

**\*BROKER BONUS\***

# MAST ONE FOR LEASE

1040 University Boulevard, Portsmouth, VA



**4% \*  
COMMISSION  
UPFRONT**

**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 & richly appointed common area finishes.

- Convenient to College Drive/I-664 link to Monitor-Merrimac Bridge Tunnel
- Ideal for medical, technology & general office users serving the Suffolk, Portsmouth, Western Branch, Churchland & Peninsula submarkets
- Available suites range in size from 1,033 SF - 5,232 SF of contiguous space
  - ◆ 1,033 SF (Floor plan attached)
  - ◆ 1,500 - 3,742 SF (Build-to-suit space)
  - ◆ 5,232 SF (Floor plan attached)
- Excellent Parking - 232 spaces (approximately 4.0/1,000 SF ratio)
- Master planned office including adjacent Virginia Modeling Analysis Simulation Center (VMASC) & Old Dominion University's Higher Education Center
- Tenants include: Bon Secours, SIMIS, REIN, and Edward Jones
- Rent: Negotiable and full service excluding phone/data
- Tenant Improvement Allowance Available
- **\*BROKER BONUS IS FOR 3-5 YEAR LEASES FULLY EXECUTED BY JUNE 1ST, 2021\***

[View Video](#)

**CONTACT:** \_\_\_\_\_

**KIMBERLY WORLEY**

**(757) 640-8227**

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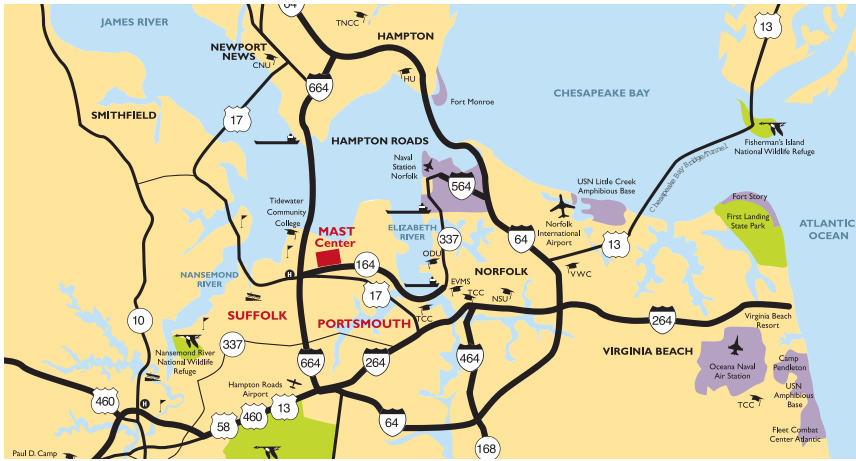
**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

*A Tradition of Forward Thinking*



# MAST ONE - 1040 University Boulevard, Portsmouth, VA



## 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



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 new ± 225,000 SF retail center, as well as detached residential.

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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



