VIRGINIA Is For Business

To be included on VirginiaScan, the building must have at least 10,000 sq. ft. available. A street address or map showing the location of the building and a sale/lease price or price range must be included.

VIRGINIA Is For Business

VIRGINIASCAN OFFICE BUILDING DATA SHEET

GENERAL

County/City __Washington County_____ Town/Community __Abingdon_____

Building name _Abingdon Professional Centre_____ Within corporate limits: Yes [X] No [ ]

Street address ___100 Abingdon Place, Abingdon, VA 24211_____

Office park? Yes [ ] No [X] Name of park _____

Virginia Enterprise Zone? Yes [ ] No [X] Technology Zone? Yes [ ] No [X]

VIRTUAL BUILDING

Virtual building? Yes [ ] No [X] Right Now Site name _____

Site plan approval? Yes [ ] No [ ] Preliminary design? Yes [ ] No [ ] Construction schedule? Yes [ ] No [ ]

Development team? Yes [ ] No [ ] Building renderings? Yes [ ] No [ ] Permits and approvals? Yes [ ] No [ ]

BUILDING SPECIFICATIONS

Building space (sq. ft.): Total _56,000_ Office __41,000_ Other _15,000_ Total per floor _2 Floors @ 21,500_

Available space: Total _**2,500**_ Contiguous yes_ Contiguous to floor **on Second Floor**_ Office _Yes_ Other _____

Is the building available for: Single user [ ] or Multi-tenant [X] Incremental space available _____

Number of stories _2+ basement_____ Ceiling height _9.5'___ Bay size (column spacing) _____

Most recent use __Office___ Date vacated/Available **August 2011**_ Class Office Space (A,B,C) _A____

SITE SPECIFICATIONS

Site acreage __4 +/-_____Additional acreage available ___No_____

Zoning classification __General Commercial_____ Conforms to present zoning? Yes [X] No [ ]

Zoning restrictions ___N/A_____

On site parking: Yes [X] No [ ] Number of spaces _____155_____

CONSTRUCTION

Type of construction __Brick veneer over steel frame_ Date of construction: Original _1999_ Additions _None

Type of roof ____Fiberglass Shingle_____ Fire district ___Abingdon_____

Type of floor ___Concrete_____ Thickness __4"___ in. Reinforced: Yes [X] No [ ]

Raised floor: Yes [ ] No [X] Insulation: Yes [X] No [ ] Thickness _R-15-R-30_ in. Location _Wall & ceilings_

Sprinklered: Yes [X] No [ ] Type _Commercial wet & dry system. Fire Marshall Approved_____

SPECIAL EQUIPMENT/FEATURES

Clean room space _____ sq. ft. Classification _____ Data Center _____ sq. ft.

Lab space _____ sq. ft. Type: _____ Number of Labs _____

Call Center _____ sq. ft. Number of Workstations _____ Computer Room _____ sq. ft.

Other (e.g., auditorium, special electrical equipment, etc.) _____

_____

UTILITIES

Electric Power

Name of supplier ___Appalachian Power Co (AEP)_____

Voltage ___277/480_____ Phase ___3_____ Amps ___600_____

Natural Gas

Name of supplier ____Atmos Energy_____ Served by natural gas? Yes [X] No [ ]

Water

Name of public service provider __Washington Co. Service Authority_Served by public water? Yes [X] No [ ]

Waste Water Treatment

Name of public service provider __Town of Abingdon_____ Served by public sewer? Yes[X] No [ ]

Telecommunications

Name of supplier ____Century Link_(Former Embarq)_____

Equipped with fiber optic lines: Yes [X] No [ ] Distance to fiber optic lines ___On site____ft.

Digital switching: Yes [ ] No [ ] ISDN: Yes [ ] No [ ] Asynchronous Transfer Mode (ATM): Yes [ ] No [ ]

POPs: Yes [ ] No [ ] Sonet Ring: Yes [ ] No [ ] SMDS: Yes [ ] No [ ] Centrex: Yes [ ] No [ ]

Other ___DSL Extended to building_____

TRANSPORTATION

Highway

Distance to nearest interstate interchange __1/4___ mi. Interstate name ____I-81_____

Interchange name ____Cummings St/ Rt. 75_____ Exit number ___# 17____

Distance to nearest 4-lane arterial __Adjacent___ mi. Name and route number _____Rt. 11 Lee Hwy.___

Name and route number of highway or street serving building ____Cummings St./Rt. 75_____

Public Transportation

Name of service provider ___Abingdon Transit_____

Name of rail service provider __N/A_____

Air

Distance to nearest commercial airport ___35____ mi. Name __Tri-Cities Regional Airport_____

Distance to nearest general aviation airport ___4____ mi. Name __Virginia Highlands Airport____

Runway length of general aviation airport ___4,470___ ft.

OWNERSHIP

Available for lease: Yes [X] No [ ] Available for lease/purchase: Yes [ ] No [X] Lease rate ($/sq. ft.) _Negotiable_

Available for sale: Yes [ ] No [X] Cost _____ Date available _For Lease only August 2011__

Owner __Abingdon Professional Centre LLC_____ Phone _276-628-5000_____

Principal contact __Bill Hunt (ext 202) or Hammond Hunt (Ext.258)_____ Phone _276-628-5000_____

Address ___100 Abingdon Place, Abingdon, VA 24211 Fax _276-676-3355_ E-mail __hh@huntassistedliving.com_

Information submitted by _Carol Barrett, Wash. Co. Economic Development Office_276-525-1305_Date _03-02-2010

To be included in our computerized database, a vicinity map showing the location of the building and/or a street address ***must*** be included with this form. A color photograph of the building should also be included. Digital photos are welcome and may be e-mailed to mmende@yesvirginia.org. This form should be returned to:

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP
RESEARCH DIVISION
P. O. Box 798
Richmond, Virginia 23218-0798
Phone: (804) 545-5785
Fax: (804) 545-5771
E-mail: mmende@yesvirginia.org

Virtual Building Standards

- Preliminary Design – Detailed drawings of the layout of each floor of the structure showing openings of the building, interior partitions, columns, fixtures, etc. In addition to the floor plan, elevations of the building or renderings depicting the exterior of the building should be available.
- Building Specifications – A listing and description of building systems, materials and finishes sufficient to provide the basis for firm construction costs must be provided.
- Cost Estimates – Firm cost estimates that have specified time horizons (six months minimum) must be provided.
- Construction Schedule – A schedule of the construction of the building, associated site work and any utility extensions must be provided.
- Development Team – A development team with the appropriate architectural, engineering and construction capability must be assembled to execute the project.
- Building Renderings – A three dimensional graphic representation of the exterior of the building showing how the building would be sited on the lot will be required. A “virtual building” tour of the building is desirable but not required.
- Permits or Approvals – If the building requires additional permits from the locality prior to the commencement of construction, a letter from the chief administrator of the locality outlining what permits are required and the timeframes necessary to obtain those permits is required. If additional permits have been obtained, copies of the permits must be available with any expiration dates noted.