

New Ownership!



# MARWAHA TOWER III MIDTOWN

2221 Edward Holland Dr., Richmond, VA



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## TOWER III MIDTOWN

2221 Edward Holland Dr., Richmond, VA

Marwaha Tower III delivers class A office space in Henrico with premier amenities and a highly convenient location

- Six-story Class A suburban office building totaling 192,807 SF
- Prime location at Staples Mill Road; immediate access to I-64/ Staples Mill interchange
- Surface parking at 5.2/1,000
- Exterior building signage available for large users
- Building built in 1990; building systems renovated in 2009
- Building Amenities: refreshment lounge, loading dock and covered exterior patio
- Unparalleled access to Richmond area, close proximity to major roads, interstate, and retail

### AVAILABILITIES

|                     |   |
|---------------------|---|
| <b>First Floor</b>  | Suite 100: 8,276 RSF<br>Suite 101: 9,191 RSF<br>Suite 103: 720 RSF<br>Suite 105: 8,519 RSF* |
| <b>Second Floor</b> | Suite 200: 29,483 RSF*  |
| <b>Fourth Floor</b> | Suite 400: 31,829 RSF*  |
| <b>Fifth Floor</b>  | Suite 501: 5,765 RSF  |

\*Suites 105, 200 & 400 can be subdivided

All square footages are estimates and subject to field verification. Ownership is in the process of remeasuring the building to reflect planned amenity enhancements, which may modify the core factor and resulting rentable areas.



### NEW BUILDING AMENITIES COMING 2026!

- ✓ Expanded Cafe
- ✓ Gym Facility & Yoga Studio
- ✓ Conference Facility
- ✓ Showers & Locker Rooms



