

**Now through July 2026**

\$100 gift cards for qualified showings & 6% tenant broker commission (calculated on gross rents) for any lease 20,000 SF or greater\*

\*Lease term must be greater than 3 years to qualify.



Accelerating success.



**FOR LEASE OR PURCHASE**

**CONTACT US**

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# 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**

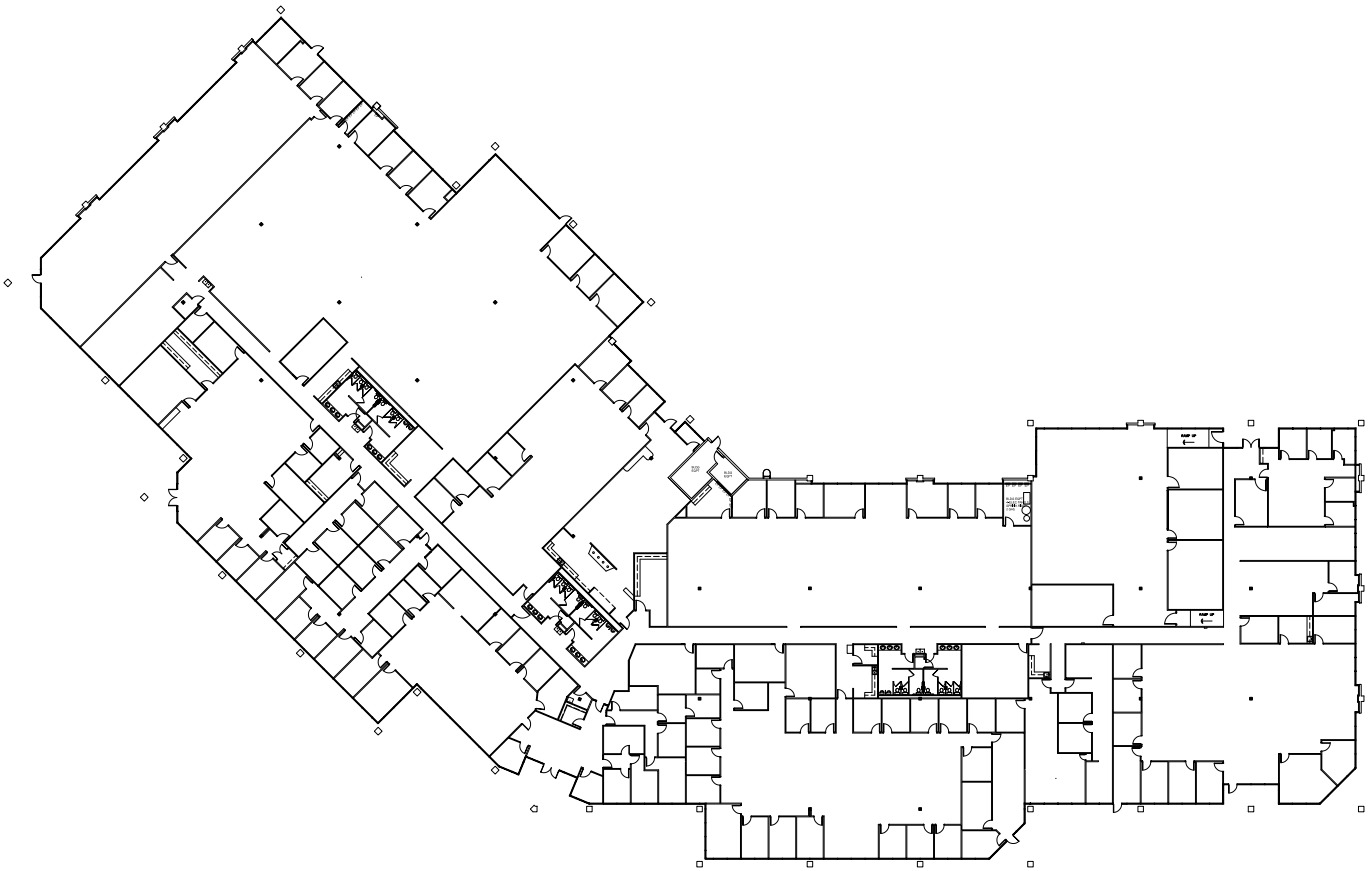
	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
<b>Population</b>	44,863	129,557	530,279
<b>Daytime Population</b>	43,917	125,049	608,751
<b>Households</b>	18,351	54,087	227,319
<b>Average Household Income</b>	\$121,270	\$113,087	\$120,083

