



OFFICE/MEDICAL BUILDING FOR LEASE

FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235



FOUNTAIN PARK

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent recently renovated four building office park with available medical and office space and up to a 0.5 AC ground lease or build to suit. Highly visible with frontage on Midlothian Turnpike (54,000 VPD) and monument signage available along North Arch Road. Tenant amenities include: courtyard with covered gazebo and ample surface parking.

PROPERTY HIGHLIGHTS

- Monument signage and Tenant Improvements available subject to Landlord's review of financials.
- suites 9327 2B & 2D can be combined
- Recent exterior and interior renovations.
- Ample parking; 4.3 spaces per 1,000 SF.
- Central location near four major medical centers; 1.7 miles from the Children's Hospital of Richmond Bon Air, 1.8 miles from Johnston-Willis Hospital (292 Beds), 4.0 miles from Chippenham Hospital (446 Beds), and 6.5 miles from Hunter Holmes McGuire VA Medical Center (399 Beds).
- Proximity to two major thoroughfares; 0.5 miles from Powhite Parkway (Rte 76) and 2.5 miles from Chippenham Parkway (Rte 150).
- Less than three miles to Chesterfield Town Center and a variety of restaurants, retailers, and services.

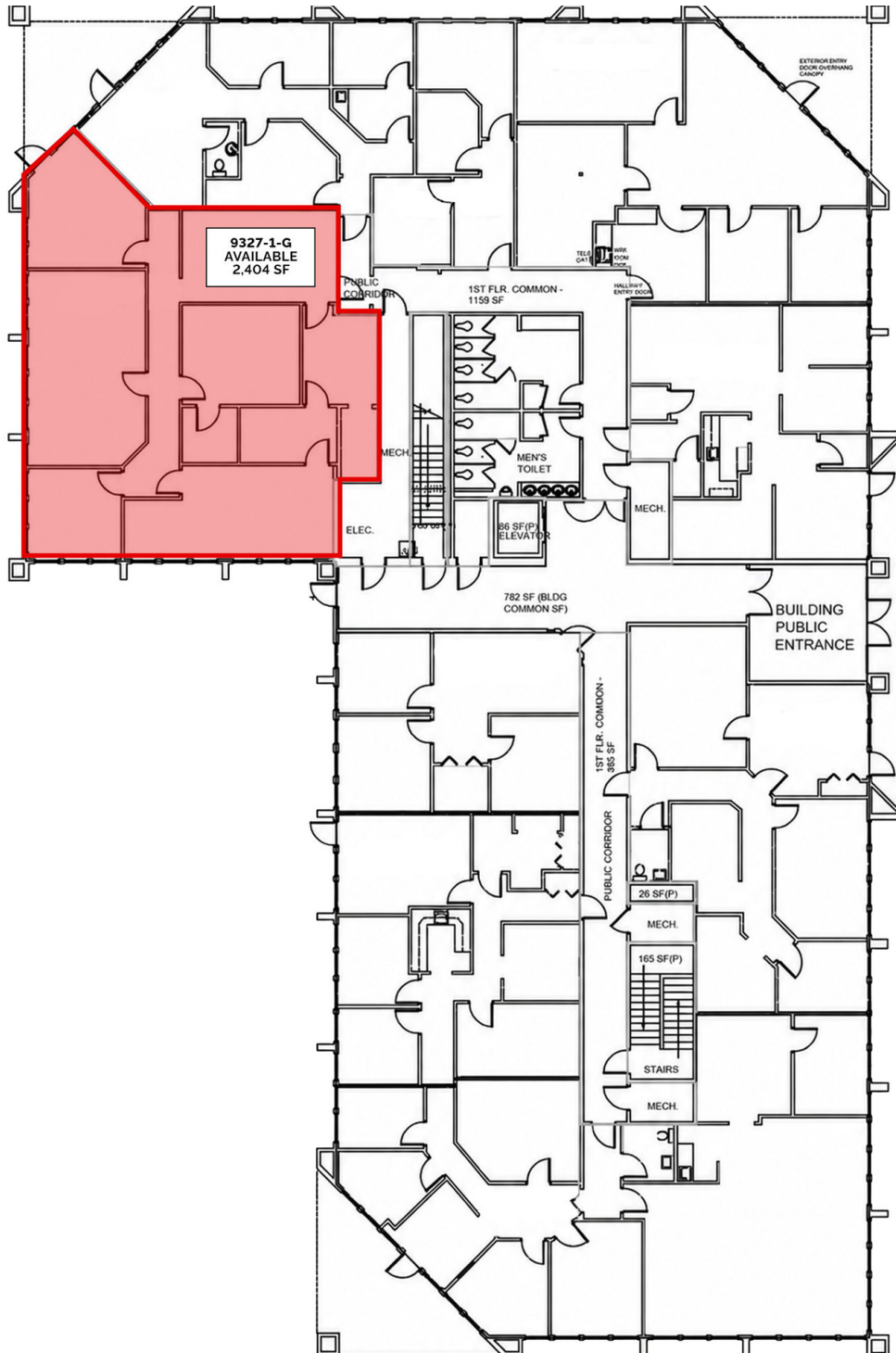
OFFERING SUMMARY

Lease Rate:	18.75-\$19.75 SF -Full Service
Available SF:	1,299 - 21,780 SF
Building Size:	66,867 SF

SPACES	SPACE SIZE
9327 1-G	2,404 SF
9327 2B	2,197 SF
9327-2D	2,379 SF
9327-2G Available July 1st	1,299 SF

