

EXECUTIVE SUMMARY

Hampton Roads is home to a total workforce of 815,105 people, including 42,072 civil servants, 30,000 government contractor employees and an astounding 91,833 military service members.

The region features a young, stable and diverse workforce, and a vibrant regional economy that benefits from customized, college-based workforce training programs and thousands of highly skilled exiting military service members each year.



Hampton Roads has one of the most outstanding and diverse educational systems of any region hosting a NASA Center, and is part of the Metropolitan Statistical Area rated as the nation's most racially integrated.

With hundreds of miles of coastline, mild year-round temperatures, low crime rates and an enviable cost of living, Hampton Roads' quality of life is what best distinguishes the

region from the rest of the nation. It offers a coastal lifestyle that is at once relaxed and enjoyable, with low housing costs, championship golf and easy driving distance to snow skiing, hiking and other recreational opportunities. Historical and cultural amenities abound from Williamsburg to Norfolk to Virginia Beach.



In addition to meeting all of the required workforce, infrastructure and security criteria, the Hampton Roads NSSC site at City Center features a unique and dynamic workplace environment certain to aid NASA and its operations contractor in their ongoing effort to retain and recruit the best and brightest professionals.

The new build-to-suit facility is perhaps the most distinctive feature about the Hampton Roads NSSC site. Coupled with the region's already highly trained workforce, the proposed facility offers a tremendous value and the ability to "ramp up" operations very quickly at a substantial cost savings.

Built to NASA specifications, the new, five-story, Class A office building at City Center will overlook a five-acre fountain in a new urbanist corporate community. The facility is located at the heart of an existing and rapidly expanding corporate, residential and retail setting that features free, weather-protected parking garages, restaurants and retail shops, and an anticipated Marriott flagged full-service hotel and conference center, corporate and private condominiums and apartment homes, and acres of open public green space designed to encourage community interaction.

Strategically located at the intersection of the Virginia Peninsula's major highways, the facility sits within steps of public transportation and a full compliment of residential, retail and entertainment offerings.

The new building will be built to meet both the spirit and intent of the Leadership in Energy and Environmental Design (LEED) Silver rating.

The proposed 134,000 square-foot facility will be tailored specifically to ensure that all goals of a high-efficiency, high-performance workplace are achieved while still accommodating potential growth.

As part of a high-density, new urbanist development, the proposed Hampton Roads NSSC site exemplifies the environmentally sensitive outlook and sustainable design policies inherent in the LEED standards, and meets or exceeds all GSA/NASA guidelines for employee office space.

Additionally, the proposed Hampton Roads NSSC facility will benefit from state-of-the-art telecommunications infrastructure, multiple fiber and wireless providers, and is designed to meet Class A building security requirements. The building will feature perimeter access monitoring with intrusion detection and access controls.

The proposed Hampton Roads NSSC site is just five miles to Newport News/Williamsburg International Airport and within easy reach of two other international airports. Together, the three airports offer more than 475 daily non-stop /one stop flights to the other NASA centers and are served by all major airlines including low fare carriers Southwest and Airtran. The site is also within easy ground travel distance by rail or car to Washington, D.C. In fact, the region is located within a day's drive of two-thirds of the nation's population.



Hampton Roads MSA

Hampton Roads

The region's defense - and tourism-based economy makes for a wide range of hotels to accommodate millions of business and leisure travelers each year. Many nearby Hampton Roads hotels – including the Marriott, which is now in active negotiation to build a hotel at the Hampton Roads NSSC site – offer reduced government rates to accommodate the large number of military and defense-related business travelers.



Newport News/Williamsburg International Airport

Due to the large military investment in this region, Hampton Roads has the most sophisticated and most secure communications infrastructure in the nation. The region has 650,000 miles of fiber optic capabilities ensuring service reliability.

Labor costs in Hampton Roads are extremely competitive with other regions expected to compete for the NSSC site, and the region's strong workforce training programs will further minimize costs.

