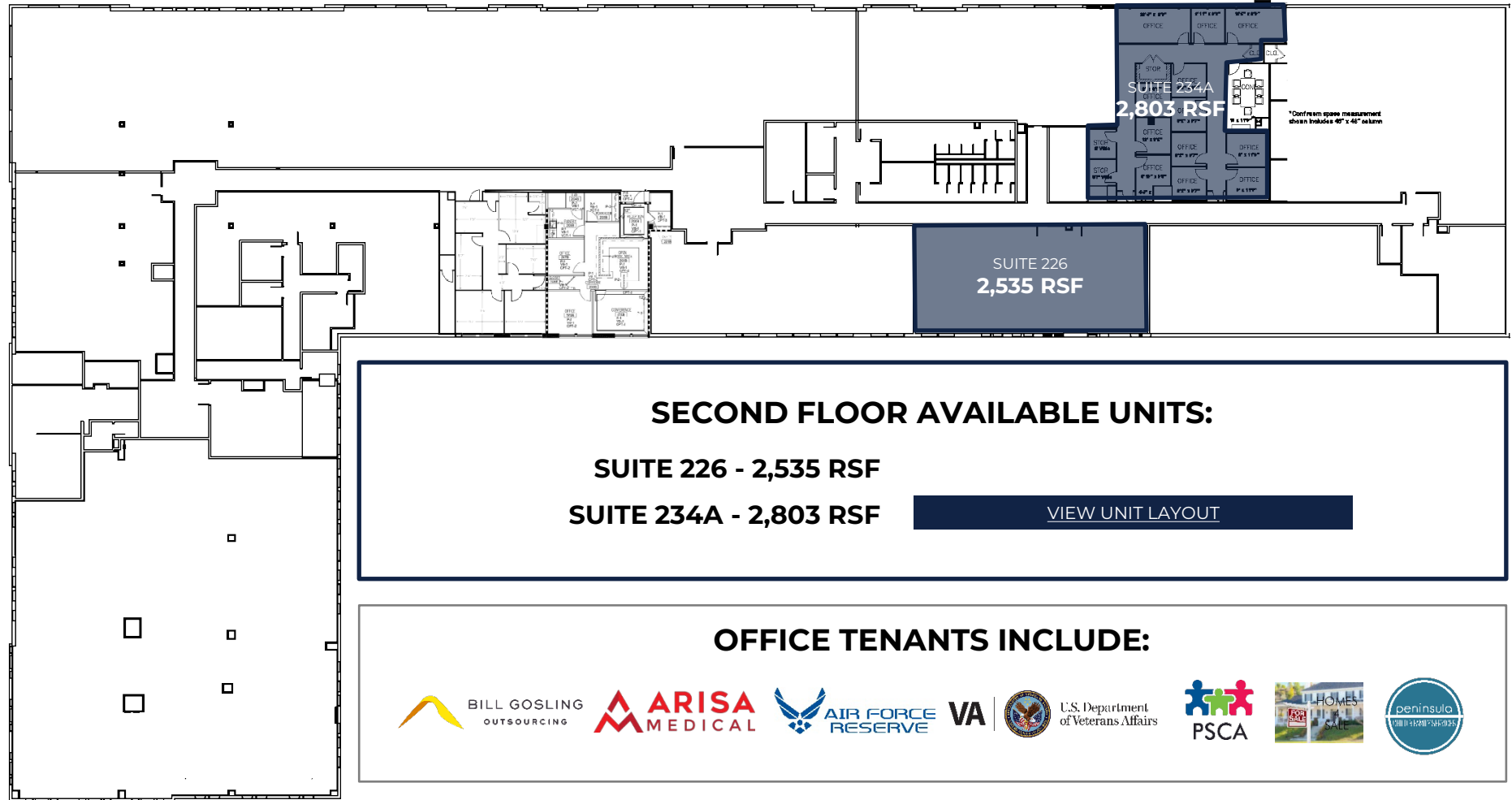
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PLANS

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SECOND FLOOR AVAILABLE UNITS:

SUITE 226 - 2,535 RSF

SUITE 234A - 2,803 RSF

[VIEW UNIT LAYOUT](#)

