



**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.

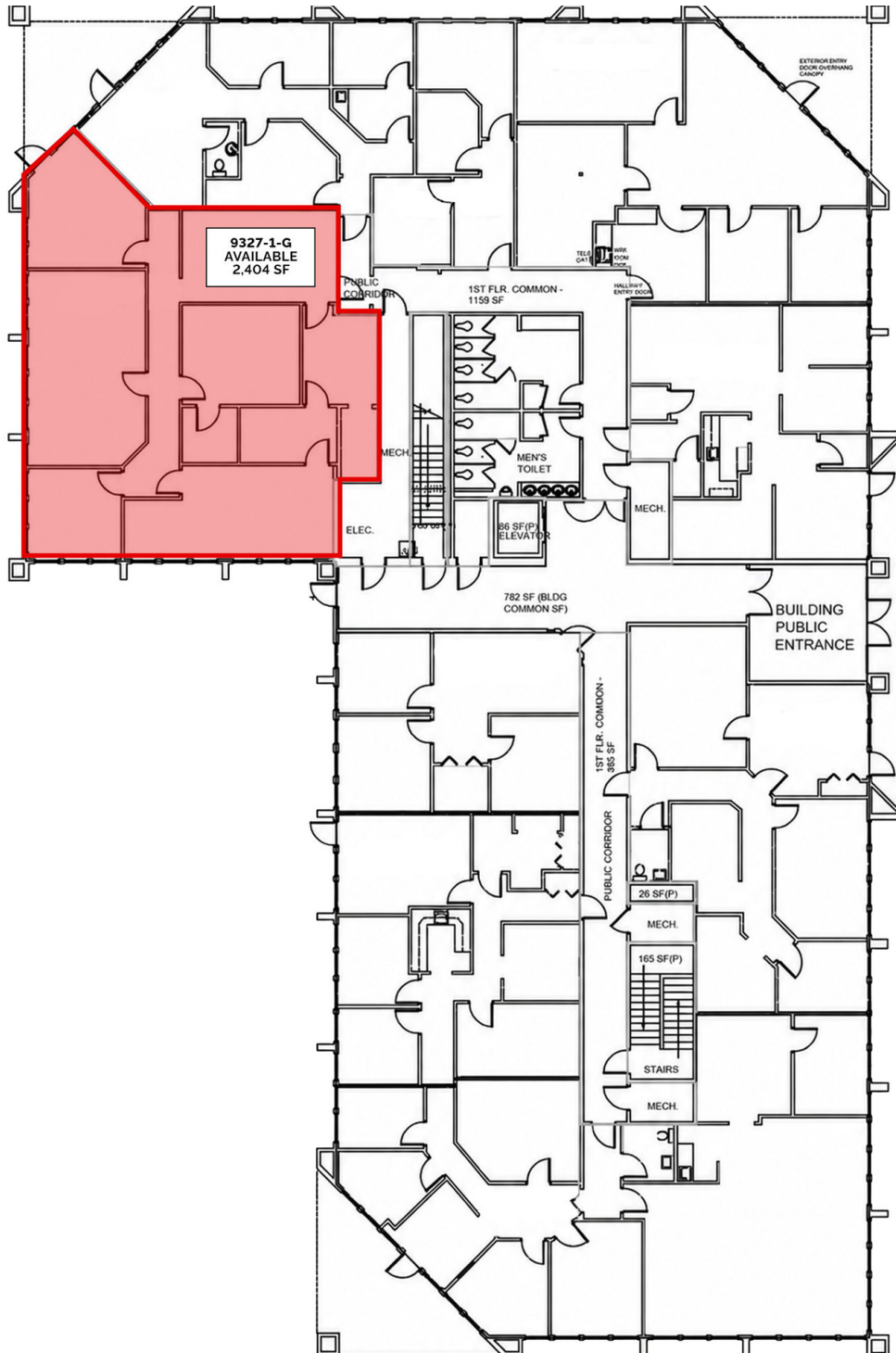
### OFFERING SUMMARY

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

SPACES	LEASE RATE	SPACE SIZE
9327 1-G	Negotiable	2,404 SF
9327 2B	\$18.75 SF/yr	2,197 SF
9327-2G Available July 1st	Negotiable	1,299 SF
Ground Lease/Build to Suit	Negotiable	0.5 Acres

