



Accelerating success.



FOR LEASE OR PURCHASE

CONTACT US

Frank Hargrove

Vice President
+1 804 339 2912
frank.hargrove@colliers.com

Richmond McDaniel

Associate
+1 804 320 7451
richmond.mcdaniel@colliers.com

8580 Magellan Pkwy., Richmond, VA 23227

Direct access to I-95, Rt 1, I-295 and Route 301

72,890 SF building available

- Can be subdivided to 20,000 SF
- Single story, class A flex building
- Professionally managed
- Monument signage available
- Ample parking - 4.64/1,000 SF
- Proximity to Virginia Center Commons redevelopment

2025 Demographics

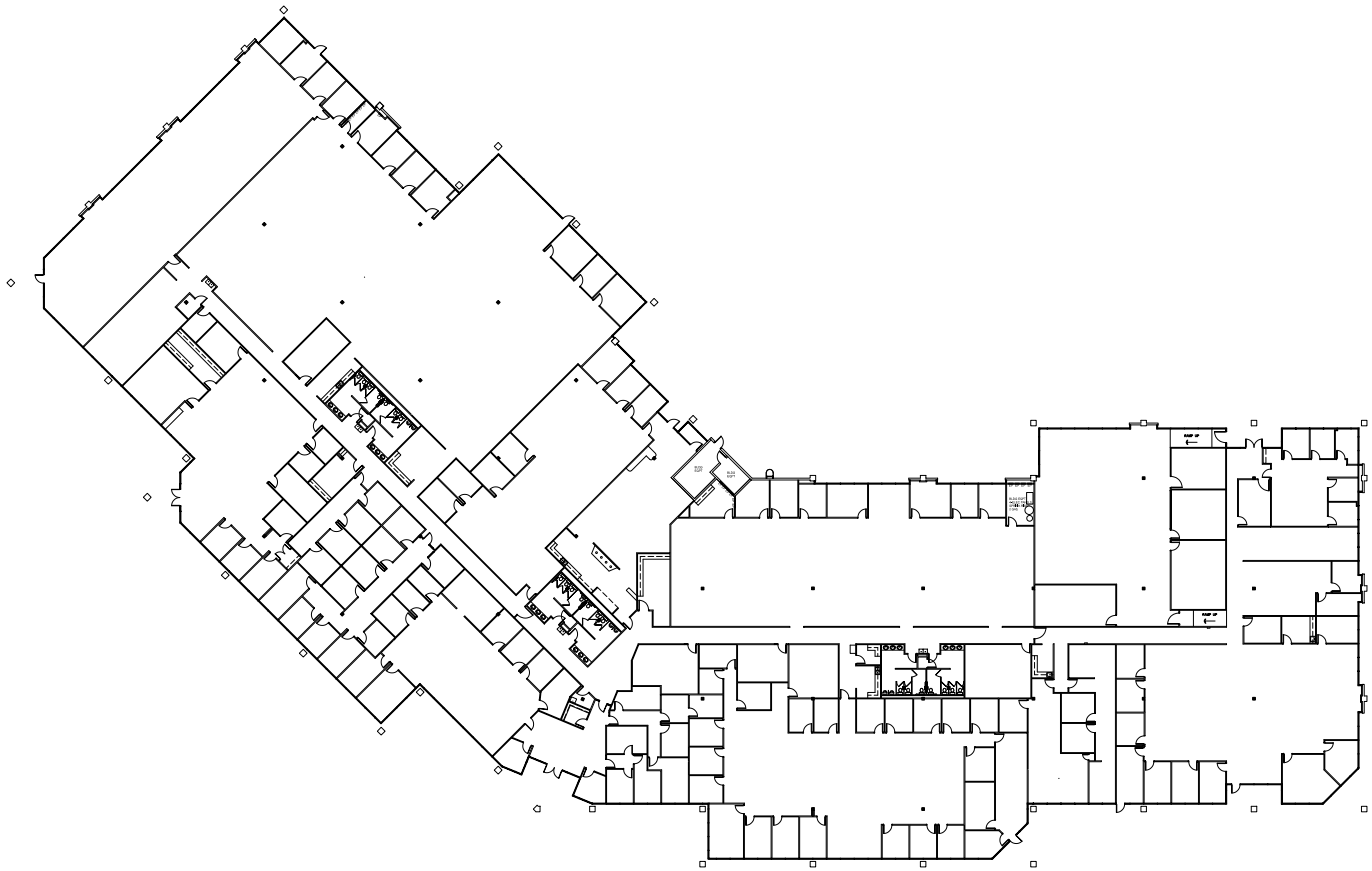
	3 miles	5 miles	10 miles
Population	44,863	129,557	530,279
Daytime Population	43,917	125,049	608,751
Households	18,351	54,087	227,319
Average Household Income	\$121,270	\$113,087	\$120,083