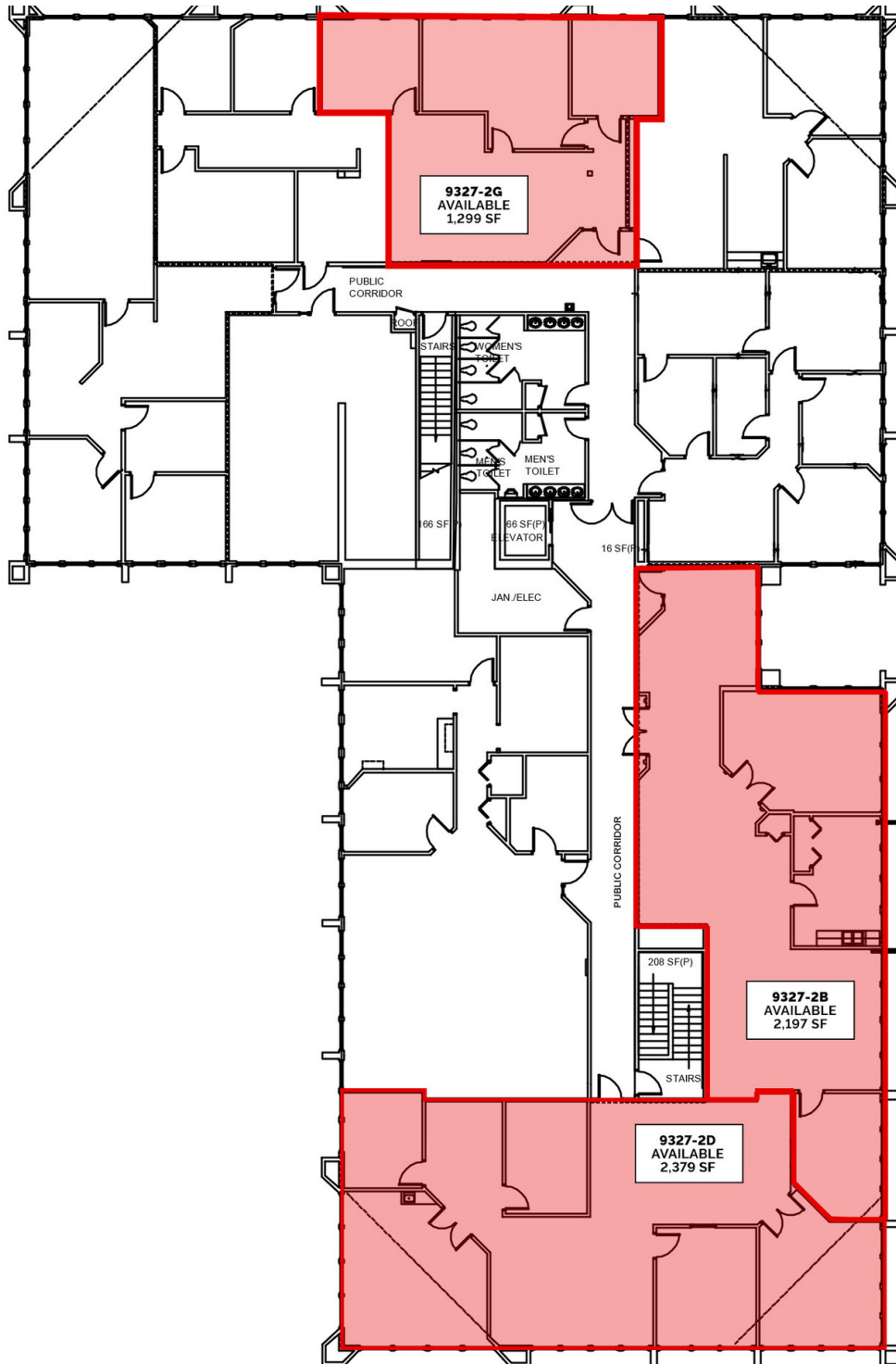
FOUNTAIN PARK

BUILDING 9327 FLOOR 1



FOUNTAIN PARK

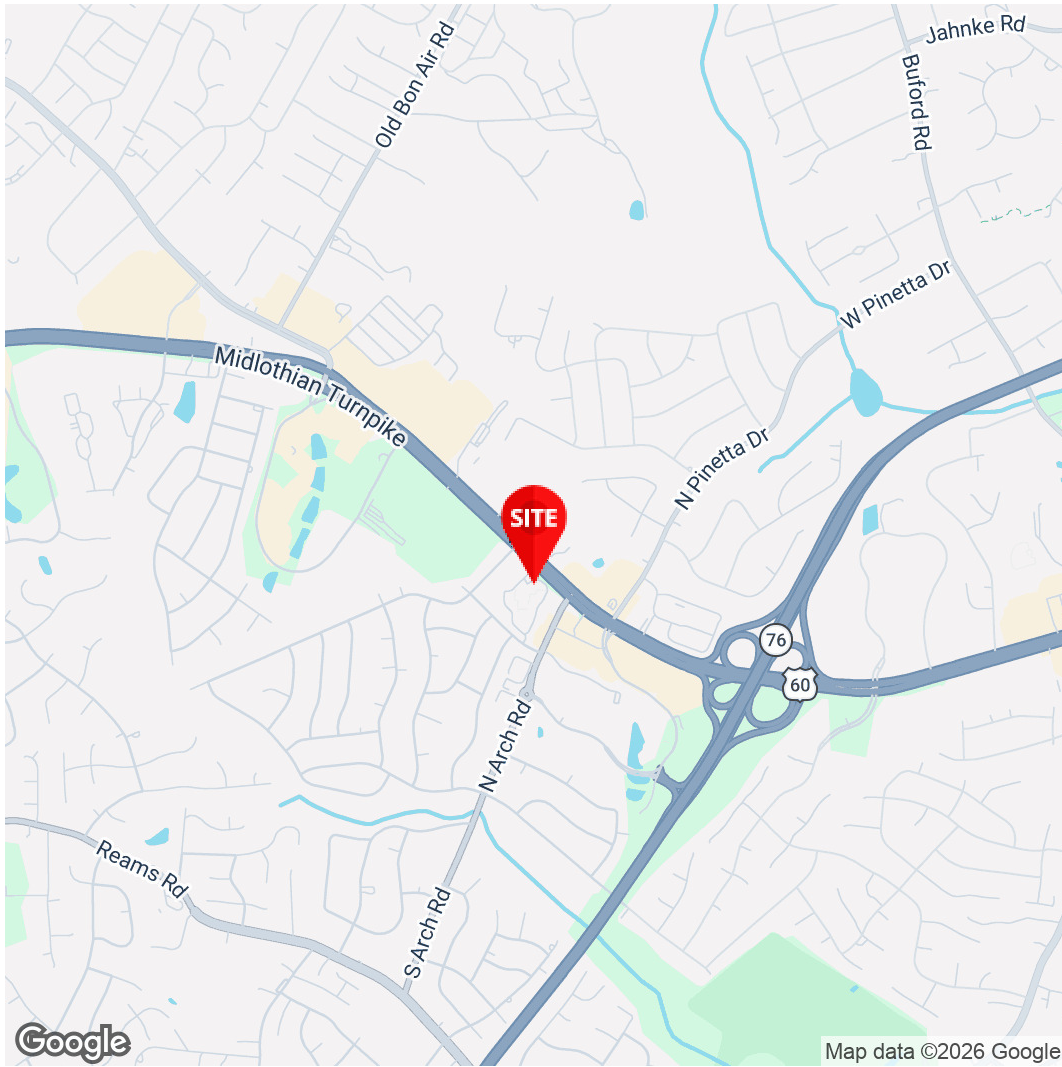
BUILDING 9327 - FLOOR 2



FOUNTAIN PARK

ADDITIONAL PHOTOS





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