

# FOR SALE AND LEASE

## *CULPEPER TECHNOLOGY PARK*

**HIGHWAY 29 & HIGHWAY 3  
CULPEPER, VIRGINIA 22701**

**[www.baileys4u.com/commercial/culpeper](http://www.baileys4u.com/commercial/culpeper)**

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## **Planned Office Park at the Crossroads of Highway 29 & Highway 3 in Culpeper**

Available for sale and for lease on 28.26 acre setting

**1.379 acre pad site    \$1,020,000**

Restaurant/bank/child care facility usage

**1.423 acre pad site    \$1,020,000**

Restaurant/bank/child care facility usage

**15,000 SF office building**

\$22/SF full service

**15,000 SF building**

(1st story retail; 2<sup>nd</sup> story office)

\$22/SF full service office; \$26.50 SF NNN retail

THE  
**Bailey★Team**  
REAL ESTATE

## OVERVIEW

### CULPEPER TECHNOLOGY PARK

#### PROFILE

Culpeper Technology Park is a planned office park strategically located at the crossroads of Highway 29 and Highway 3 in Culpeper, Virginia, on a 28.26 acre setting. Current and prospective tenants include a 110 Room Hilton/Marriott™ branded hotel (under contract), convenience retail (service station), office and retail users, restaurant(s), bank(s) and childcare. Phase One will feature 30,000 SF of office space. Phase Two will have an additional 215,000 SF of office space, for a total of over 245,000 SF comprised of 8 Class A Office Buildings in the entire technology park.

#### LOCATION

Excellent location on Highway 29 by-pass in fast-growing Culpeper area. Approximately 60 miles to Washington DC, Culpeper Technology Park is convenient to the nation's capital, yet outside of the "blast zone," this new commercial development neighbors Terremark Data Center Campus (250 jobs w/average salary of \$90,000) and Society for Worldwide Interbank Financial Telecommunication (SWIFT). This is an ideal location for office, retail, restaurant, banks, and day care facilities adjacent to these secured facilities in the fast growing Culpeper area.

#### NEIGHBORS

Terremark, headquartered in Miami, is a leading global provider of IT infrastructure and is scheduled to open in June 2008 on a 30 acre multi-data center campus which will consist of up to five 50,000-foot independent datacenter structures and one 72,000-square-foot secure office building.

SWIFT is a worldwide company which supplies secure financial messaging services and software for money and currency transfers to over 8,100 financial institutions in 208 countries and territories, and operates a data center in Culpeper.

United States National Audio/Visual Conservation Center (NAVCC) where the entire multimedia collection of the United States is held, including over one million theatrical films, newsreels and television programs, plus educational, industrial and advertising material (including over 150,000 reels of nitrate film). The Center also centralizes the Library of Congress' collections of nearly three million commercial sound recordings and radio broadcasts plus early voice recordings of historical figures.

Germanna Community College Center for Advanced Technology occupies 34 acres at Routes 29 and 3. Built on two levels, the 39,000 square foot facility is designed primarily for workforce development instruction and technology training.

#### ZONING

Zoning is M-1 in Culpeper County; all uses listed allowed by-right.

## OVERVIEW

### CULPEPER TECHNOLOGY PARK

#### FOR SALE

Two restaurant/bank/child care level pad sites with water, sewer and electric to site.

- 1.379 acre (60,069 SF) site can accommodate 5,090 SF building footprint (1<sup>st</sup> floor) with 100 parking spaces and 155 seats
- 1.423 acre site (61,986 SF) adjacent to service station can accommodate 5,090 SF building footprint (1<sup>st</sup> floor) with 100 parking spaces and 155 seats

#### FOR LEASE

Phase One Buildings: lease individual office space, or entire floor or building. Built-to-suit available.