# MARWAHA

## TOWER III MIDTOWN

- Available Space
- Covered exterior patio
- Shared Area
- Leased

### First Floor

#### Available

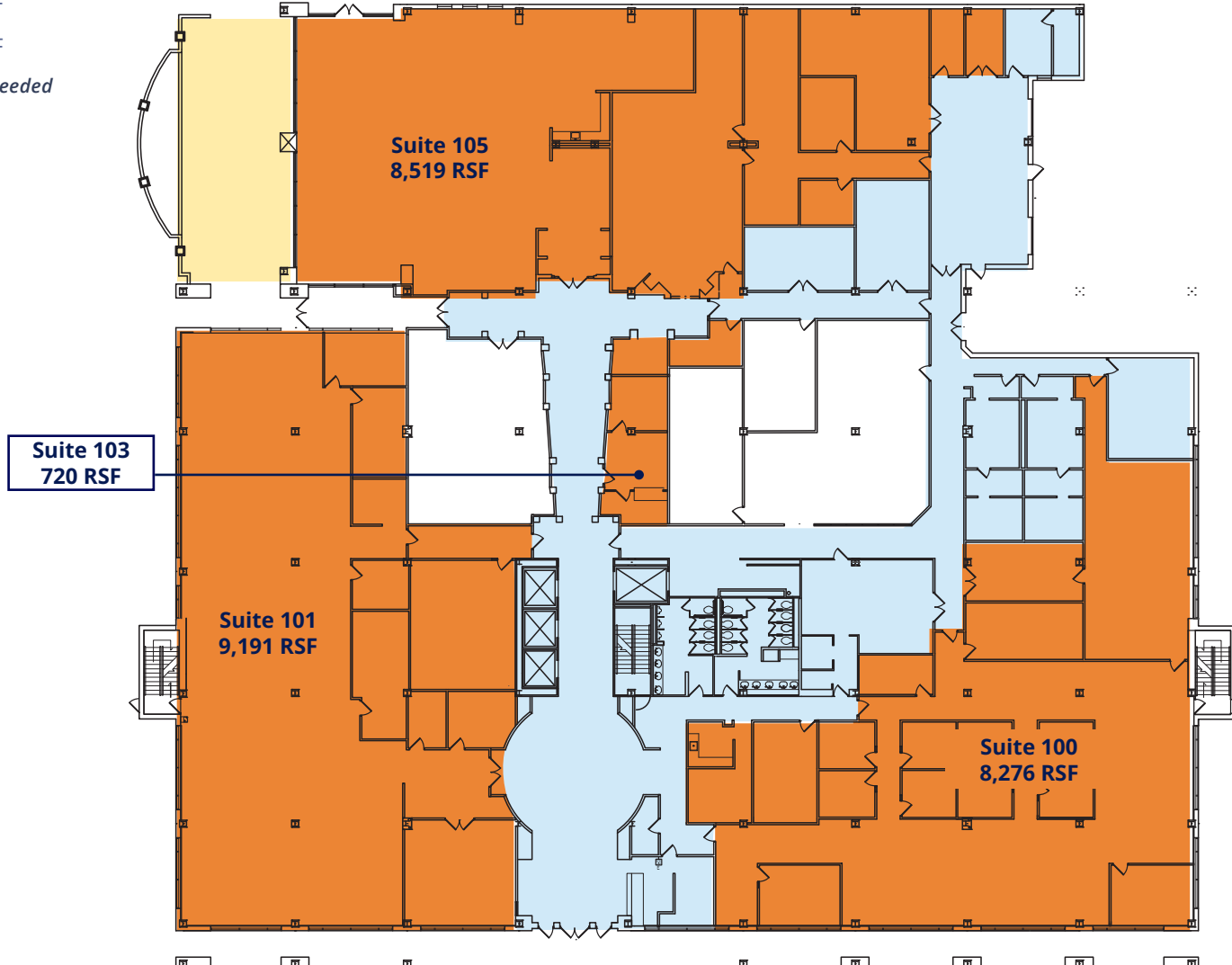
Suite 100 8,276 RSF

Suite 101 9,191 RSF

Suite 103 720 RSF

Suite 105 8,519 RSF

*Available 7/1/2026, or sooner if needed*



# MARWAHA

## TOWER III MIDTOWN

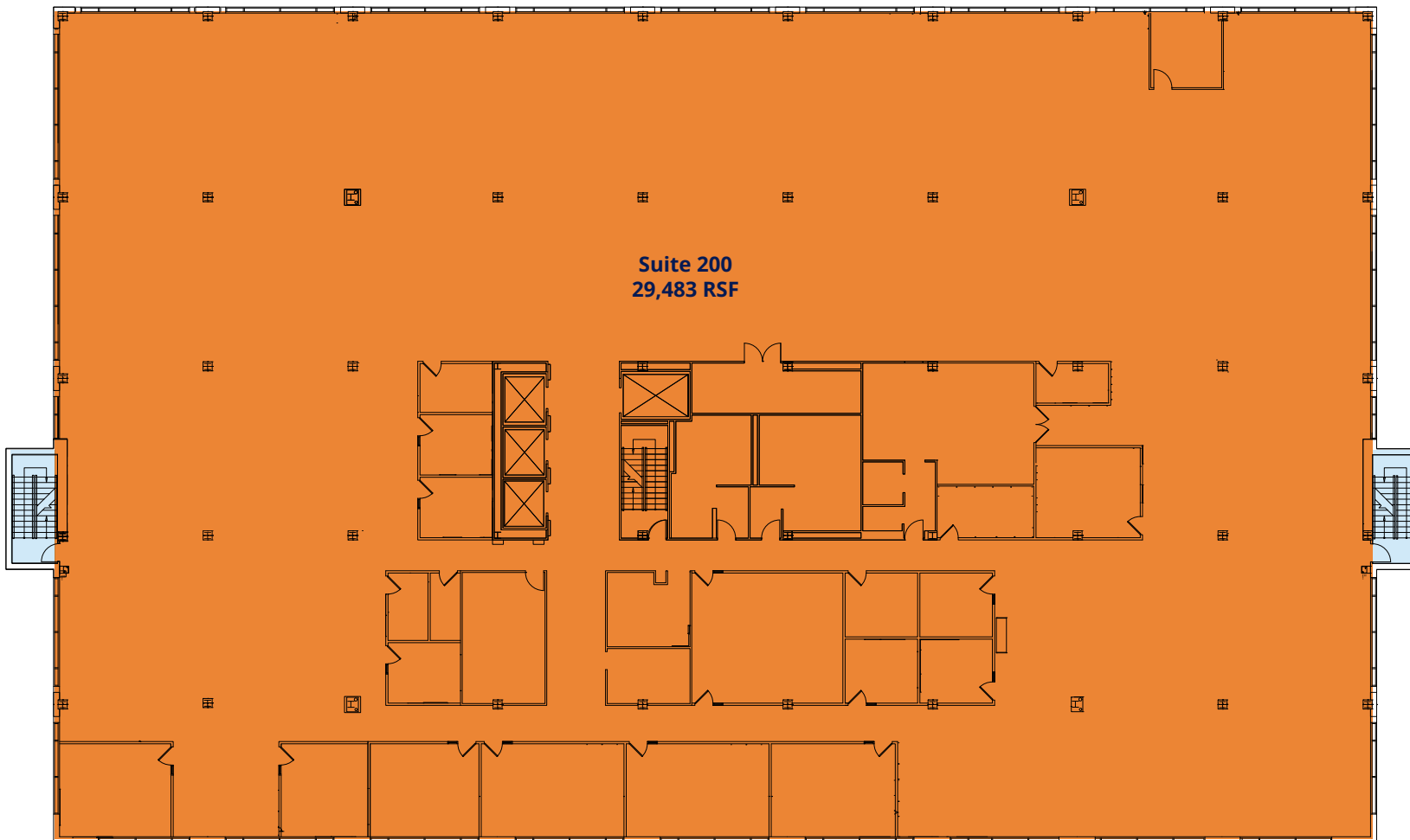
- Available Space
- Shared Area
- Leased