Colliers

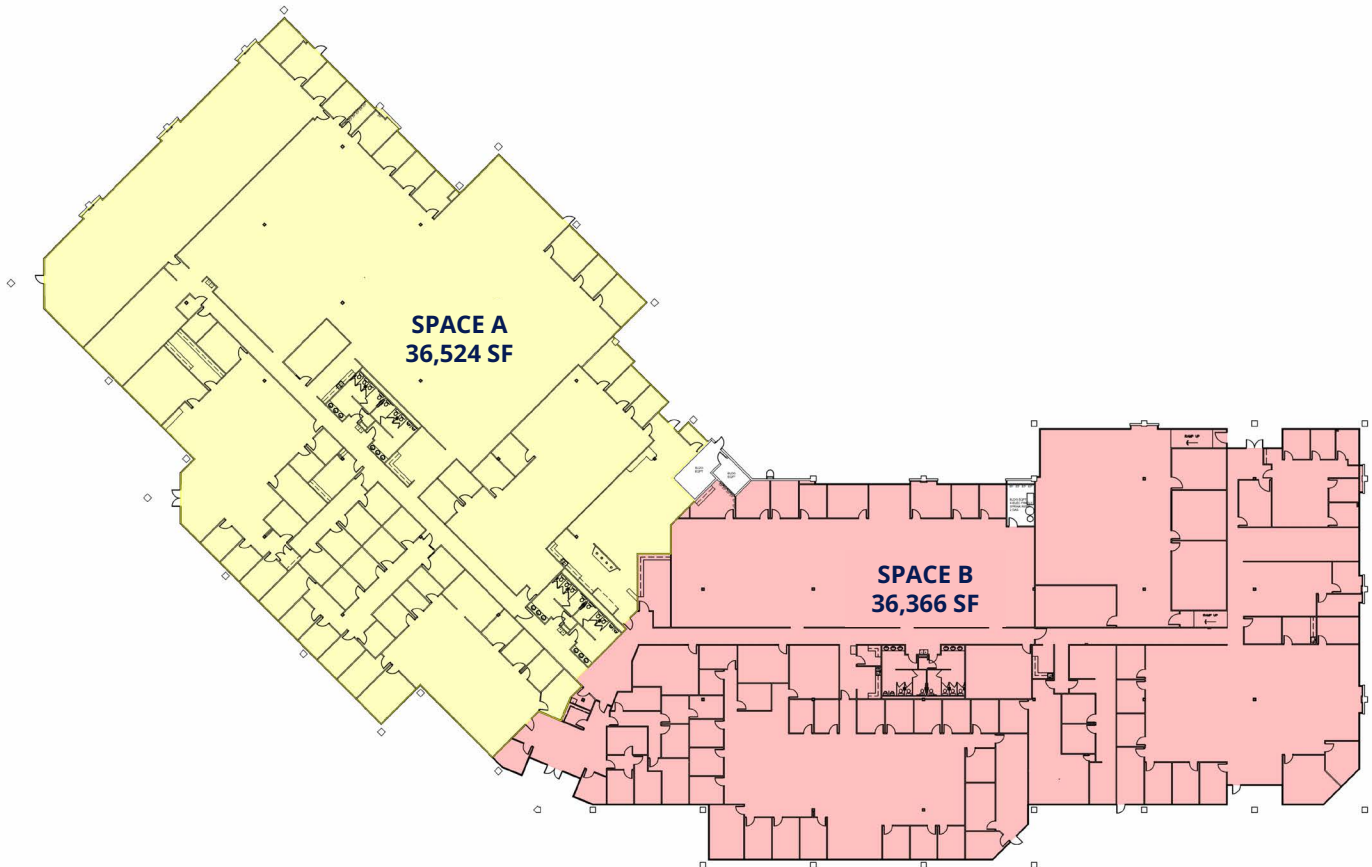
2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

