OLYMPIA PLACE

22 ENTERPRISE PARKWAY

HAMPTON, VIRGINIA 23666

CLASS A OFFICE
FOR LEASE

NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

CUSHMAN & WAKEFIELD

THALHIMER

// PROPERTY SUMMARY

ADDRESS	22 Enterprise Parkway, Hampton, Virginia 23666
YEAR BUILT	1990
BUILDING SF	74,479 RSF – Three (3) stories
LAND AREA/ZONING	5.66 Acres - HRC1 (Hampton Roads Center South)
PARKING	340 Free surface spaces (4.57/1,000 SF)
CONSTRUCTION	Class A, three-story sky-lit atrium lobby with natural wood and granite finishes, upgraded flooring, patio areas; 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
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; Building signage opportunity

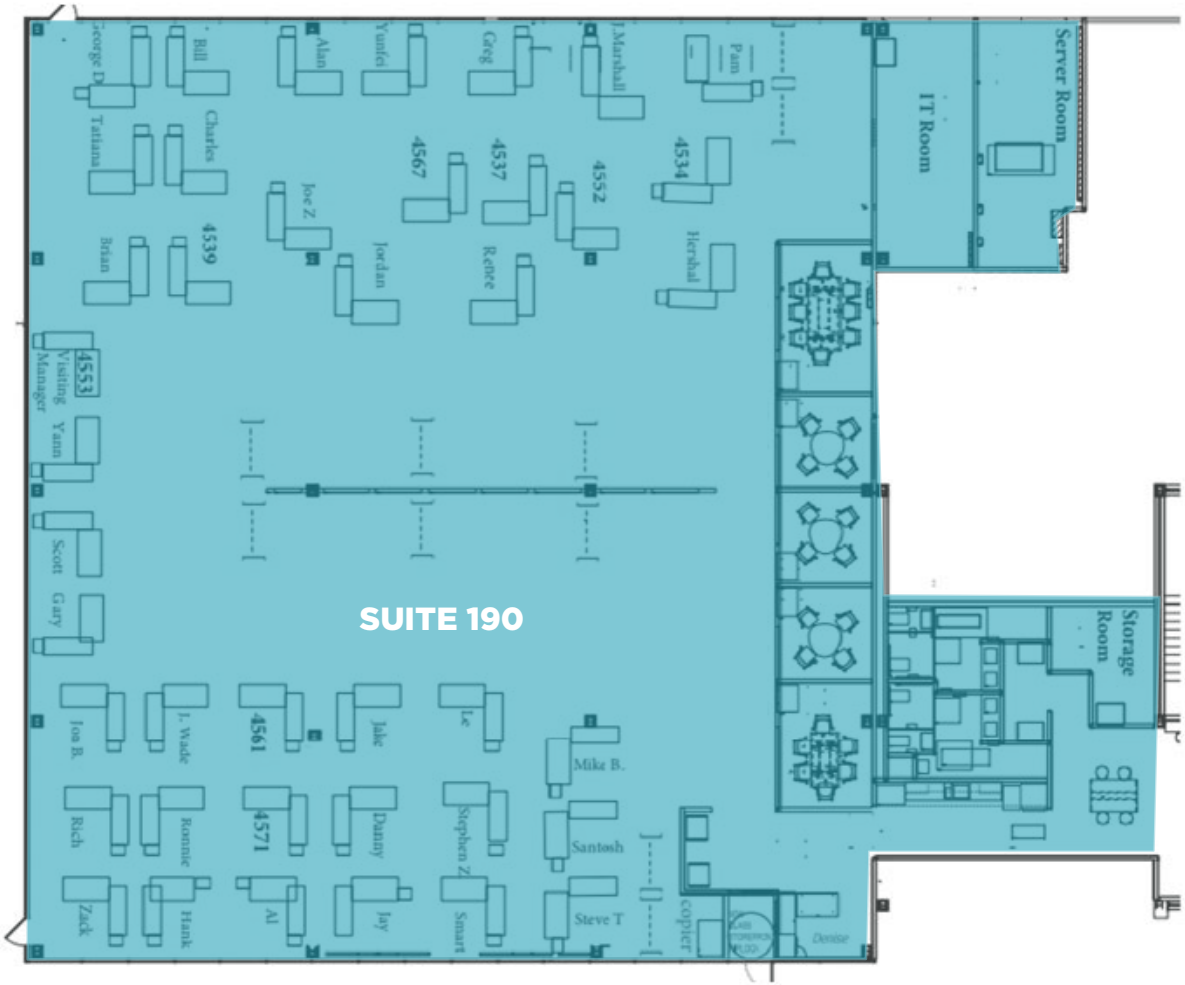
Energy Star Certified 2015

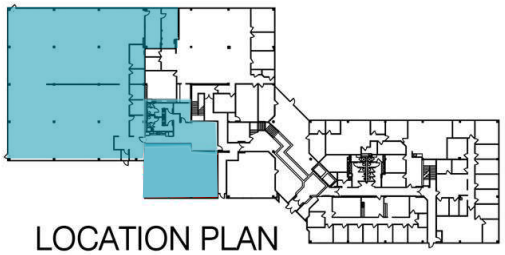
Features include a two-story atrium, waterfront park, potential building signage, interstate visibility, controlled access and fiber circuits. Adjacent to Matteson Trail that encircles Hampton's Golf Course.