### Second Floor | Existing as built

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



# MARWAHA

## TOWER III MIDTOWN

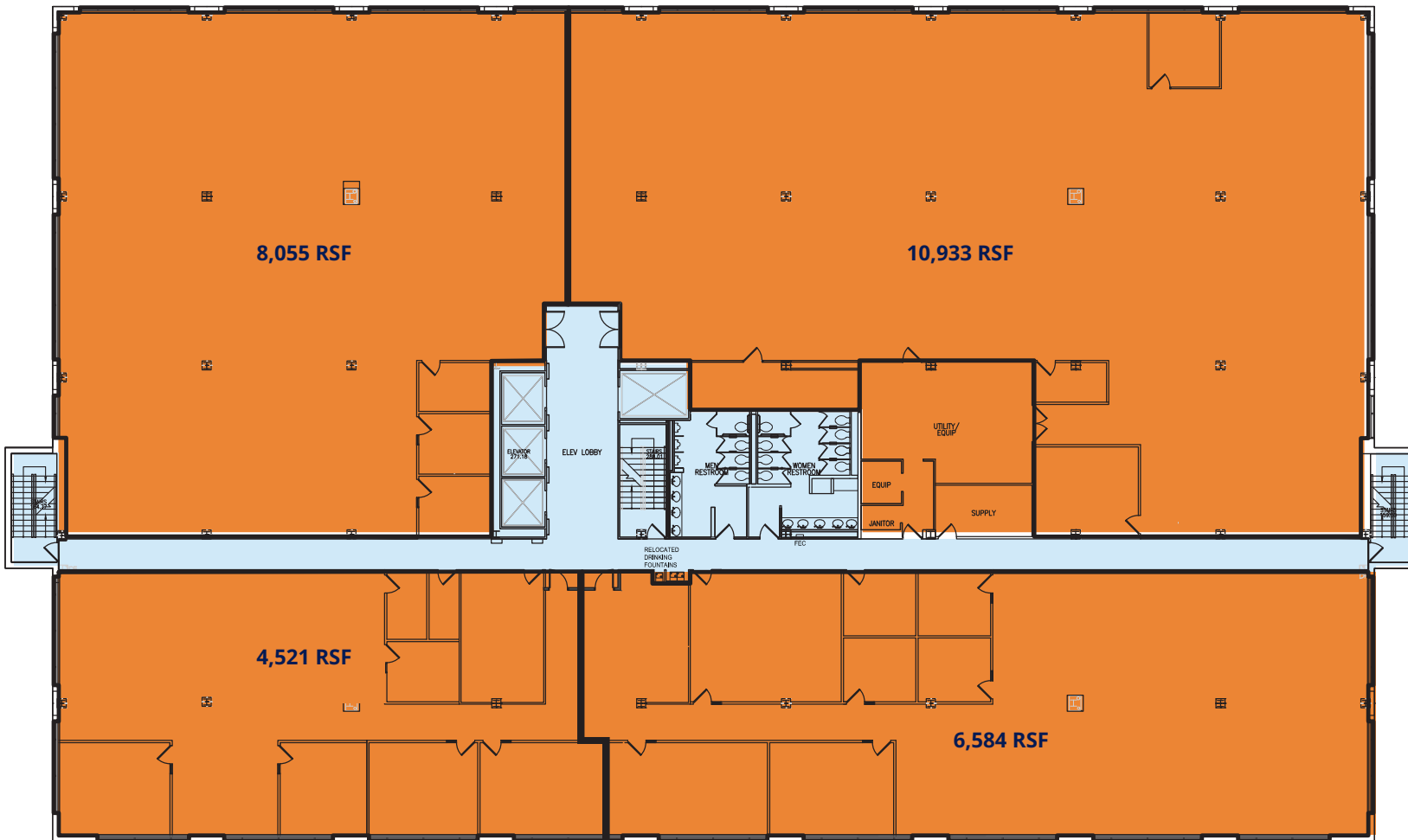
- Available Space
- Shared Area
- Leased