OFFICE TENANTS INCLUDE:



BILL GOSLING
OUTSOURCING



AIR FORCE
RESERVE

VA



U.S. Department
of Veterans Affairs



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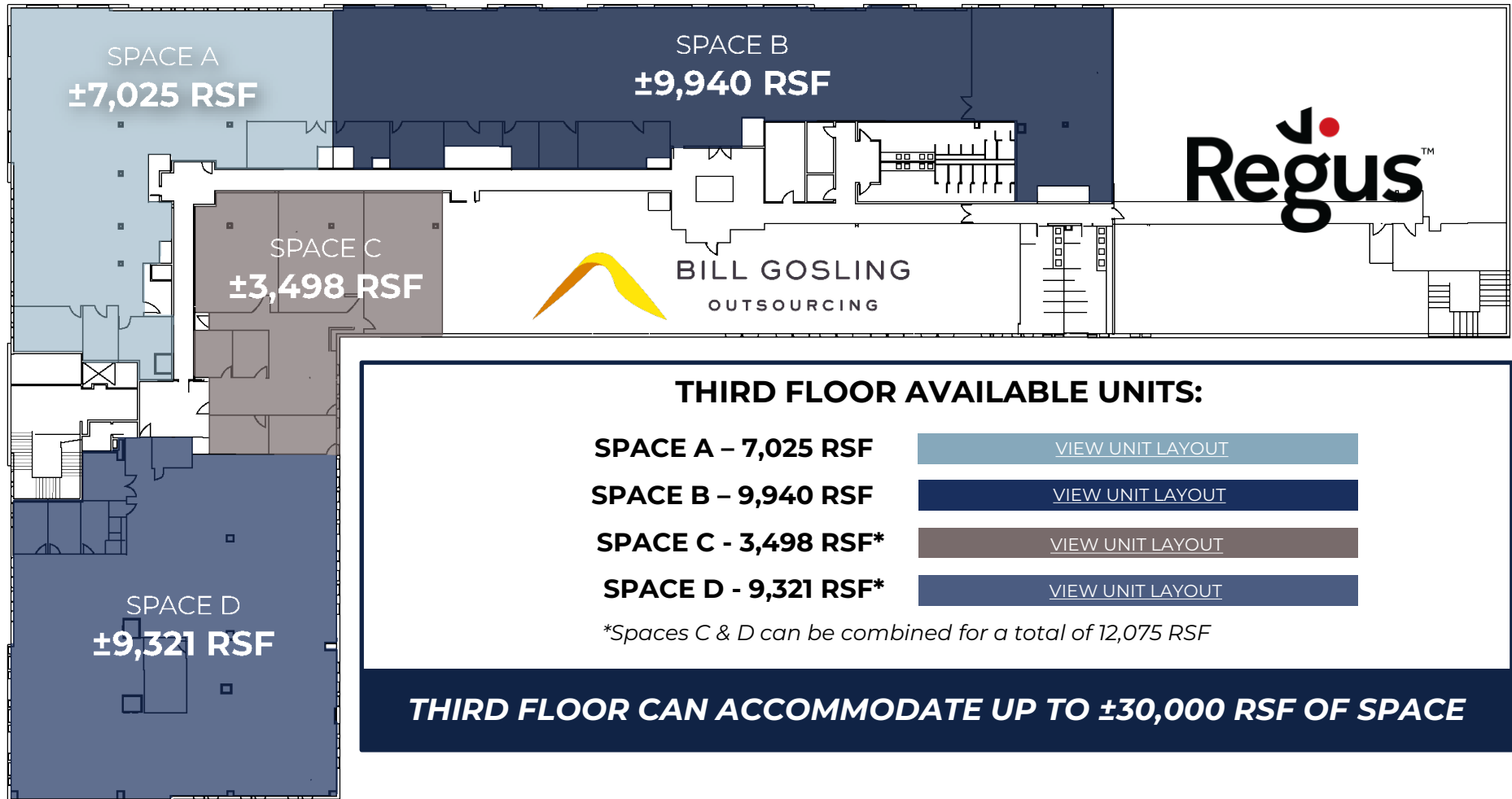
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SUBMARKET OVERVIEW

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ABOUT HAMPTON

Located on the mouth of the Chesapeake Bay, Hampton is graced with miles of shoreline and breathtaking water views. The city is literally in the heart of the Hampton Roads region and the center of the East Coast.