8580 Magellan Pkwy., Richmond, VA

20,000 SF - 72,890 SF

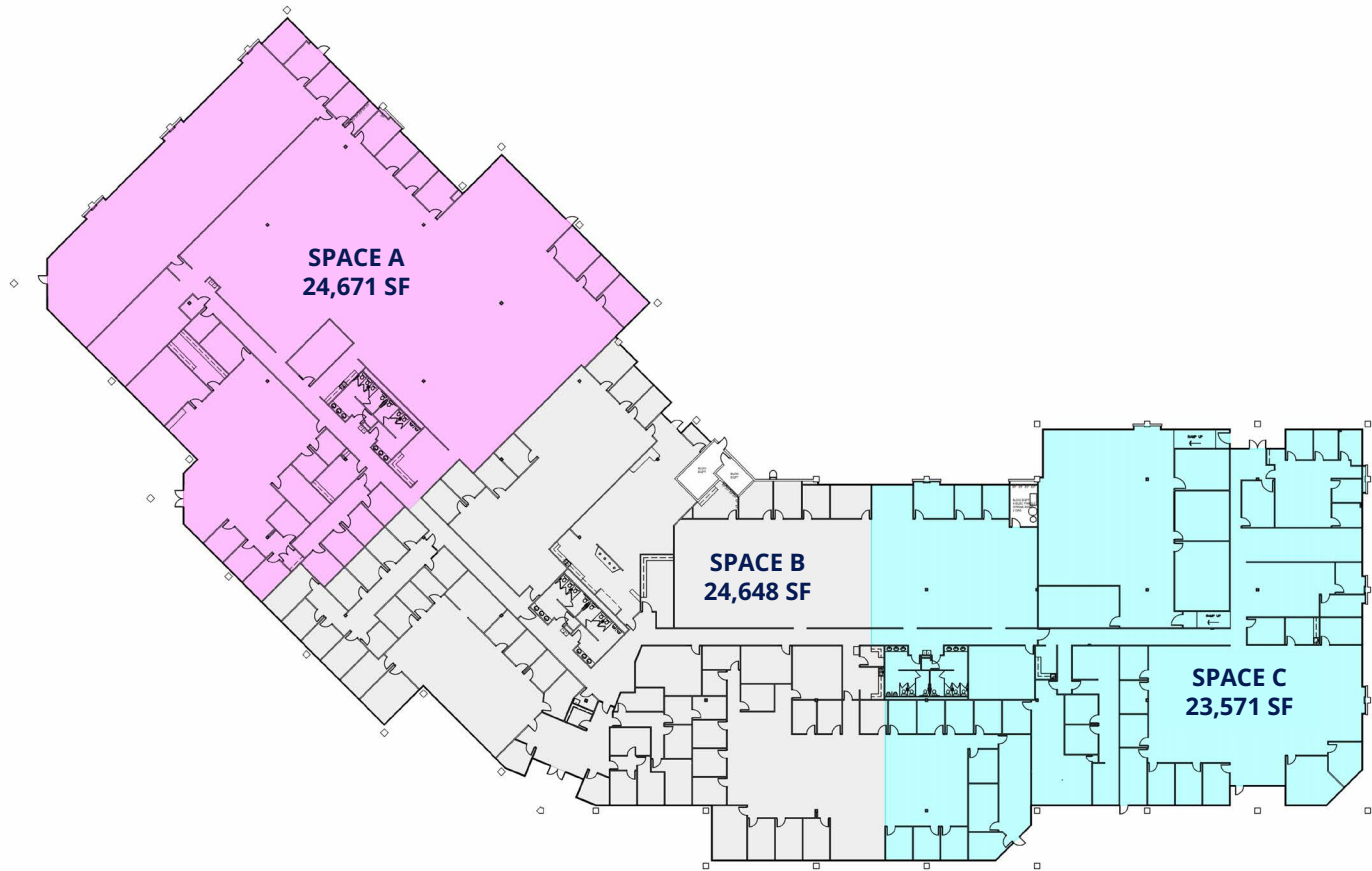


2 TENANT SCENARIO