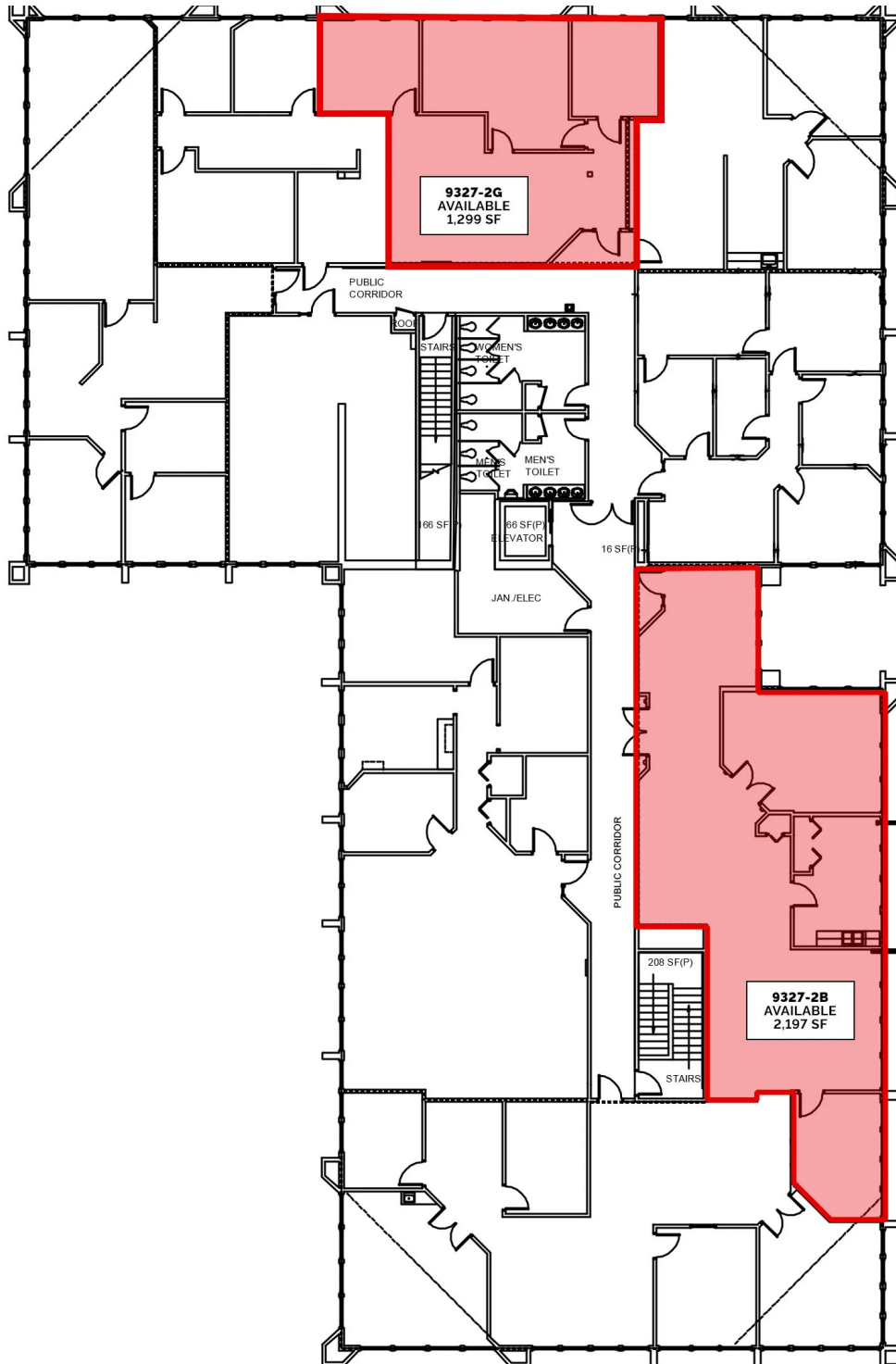
# FOUNTAIN PARK

## BUILDING 9327 FLOOR 1



# FOUNTAIN PARK

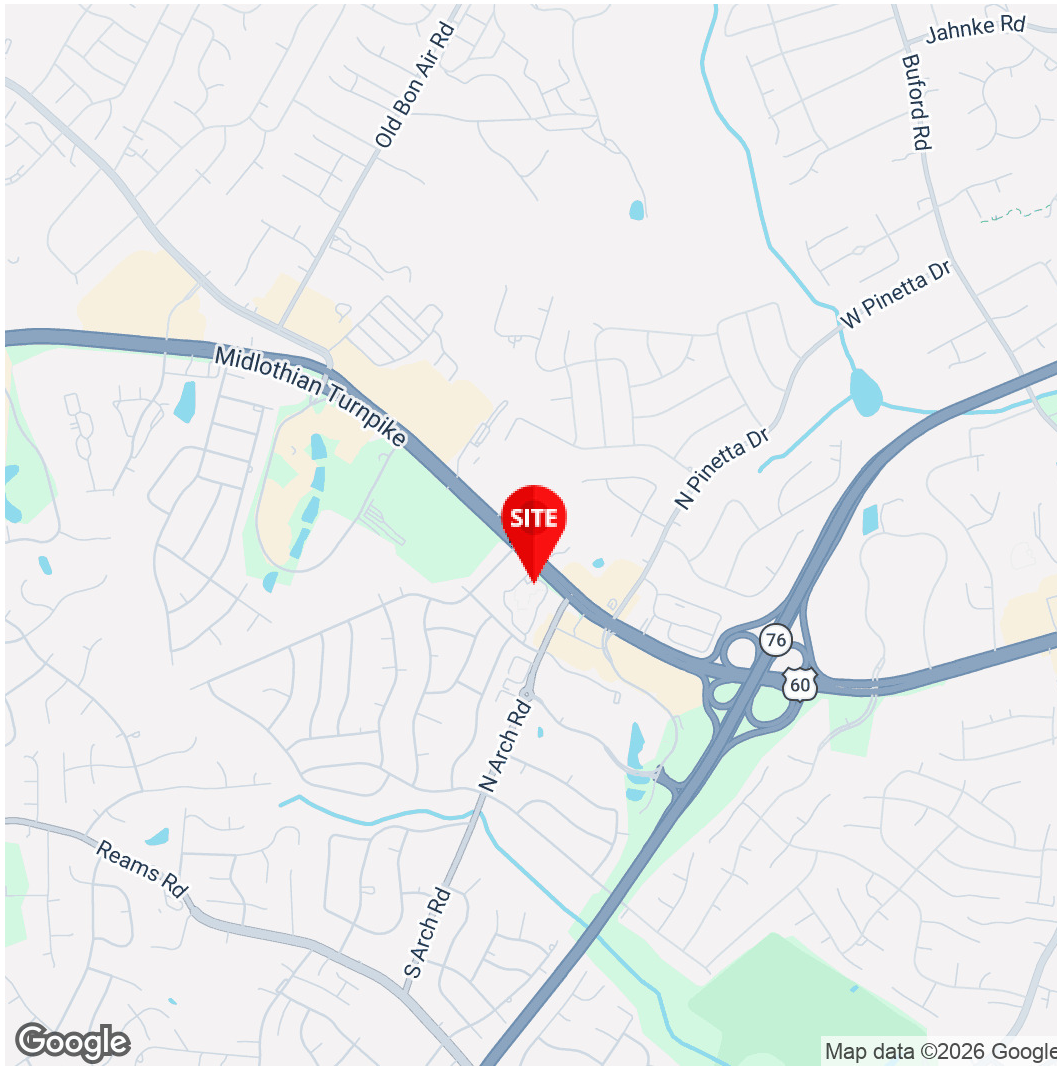
## BUILDING 9327 - FLOOR 2



## FOUNTAIN PARK

ADDITIONAL PHOTOS





Google

Map data ©2026 Google



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