



**BRIDGEPORT**  
NORTH SUFFOLK  
CENTERED AROUND YOU.



### DEVELOPMENT MILESTONES

Bridgeport will be constructed in three phases. Preliminary site work on the development began in May 2018. Phase One of Bridgeport will include:



3800 Acqua—288 multifamily, luxury apartments, awarded the National Green Building Standard's Bronze Certification



10,000 square feet of Class A office space



60,000 square feet of retail



Additional phases will include a 55+ community known as Royal Sail and another 280 lifestyle apartments.

### LOCATION

North Suffolk, Virginia in the Hampton Roads area.  
Accessible off Route 17/Bridge Road and less than 2 miles from I-664.

### AMENITIES

Those living within and visiting Bridgeport will experience a number of amenities, including:

- Access to premier area dining, retail and entertainment options with beautiful water views throughout the development.
- A walkable community that offers a live, work, play lifestyle centered around residents and guests.
- Luxury one and two bedroom residential units complete with a 24-hour fitness center, pool, clubhouse and billiards area with a demonstration kitchen.
- Multiple club rooms for lounging, private parties, sporting events, as well as other social and entertaining needs.

### NOTABLE PARTNERS

Several architects and contractors will be involved in the development of Bridgeport, including:

- A&W—Site Development
- Housing Studio—Architect, 3800 Acqua
- Blakeway Corporation—Consultant, Civil & Landscape
- Structural Consulting Group—Consultant, Structural
- VP Engineering—Consultant, Plumbing, Mechanical & Engineering

### DEVELOPER



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For leasing opportunities, contact  
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Interested parties may also  
download leasing information online  
at [bridgeportsuffolk.com](http://bridgeportsuffolk.com)

**A PREMIER MIXED-USE DESTINATION** in North Suffolk, Virginia, Bridgeport is *centered around you!* Designed to serve as a social hub for residents, guests and the greater Hampton Roads region, Bridgeport offers access to the area's best retail, dining and entertainment options in a walkable setting with beautiful water views. Plans include 60,000 square feet of retail, 10,000 square feet of Class A office space and 288 luxury apartments known as 3800 Acqua. Additional phases are in the planning stages and are projected to include a 55+ community known as Royal Sail, as well as another 280 lifestyle apartments. The full project completion is slated for 2020.



Bridgeport is a premier mixed-use destination in the heart of North Suffolk that infuses the local style and flavor of the Hampton Roads area.

- A dynamic destination in one of the fastest growing areas in the Commonwealth, Bridgeport will merge the best regional and national retail, dining and entertainment options, creating a social hub that is centered around you!
- Embracing its roots as a former farm, Bridgeport features an adaptation of existing silos which will result in a remarkable building with an anticipated future restaurant concept.
- Bridgeport will provide residents and visitors alike a gateway to their favorite restaurants, specialty shops and grocery store, while offering a diverse and exciting array of live performances, fairs, festivals, farmers' markets and more—all with a backdrop of water views.
- Bridgeport is designed to foster community engagement and deliver an unparalleled experience for families and individuals alike.
- Residents of Bridgeport will enjoy an array of amenities, including health and wellness services, neighborhood restaurants, beauty/nail salons and other retail service providers.
- Phase One of Bridgeport is currently under development and includes: 60,000 square feet of retail, 10,000 square feet of Class A office space and 288 luxury apartments known as 3800 Acqua, awarded the National Green Building Standard's Bronze Certification.
- Future phases are anticipated to include a 55+ community known as Royal Sail and another 280 lifestyle apartments.
- The full project completion is slated for 2020.





**IN NORTH SUFFOLK, VIRGINIA,** work is already underway to bring to life an extraordinary new mixed-use community in one of the fastest growing cities in the Commonwealth. The highly-anticipated project is Bridgeport, a development that is set to establish itself as an appealing regional destination: a popular place to live, work, play and shop not only for Suffolk residents, but for people across the greater Hampton Roads area.