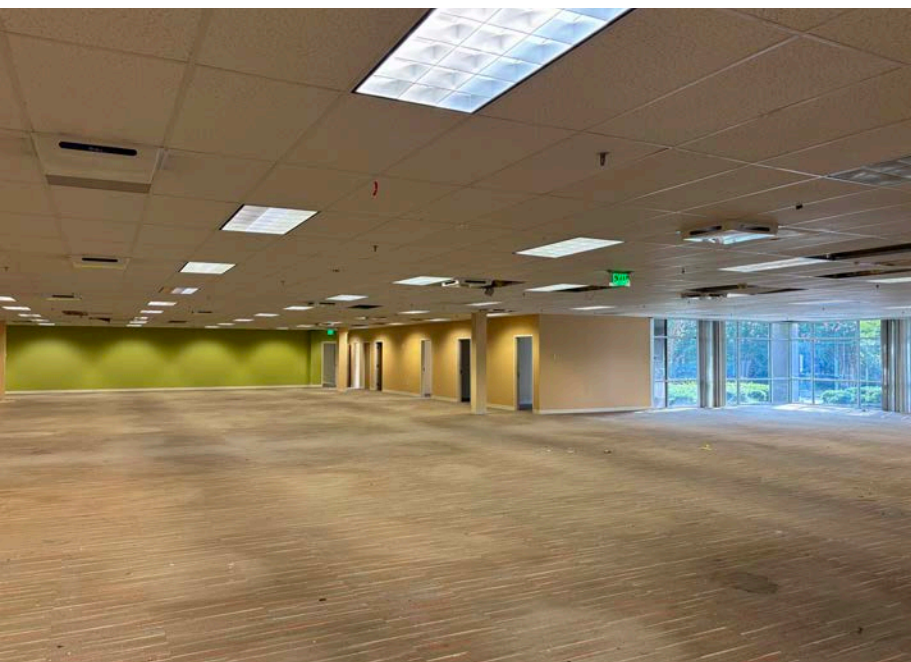
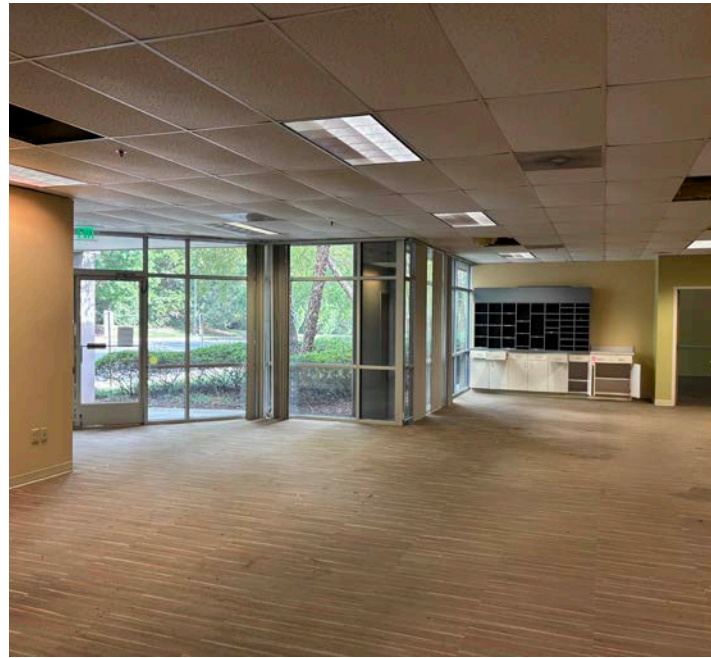
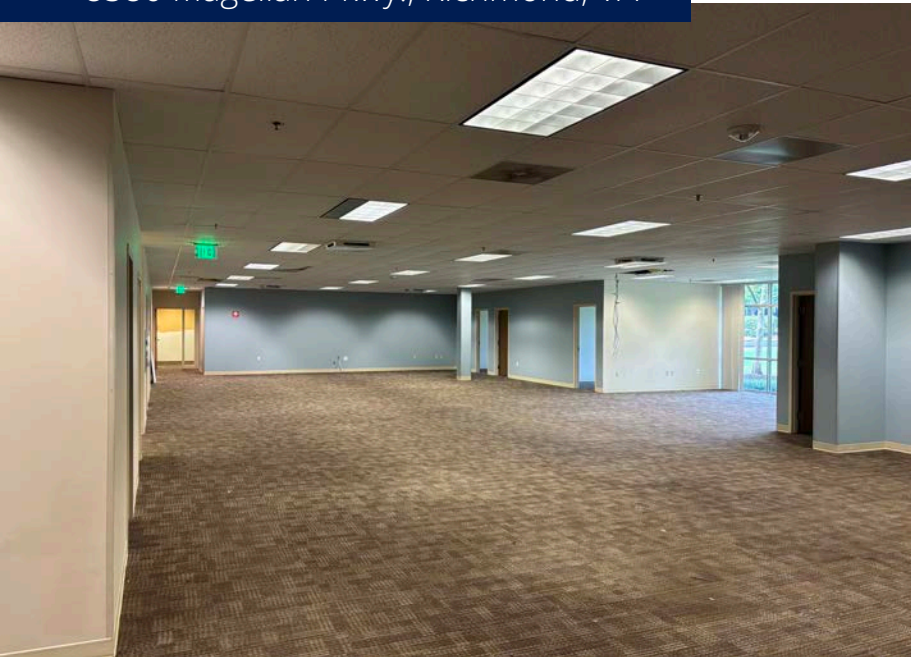