**Colliers**

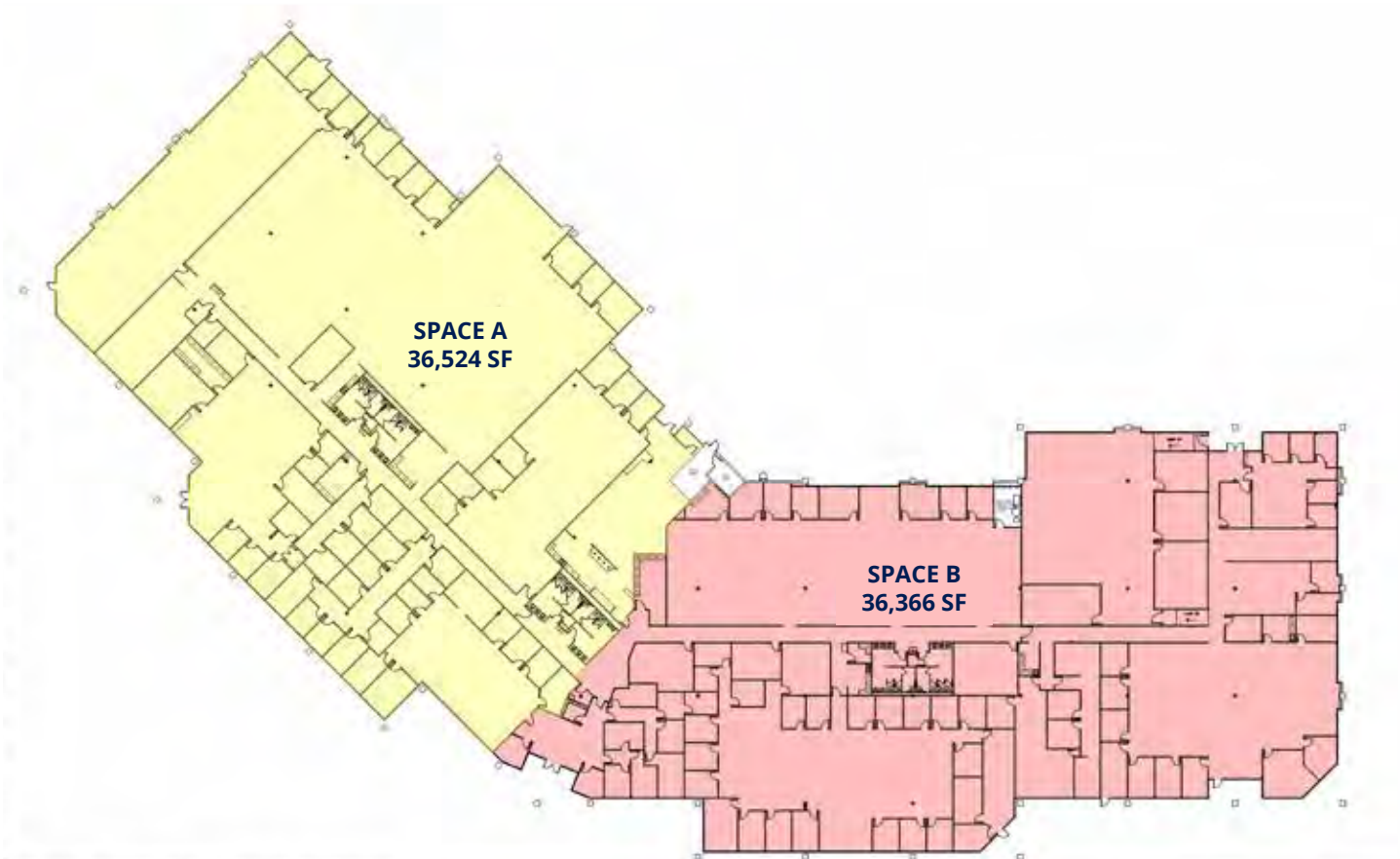
2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500