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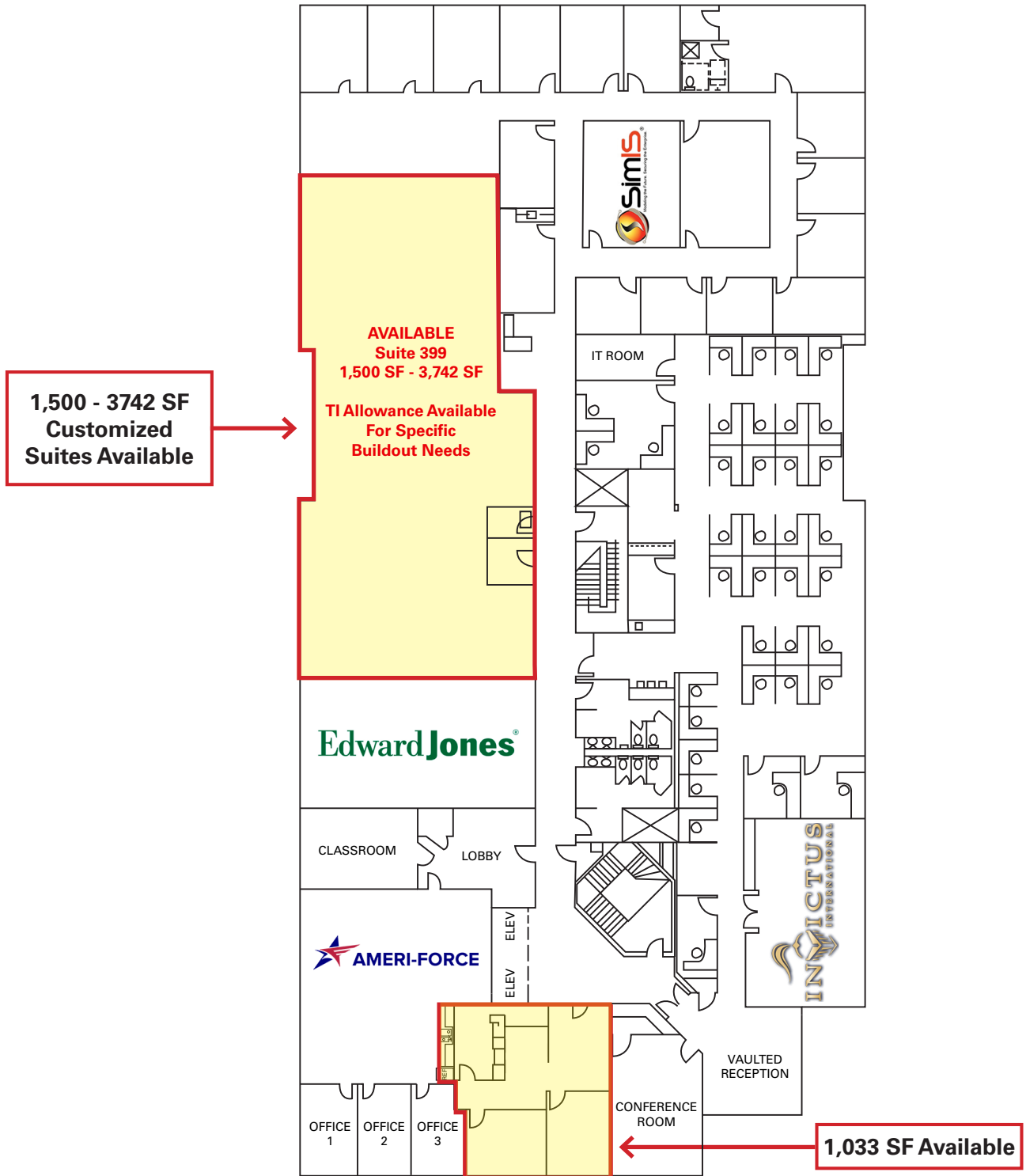
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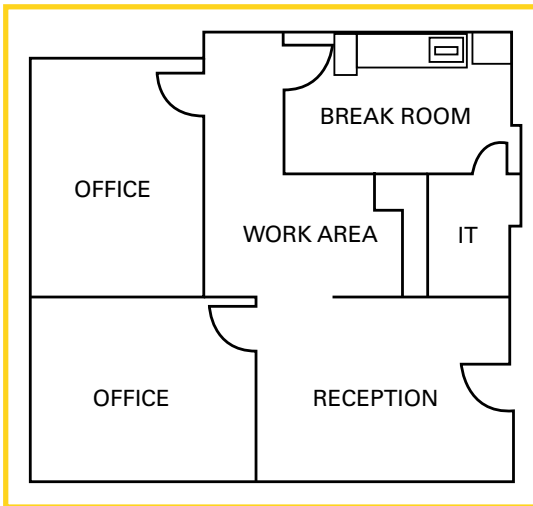
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