

OXFORD PLAZA

1 ENTERPRISE PARKWAY

HAMPTON, VIRGINIA 23666

NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

**CLASS A OFFICE
FOR SALE OR LEASE**



**CUSHMAN &
WAKEFIELD**

THALHIMER



// PROPERTY SUMMARY

ADDRESS	1 Enterprise Parkway, Hampton, Virginia 23666
YEAR BUILT	1987/2010 Renovation
BUILDING SF	63,029 RSF - Three (3) stories
LAND AREA / ZONING	5.46 Acres - HRC1 (Hampton Roads Center South)
PARKING	240 Free surface spaces (4.5/1,000 SF)
CONSTRUCTION	Class A, three-story atrium lobby with marble throughout; Brick, glass and masonry components
ELEVATOR	Two (2) electric hydraulic Otis passenger elevators
LIFE SAFETY	Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers
HVAC	Four 50-ton Daiken rooftop units (RTUs) and 30-VAV boxes per floor
ACCESS	24/7 RFID key card access; On-site day porter
UTILITIES	Dominion Power; City of Hampton; Cox and Verizon

// HIGHLIGHTS



Located in the heart of Hampton Roads Center Office Park - South Campus—a master-planned campus setting with 1.1 million square feet of Class A office space. Just minutes to NASA, Langley Air Force Base, Sentara CarePlex, Newport News Shipyard, and Peninsula Town Center—an abundance of hotels, dining and shopping



Full HQ Opportunity or Redevelopment Opportunity; Full building signage opportunity



Features include a full three-story atrium, lake, controlled access and fiber circuits; Adjacent to Matteson Trail that encircles Hampton's Golf Course