Abundant parking ratio of 4.57 spaces per 1,000 square feet across 5.66 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

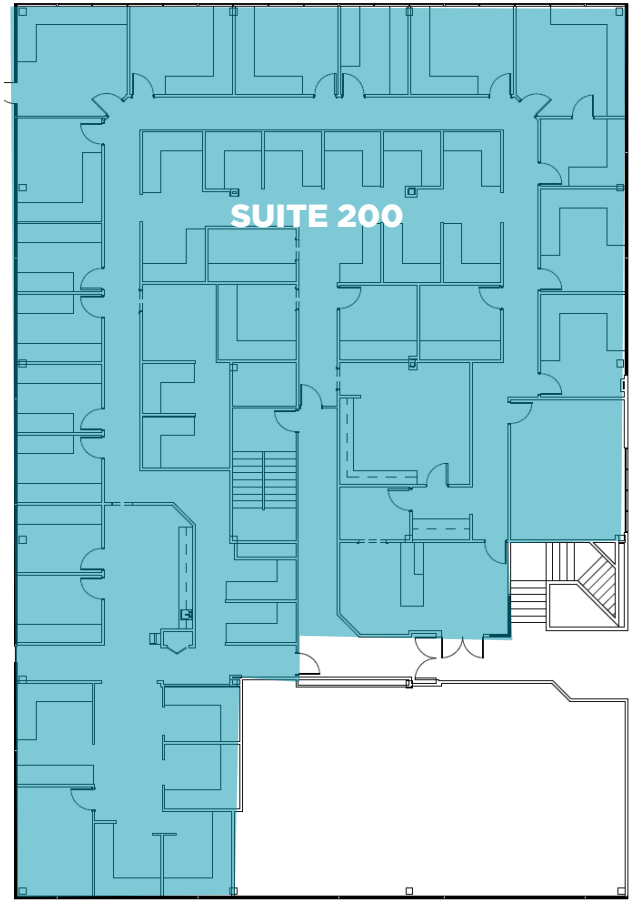
// FIRST FLOOR

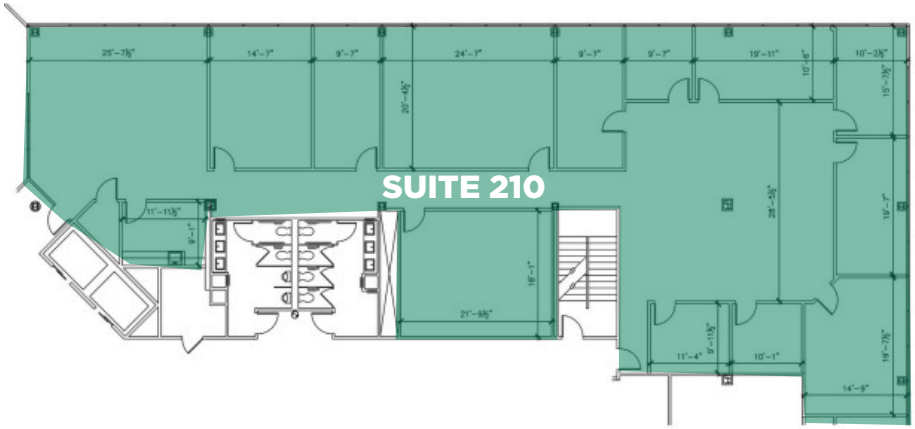




SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
190	13,000 RSF	13,000 RSF	12/1/2025	$19.00 PSF FULL SERVICE

// SECOND FLOOR





SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
200	9,356 RSF	9,356 RSF	IMMEDIATE	$19.00 PSF FULL SERVICE
210	5,648 RSF	2,000 – 5,648 RSF Can be Sub-Divided	IMMEDIATE	$19.00 PSF FULL SERVICE

// THIRD FLOOR

SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
310	3,157 RSF	1,555 – 3,157 RSF	IMMEDIATE	$20.00 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

INTERSTATE 64
EXIT 262B

HAMPTON ROADS CENTER
SOUTH CAMPUS
- ENTRANCE -

NEIL ARMSTRONG PARKWAY

OXFORD PLAZA

OLYMPIA PLACE

HAMPTONS GOLF COURSE

MATTESON TRAIL

ENTERPRISE PARKWAY

LAKEFRONT PLAZA

OYSTER POINT
8-Minute Drivetime

THE 3 PILLARS OF THE HAMPTON ECONOMY

HAMPTON ROADS
MSA 1.8 MILLION

TERESA NETTLES
Senior Vice President
757 873 9268
teresa.nettles@thalhimer.com

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
757 499 2900 | Thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | THALHIMER