The first of the project's three phases includes 60,000 square feet of retail, 10,000 square feet of Class A office space and 288 luxury apartments known as 3800 Acqua. Bridgeport both creates and celebrates community. Designed to serve as a social hub, Bridgeport will offer access to the area's best retail, dining and entertainment options in a walkable setting.

### HEADING TO PORT

*An ambitious new mixed-use project is raising expectations and making headlines across Southeast Virginia.*



Located at the intersection of Bridge Road (Route 17) and Windward Lane—across from Bennett's Creek Farm Market—Bridgeport is ideally positioned to fulfill its anticipated role as a regional game-changer. The project is close to the Monitor and Merrimac Memorial Bridge Tunnel, one of only two Hampton Roads connections between Newport News and Hampton on the Peninsula, and Suffolk, Norfolk and Virginia Beach on the Southside.

The project's location is not just a strategic asset, but an aesthetic one, as well. Situated along Knotts Creek, Bridgeport presents water views for pedestrians, as well as residents. Both the 3800 Acqua apartment homes and the forthcoming 55+ apartment community, Royal Sail, are designed in a manner that allows every balcony to take advantage of those natural surroundings.

3800 Acqua's 288 upscale residences include a mix of luxury one and two bedroom units, complete with a 24-hour fitness center, pool, clubhouse and billiards area with a demonstration kitchen, along with multiple club rooms for lounging, private parties and sporting events. The combination of luxurious amenities and high-end finishes—along with full maintenance and residential services—is bound to be a compelling draw for young professionals, members of the military and their families, as well as seniors and empty nesters.



The region's rich agricultural heritage plays an important role in the architectural and thematic identity of the project as well. Built on the site of the former Matthews' family farm, the owners decided to honor the Matthews family by naming an on-site park—Phyllis Matthews' Park. Wide pedestrian avenues are lined with trees and gathering spaces provide plenty of options for everything from impromptu picnics to larger concerts and special events. That recreational flexibility meshes well with Bridgeport's focus of becoming the region's "epicenter for community congregation and social engagement." Plans for a packed events calendar and a daily slate of lively and engaging programming include things like musical performances, community events and holiday celebrations. From farmers' markets to yoga in the park, and outdoor movie nights to food festivals, as well as wine and beer tastings, Bridgeport aims to be the social gathering spot for the community.

From an architectural design standpoint, Bridgeport delivers the best elements of contemporary design with unique touches that speak to the regional character and historical resonance of Hampton Roads. In a creative and compelling development decision, three original grain silos were preserved on the site, and are being transformed into a unique restaurant and bar space that will become a visual, experiential, and culinary icon—one more thread in a tapestry of unique spaces and experiences that will contribute to Bridgeport's memorable and enduring sense of place.

Bridgeport developer, BECO, is an innovative leader in multifamily and mixed-use properties with a diverse portfolio that includes noteworthy regional successes like Harbour Breeze Lifestyle Apartments and Professional Center. BECO co-founders Burt Cutright & Eric Olson say that Bridgeport embodies their vision of a "community-centric, mixed-use development" that is "not only paving the way for an elevated live, work, play experience in the area, but also setting the standard for future growth in the market."

While no formal announcements have been made yet regarding leased space, BECO is planning for a tenant roster that includes a diverse mix of regional and national brands and businesses, as well as local boutiques, along with an abundance of both upscale and fast casual dining options, an organic grocer, and several popular entertainment concepts.

Preliminary site work on Bridgeport began in May 2018, and the first building is planned to be available by Summer 2019, with the entirety of the project coming online by 2020.

Bridgeport is a walkable community that offers a vibrant and engaging lifestyle concept and will provide ready access to premier dining, retail and entertainment options. The development's range of luxury residential options will be unlike anything else in the market. It's a combination of assets and regional firsts that has Bridgeport positioned to become not just a premier mixed-use destination, but a commercial, social and professional hub for the city and the entire region: a true Coastal Virginia landmark.