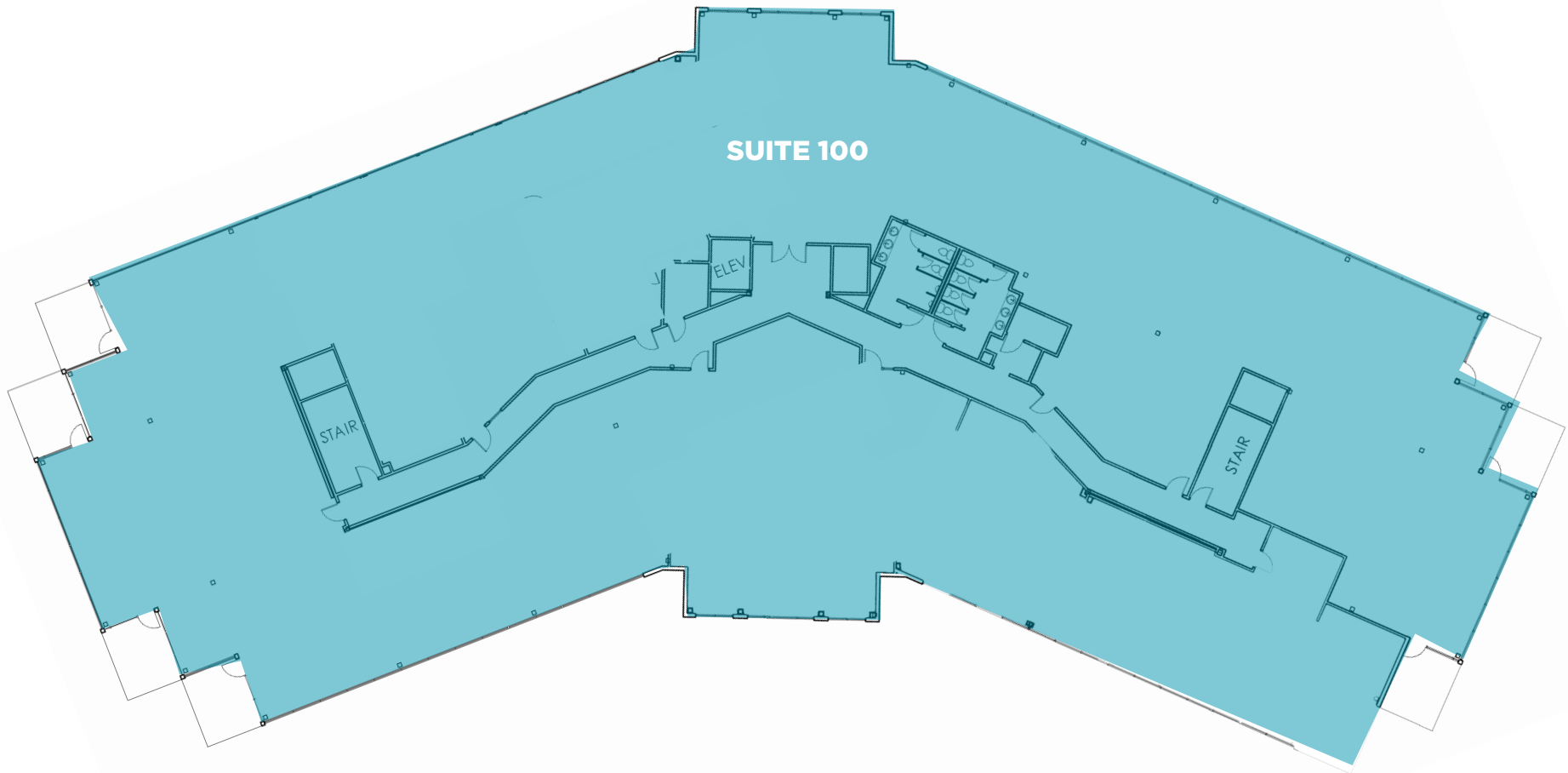


Abundant parking ratio of 4.5 spaces per 1,000 square feet with overflow parking spread across 5.46 acres