### Second Floor | Conceptual Subdivision Plan

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



# MARWAHA

## TOWER III MIDTOWN

- Available Space
- Shared Area
- Leased

### Fourth Floor | Existing as built

| Available | SF |
|-----------|----|
|-----------|----|

|           |            |
|-----------|------------|
| Suite 400 | 31,829 RSF |
|-----------|------------|

Available 7/1/2026, or sooner if needed



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## TOWER III MIDTOWN

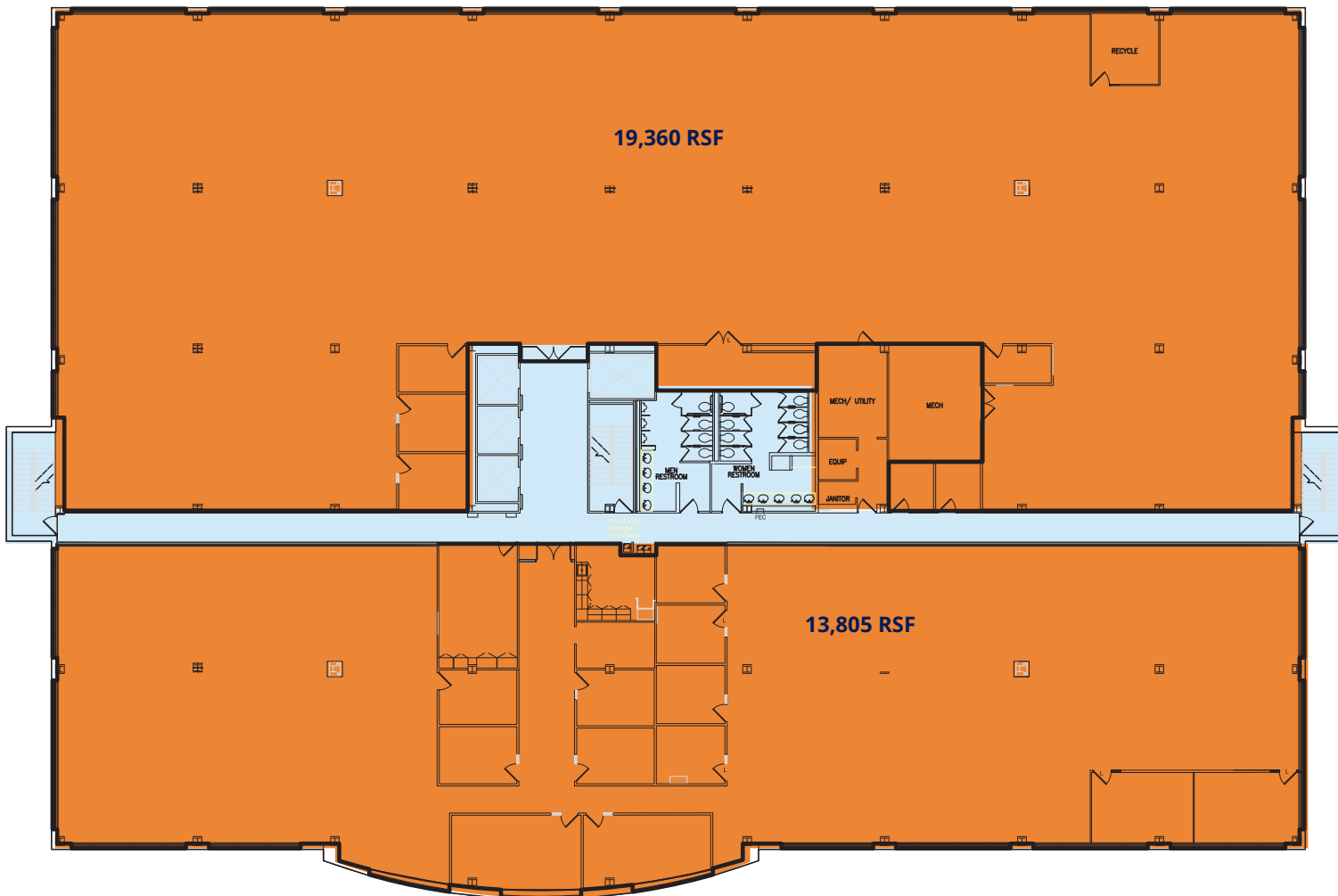
- Available Space
- Shared Area
- Leased