8580 Magellan Pkwy., Richmond, VA

3 TENANT SCENARIO



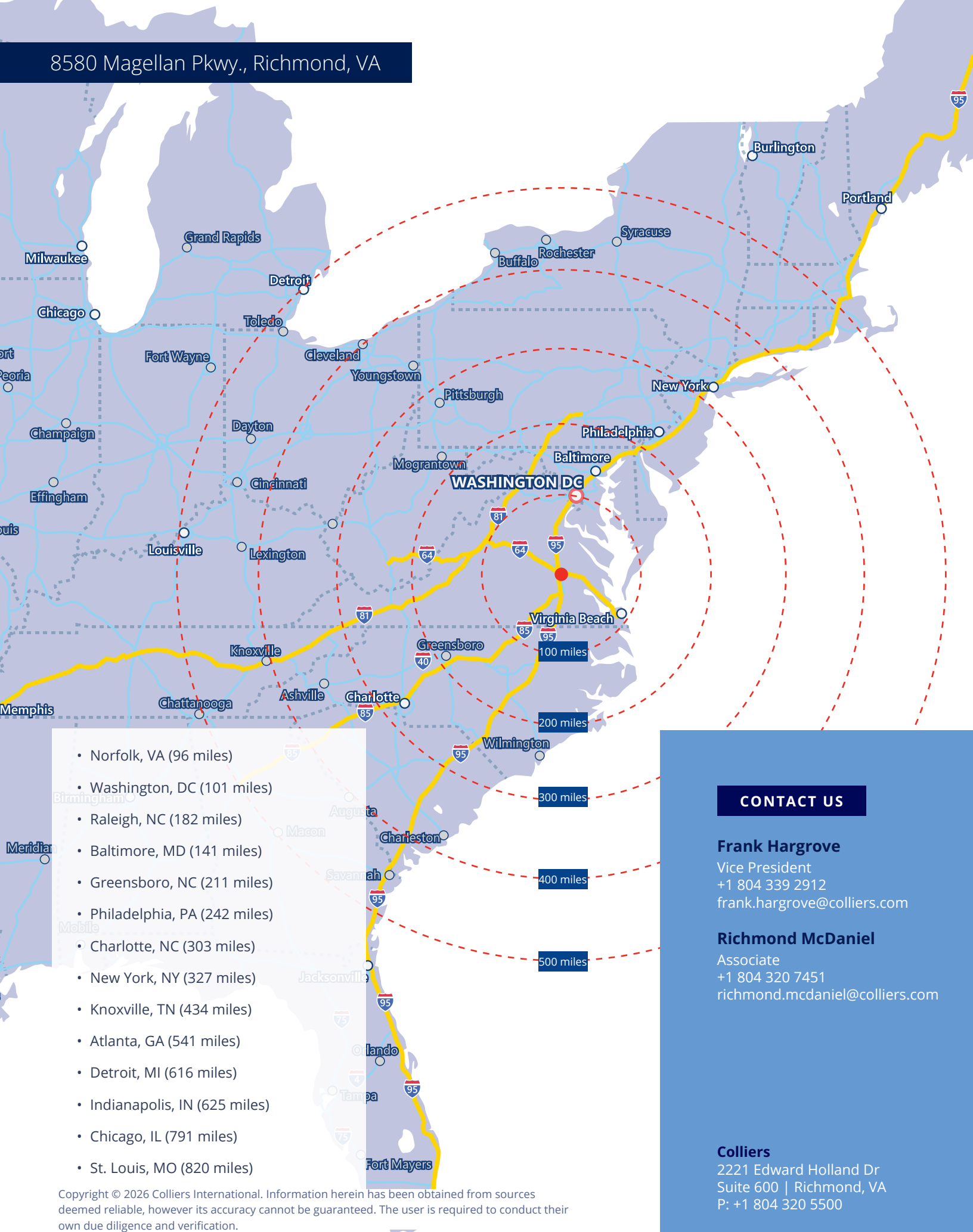
8580 Magellan Pkwy., Richmond, VA



8580 Magellan Pkwy., Richmond, VA



8580 Magellan Pkwy., Richmond, VA



CONTACT US

Frank Hargrove

Vice President
+1 804 339 2912
frank.hargrove@colliers.com

Richmond McDaniel

Associate
+1 804 320 7451
richmond.mcdaniel@colliers.com

Colliers

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500