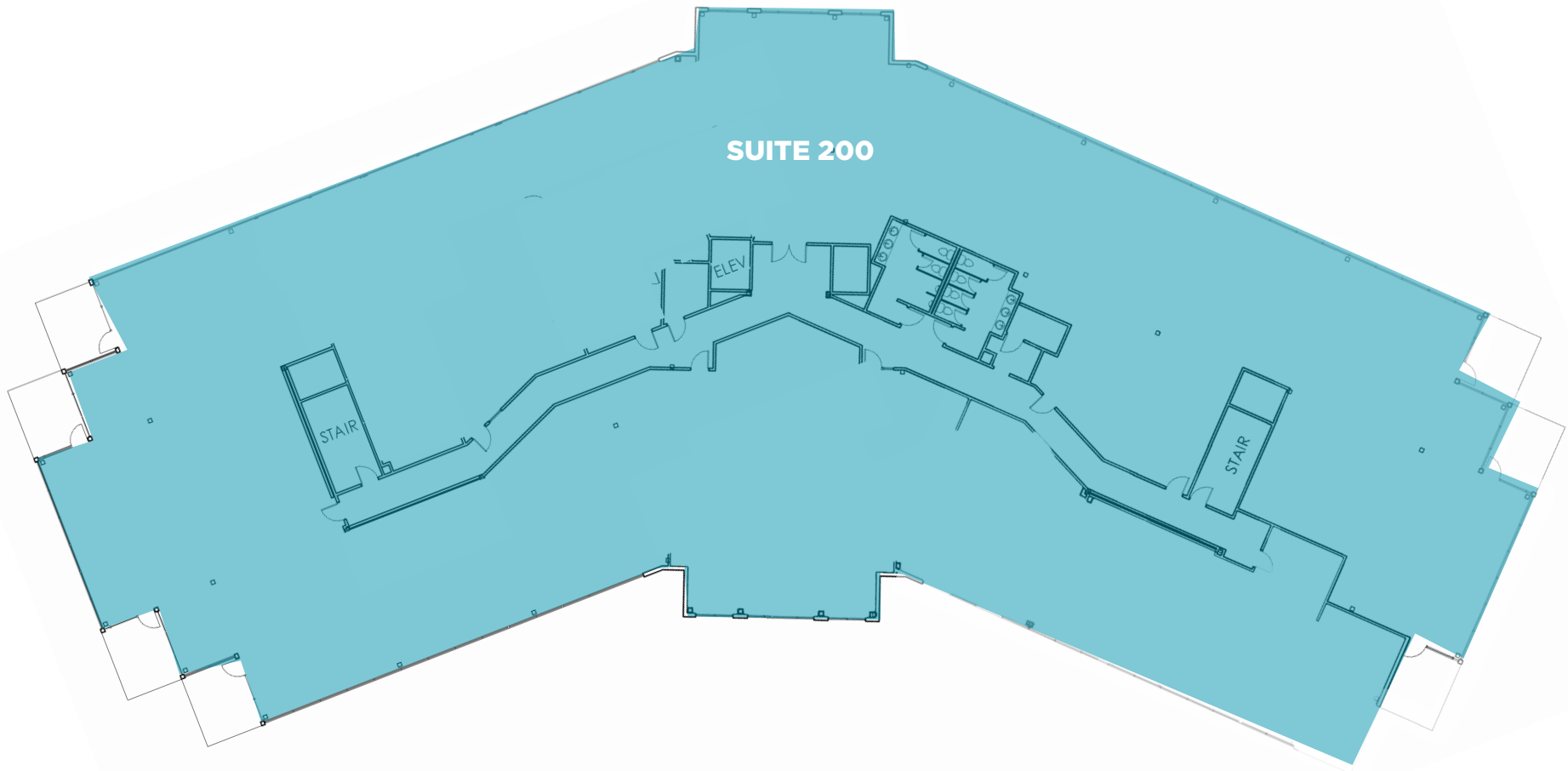
The Hampton Roads Center Office Park - South Campus provides immediate access to I-64 via Neil Armstrong Parkway and Hampton Roads Center Parkway allowing convenient access to the entire Hampton Roads region

// FIRST FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
100	20,222 RSF	< 63,029 RSF	11/1/2025	\$18.00 PSF FULL SERVICE

// SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
200	21,582 RSF	< 63,029 RSF	IMMEDIATE	\$18.00 PSF FULL SERVICE

// THIRD FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
300	21,225 RSF	< 63,029 RSF	11/1/2025	\$18.00 PSF FULL SERVICE

DEFENSE

LANGLEY AIR FORCE BASE

15,000 Active AF Personnel | 8,000 Civilian Personnel
DEFENSE SPENDING 40% OF LOCAL GDP
6 Minute Drivetime

TOURISM

AMERICAS HISTORICAL TRIANGLE

COLONIAL WILLIAMSBURG/JAMESTOWN/YORKTOWN
±1 MILLION ANNUAL VISITORS | ±\$94M VISITOR SPENDING
20 Minute Drivetime

PORTS

NEWPORT NEWS SHIPBUILDING/NNMT

LARGEST SHIPYARD IN THE US | 3RD LARGEST EAST
COAST PORT, AND FASTEST GROWING
10 Minute Drivetime

 **SENTARA** 
CAREPLEX HOSPITAL
224-bed Technologically Advanced
Acute Care Facility
4 Minute Drivetime

 **ECONOMIC INCENTIVE
PROGRAMS**

 Virginia Enterprise Zone

 Hampton Roads Center Enterprise Zone

 NASA Technology Commercialization Grant

PENINSULA TOWN CENTER COLISEUM SUBMARKET

  
  
  
5 Minute Drivetime

EXIT 262B

INTERSTATE
64

OYSTER POINT
8-Minute Drivetime

THE 3 PILLARS OF THE HAMPTON ECONOMY

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HAMPTON ROADS
MSA 1.8 MILLION

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