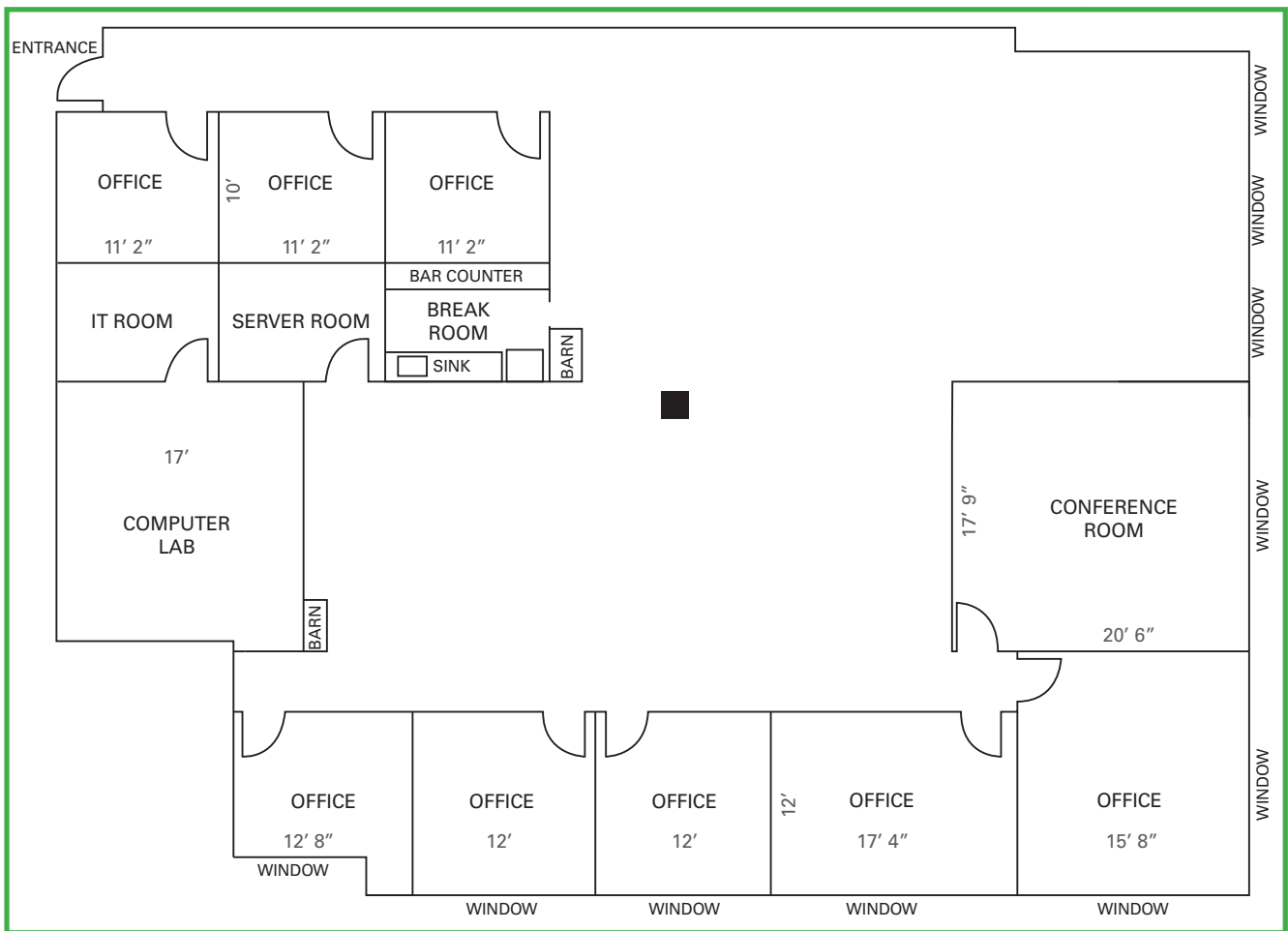
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**1,033 SF Space Available**

**5,232 SF Space Available**



\*measurements are approx.

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