

GENERAL LEASING ECONOMICS

BRIDGEWAY TECHNOLOGY CENTER III
7007 HARBOUR VIEW BOULEVARD
BRIDGEWAY COMMERCE PARK
SUFFOLK, VIRGINIA

BUILDING

Bridgeway Technology Center III, a 72,340 s.f. single story Class A Office building having a street address of 7007 Harbour View Boulevard, Bridgeway Commerce Park, Suffolk, Virginia 23435

OWNERSHIP

Bridgeway Technology Center III is owned by Continental Technology Associates, L.L.C, and managed and leased by Continental Realty Services, Inc., a Virginia Beach, Virginia, full service real estate company. Both owner and management have an address at 361 Southport Circle, Suite 200, Virginia Beach, Virginia 23452, with a phone number of 757.491.2460, or e-mail address at [HYPERLINK "mailto:gchris@cprealty.com"](mailto:gchris@cprealty.com)
gchris@cprealty.com

MANAGEMENT

The building management is provided by Continental Realty Services, Inc., and the cost of management services is included in Tenant's pro rata share of common area operating expenses.

SECURITY

Tenant may contract directly for its desired security requirements in the subject premises. The Master Fire System at the building is provided by Honeywell.

BASE BUILDING IMPROVEMENTS

The Base building improvements at Bridgeway Technology Center III prior to construction of tenant improvements are comprised of cold dark shell which can be described as follows:

The Shell is structural steel with a brick exterior with an accent brick, energy efficient glass, fully sprinklered with the 4' slab in place except for a 20' section unpoured to accommodate future bathrooms.

The building depth is 100' and bay sizes are about 5,000 s.f. +/- . Clear ceiling height to the joist is 12'6" to 13'. The roof is a single membrane roof system. Electrical and telecommunication rooms are centrally located.

Electrical and telecommunication rooms are centrally located. Otherwise there are no electrical, mechanical, or plumbing in the shell base building. Tech space is designed to incorporate the space needs for the Tenant's desired electrical, mechanical and plumbing requirements which are tenant improvements. Premises are individually metered for electric and gas. Water and sewer are covered in the common area charges.