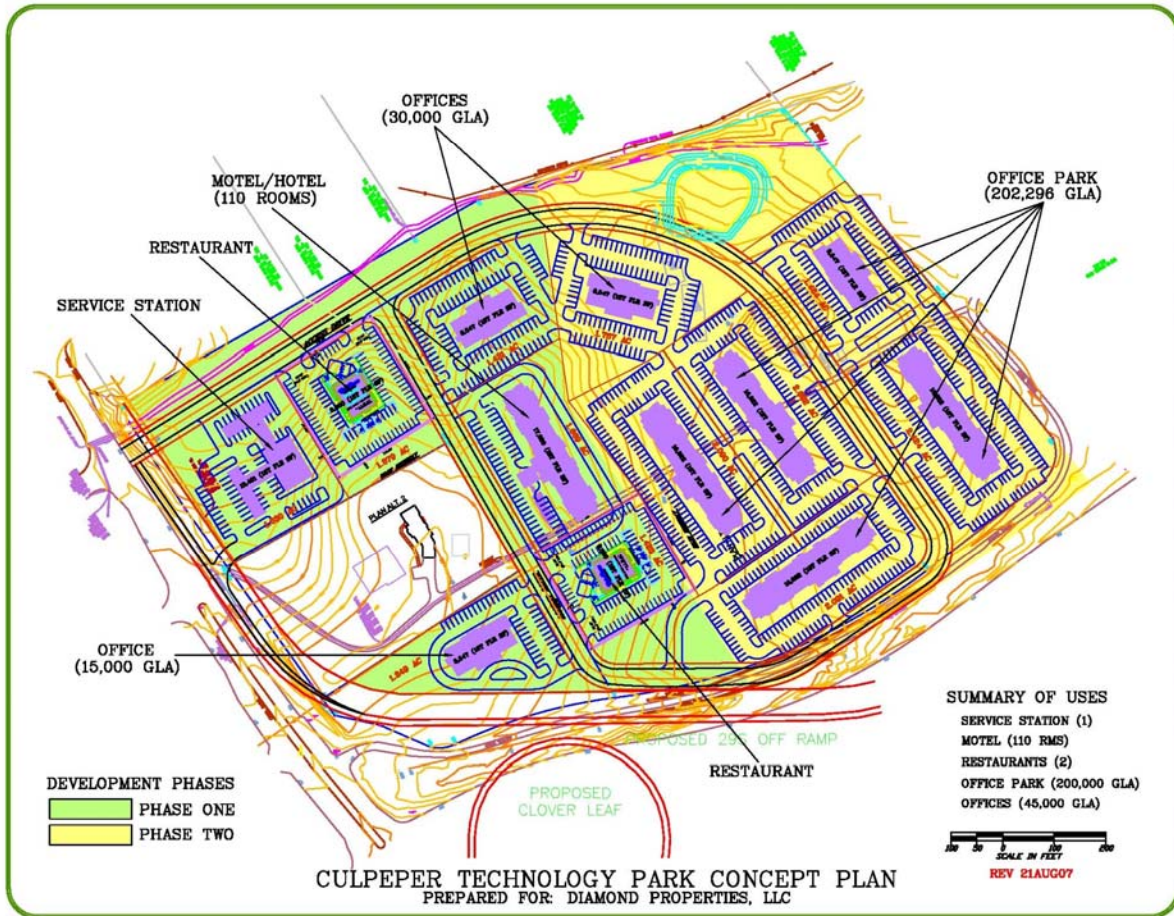
- 15,000 SF mixed use office building with first story retail
- 15,000 SF office building

#### FINANCING

Call for a list of lenders who can offer competitive loan programs for this project and provide financing information. Lenders are provided for informational purposes only for potential purchasers, and are no guarantee of financing. Purchasers should perform their own due diligence regarding financing options.

