

MAST ONE FOR LEASE

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 & 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, Layer 9, and REIN
- Rent: Negotiable and full service excluding phone/data

[View Video](#)

CONTACT:

KIMBERLY WORLEY
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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



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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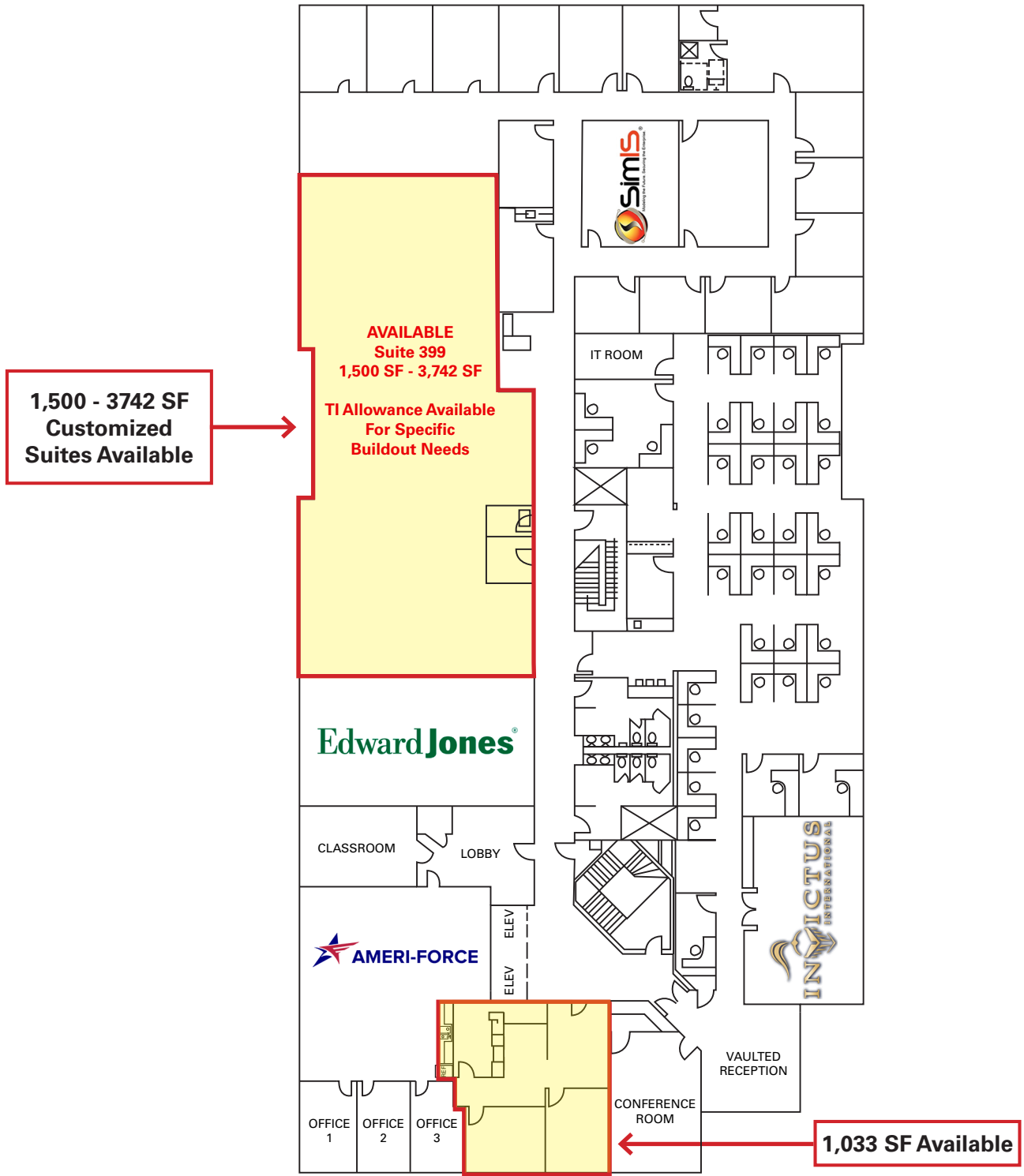
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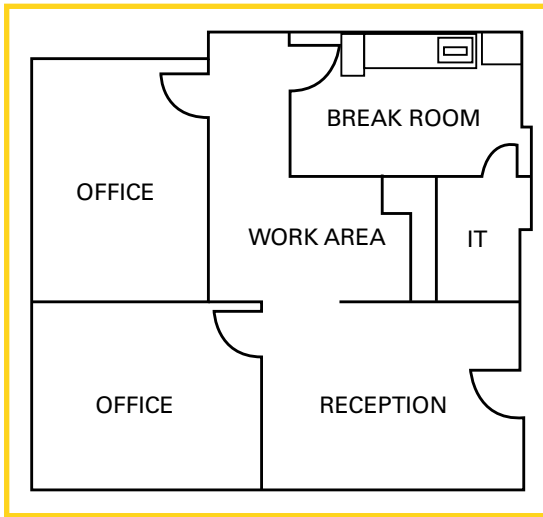
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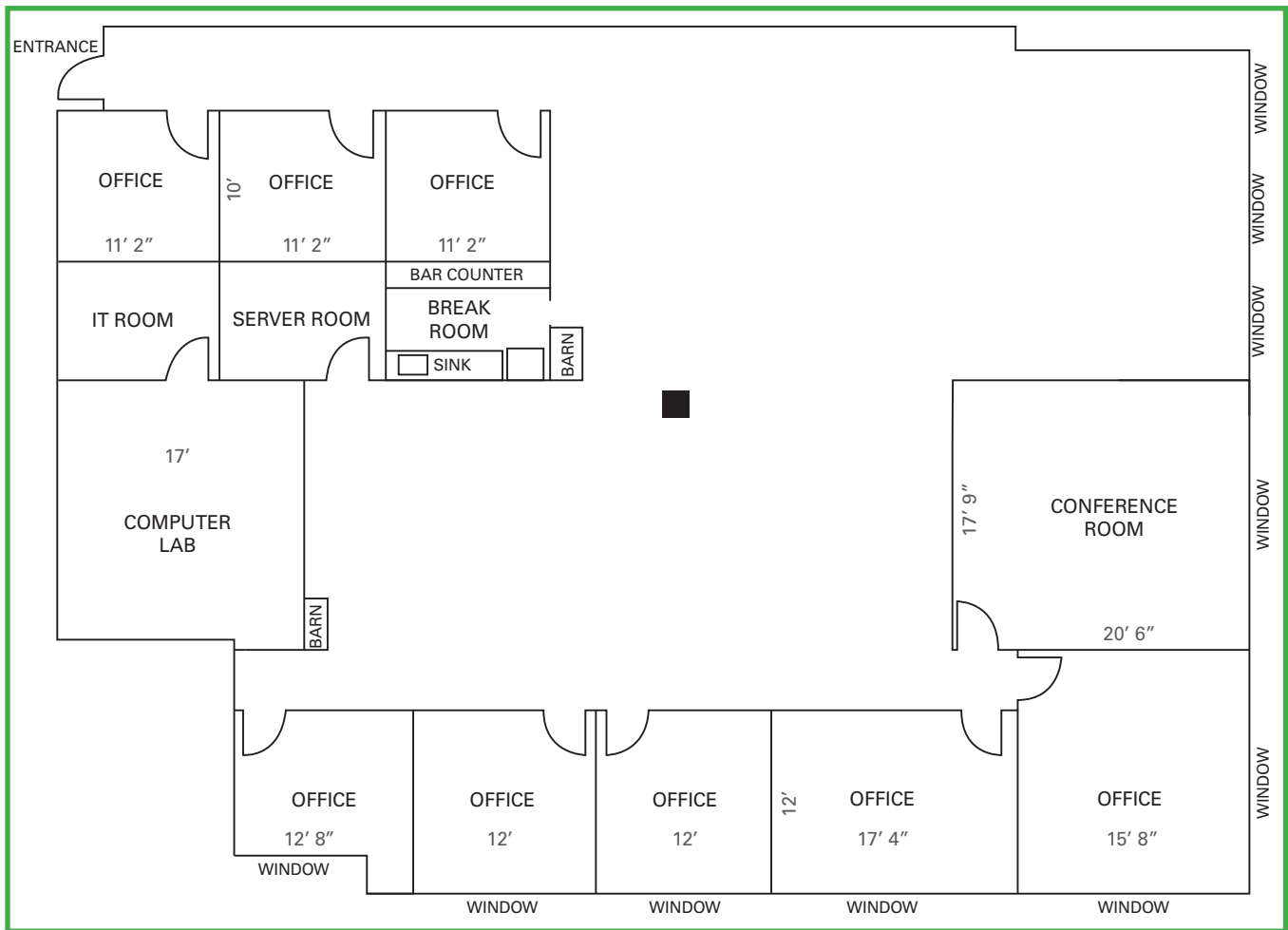
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1,033 SF Space Available

5,232 SF Space Available



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