Established in 1610, Hampton is one of America's oldest cities and is also one of the fastest growing cities in the region...a city on the move! Rich in history with small-town charm, Hampton has been recognized by Money magazine as one of the best places to live, as well as a national model for youth development and civic engagement. Stroll the streets of our vibrant, waterfront community and you will quickly see what makes Hampton a great place to live, work and play.

The city has a vibrant arts community, distinctive festivals, signature events and cultural attractions that include the Fort Monroe National Monument, Virginia Air and Space Center, Hampton History Museum, Hampton Coliseum, The American Theatre, harbor tours, cruises and more!

INDUSTRY HIGHLIGHTS:

The presence of NASA Langley Research Center, the oldest NASA center in the country, and the National Institute for Aerospace has made Hampton an excellent location for high-tech aerospace companies. Along with these world-renowned aerospace research centers, the city is home to the Virginia Tech Foundation's Agricultural Research and Extension Center. This facility focuses on breakthrough research on seafood quality and safety for commercial and aquaculture industries throughout Virginia and the United States.

Hampton is also home to leaders in health care offering cutting-edge medical research and care solutions. Among these are Hampton University's Proton Therapy Institute (the largest free-standing proton therapy institute in the world), the Veterans Administration Medical Center, Sentara Healthcare, and Riverside Health System.

TOP EMPLOYERS



maximus



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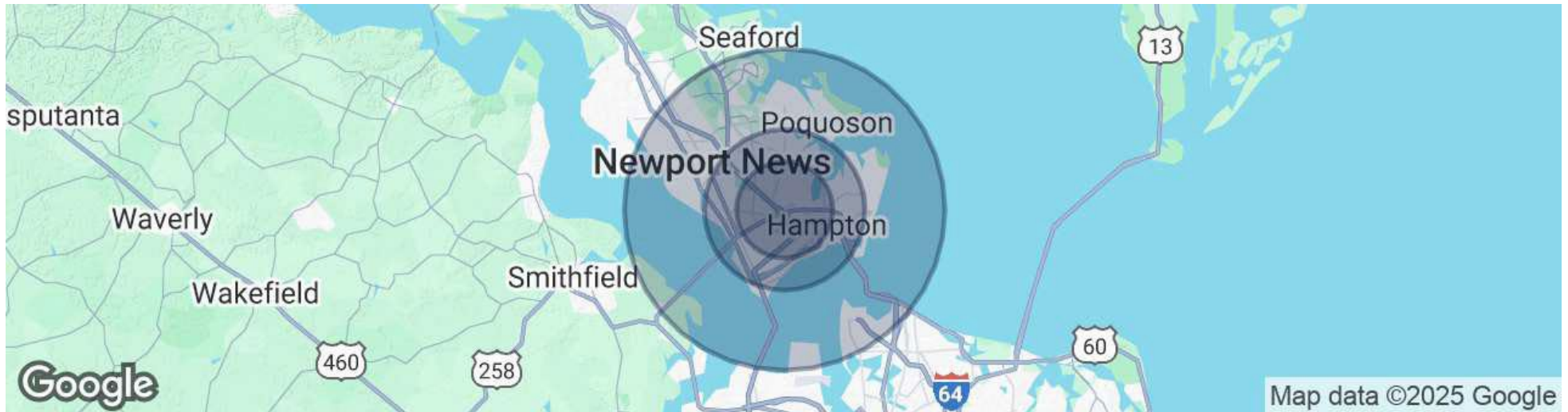
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DEMOGRAPHICS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	77,893	196,398	352,940
Average Age	37.2	36.9	37.0
Average Age (Male)	35.7	35.2	35.7
Average Age (Female)	40.7	39.2	38.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	36,865	87,963	150,040
# Of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$58,886	\$62,181	\$70,288
Average House Value	\$162,572	\$166,294	\$195,022

* Demographic data derived from 2020 ACS - US Census

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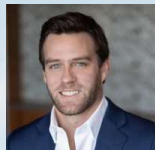
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