# CONCEPT PLAN

## CULPEPER TECHNOLOGY PARK

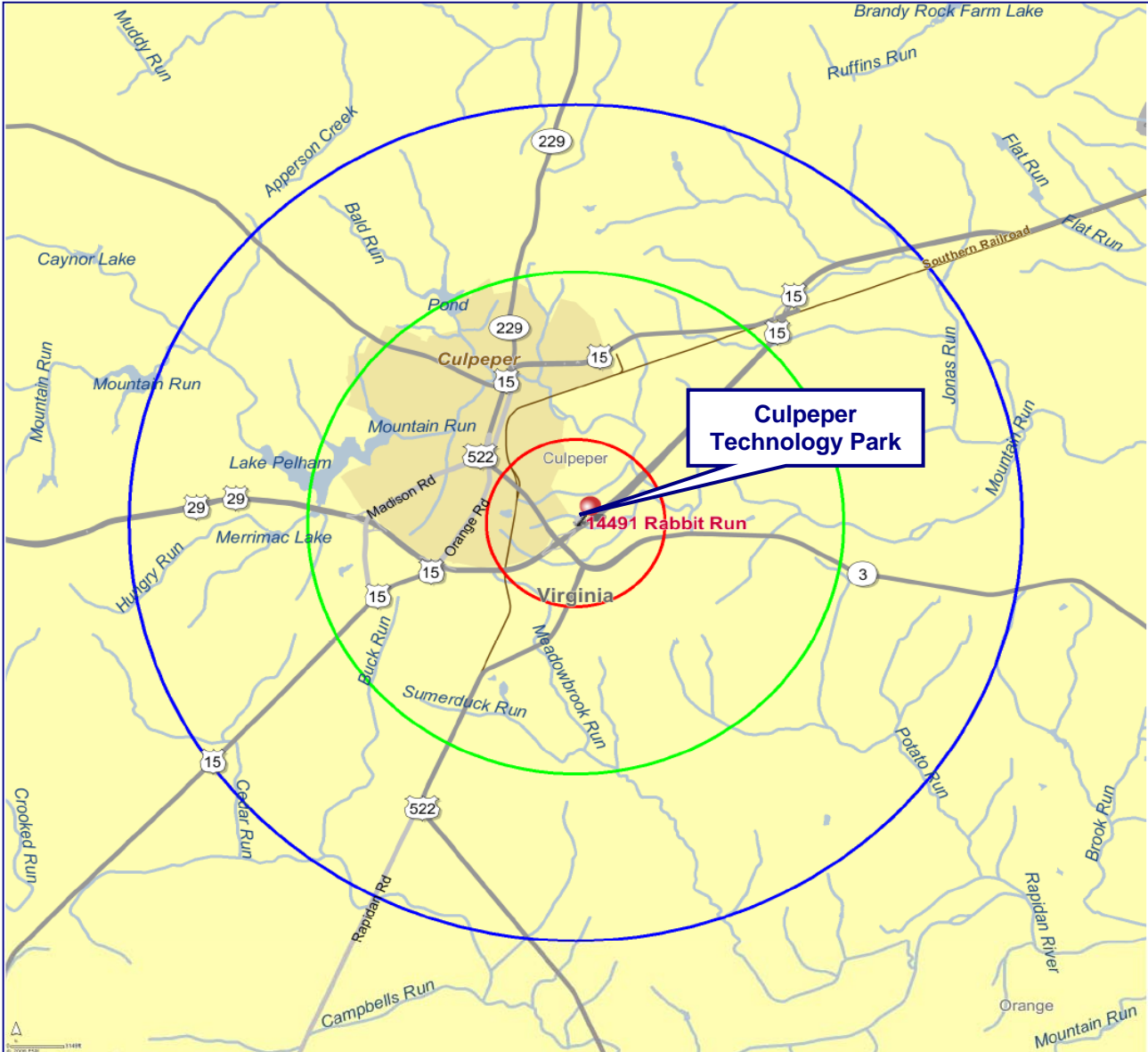


### SITE PLAN DETAILS

- 110 Room Hilton/Marriott™ Hotel (under contract)
- 2 Restaurant/Bank/Day Care Pad Sites
- 1 Convenience Retail
- 8 Class A Office Buildings totaling over 245,000 SF
  - Phase I
    - 1 Class A 15,000 SF Office Building
    - 1 Class A 15,000 SF Office/Retail Building
  - Phase II
    - 6 Class A Office Buildings – 215,000+ SF

Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted. Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

**PROJECT LOCATION**  
**(CURRENT POSTAL ADDRESS 14491 RABBIT RUN)**  
**CULPEPER TECHNOLOGY PARK**



**LOCATION**

**Strategically located at the intersection of Highway 29  
and Highway 3 in Culpeper**

**Highway 29**—North to Washington DC, South to  
Charlottesville, VA and the University of Virginia

**Highway/Route 3**—East to Interstate 81, West to  
Fredericksburg VA and Interstate 95

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