Thirty-five year cash flows demonstrate that the Hampton Roads NSSC site will exceed NASA's estimated cost savings of \$301 million by \$217 million.



City Center at Oyster Point – Fountain Park

There are no initial cash outlays required of NASA. The Commonwealth, City and Developer contributions exceed \$7.5 million, with additional savings of \$7 million in parking fees, \$21 million in travel expenses, and \$28 million in rent due to the developer's reduced escalation rate.

It is with great pride that the team comprised of NASA Langley Research Center, the Commonwealth of Virginia, the City of Newport News, the Economic Development Authority of the City of Newport News, Newport News Town Center, LLC, NAI Harvey Lindsay Commercial Real Estate and the Peninsula Alliance for Economic Development, submits this proposal. We thank you in advance for your careful consideration.

**SITE INFORMATION:
FULLY AVAILABLE THROUGH JULY 31, 2005.**

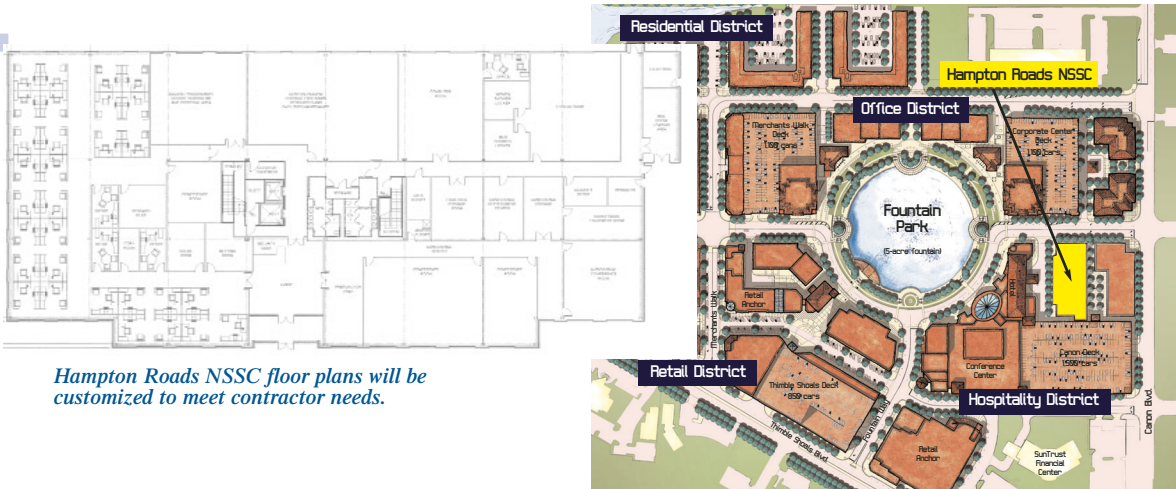
- Location: City Center at Oyster Point
- Address: 750 Town Center Drive
Newport News, Virginia 23606
- Building: Class A, five story, build to suit
- Size: 134,000 square feet total, 27,000 square feet floor plate
- Green: Designed to meet spirit and intent of LEED's Silver rating
- Efficiency: 119% Gross to Net Ratio
- Amenities: Free Covered Parking — attached
Hotel Conference Center — adjacent
Open Space — 8 acre fountain park
Restaurants, shops and corporate housing
within walking distance.



Artist's rendering of proposed Class-A Hampton Roads NSSC facility.



Hampton Roads sits at the heart of the Mid Atlantic region.



Hampton Roads NSSC floor plans will be customized to meet contractor needs.

Master Plan for City Center at Oyster Point.

PARTICIPANTS AND COLLABORATORS

- Commonwealth of Virginia
- City of Newport News
- Economic Development Authority of the City of Newport News, VA
- Newport News Town Center, LLC
- NAI Harvey Lindsay Commercial Real Estate
- Peninsula Alliance for Economic Development



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