### Fourth Floor | Conceptual Subdivision Plan

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed



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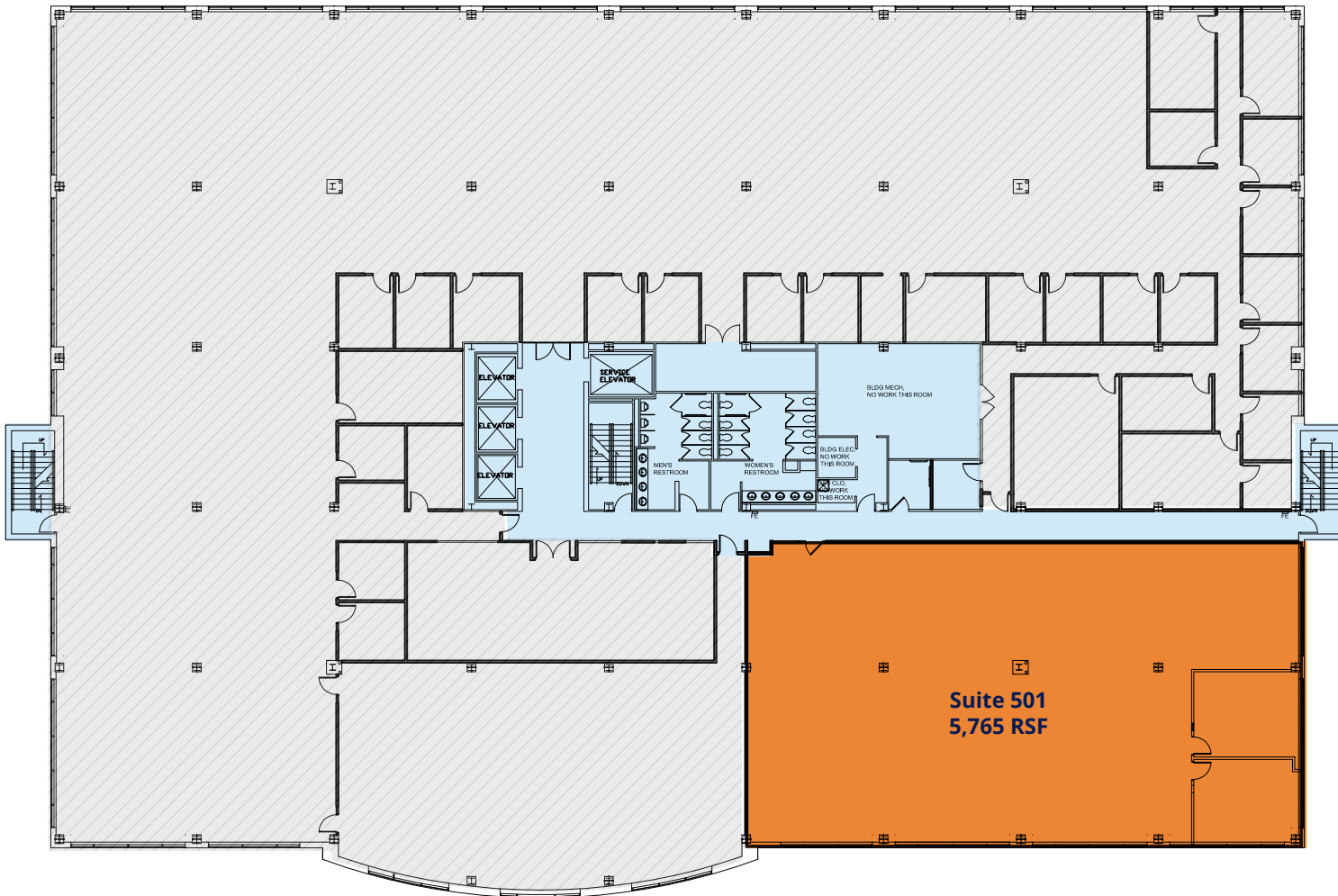
## TOWER III MIDTOWN

- Available Space
- Shared Area
- Leased

### Fifth Floor

Available SF

Suite 501 5,765 RSF



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CONTACT US



**Catherine Walker**  
Vice President  
+1 804 968 1978  
catherine.walker@colliers.com

**John Carpin**  
Senior Vice President  
+1 804 267 7216  
john.carpin@colliers.com

**Frank Hargrove, III**  
Vice President  
+1 804 339 2912  
frank.hargrove@colliers.com

**Malcolm Randolph, SIOR**  
Senior Vice President  
+1 804 267 7208  
malcolm.randolph@colliers.com