This incentive is being offered to brokers who meet the conditions outlined above. Colliers International does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All Colliers International brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

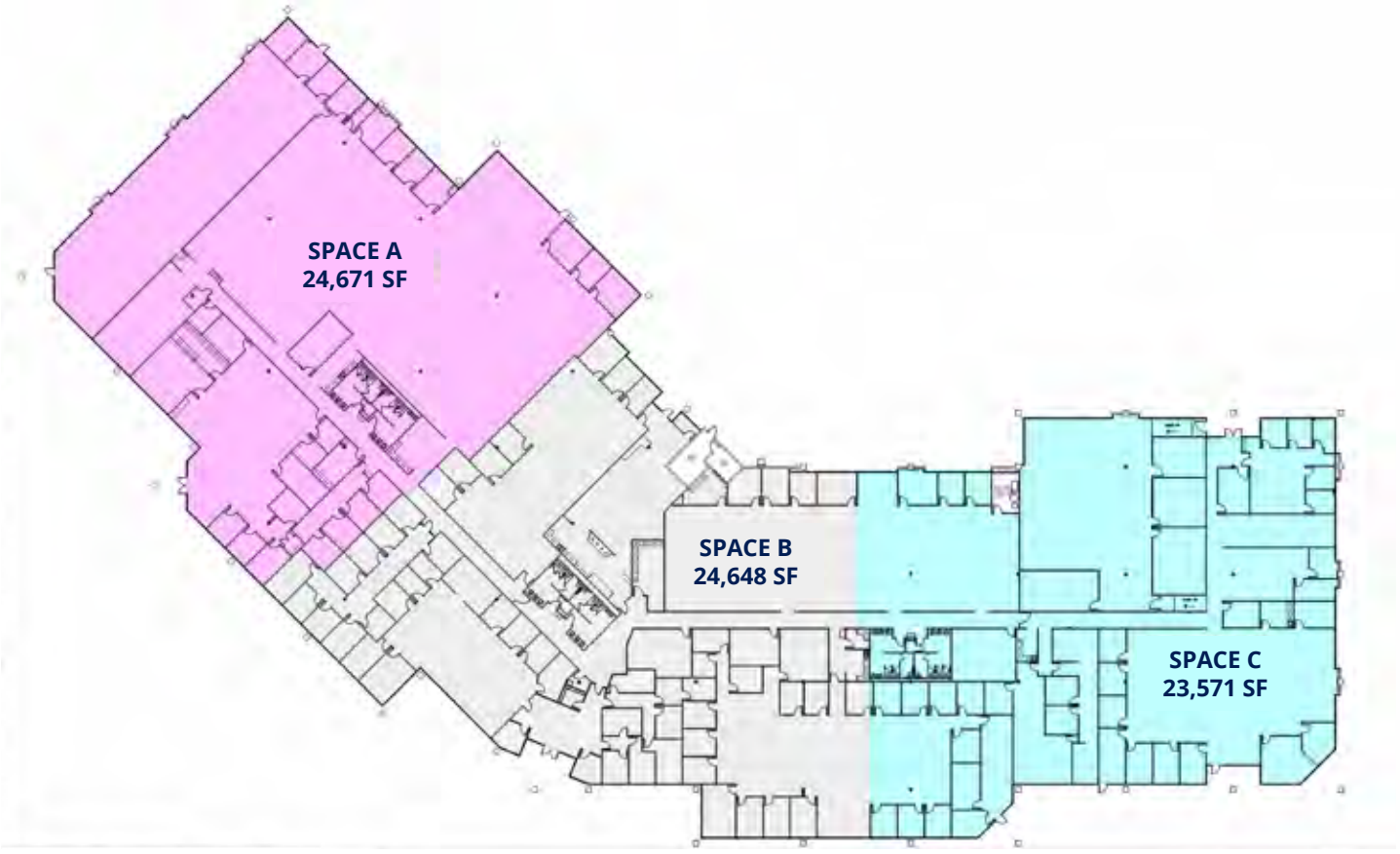
30,000 SF - 72,890 SF



2 TENANT SCENARIO



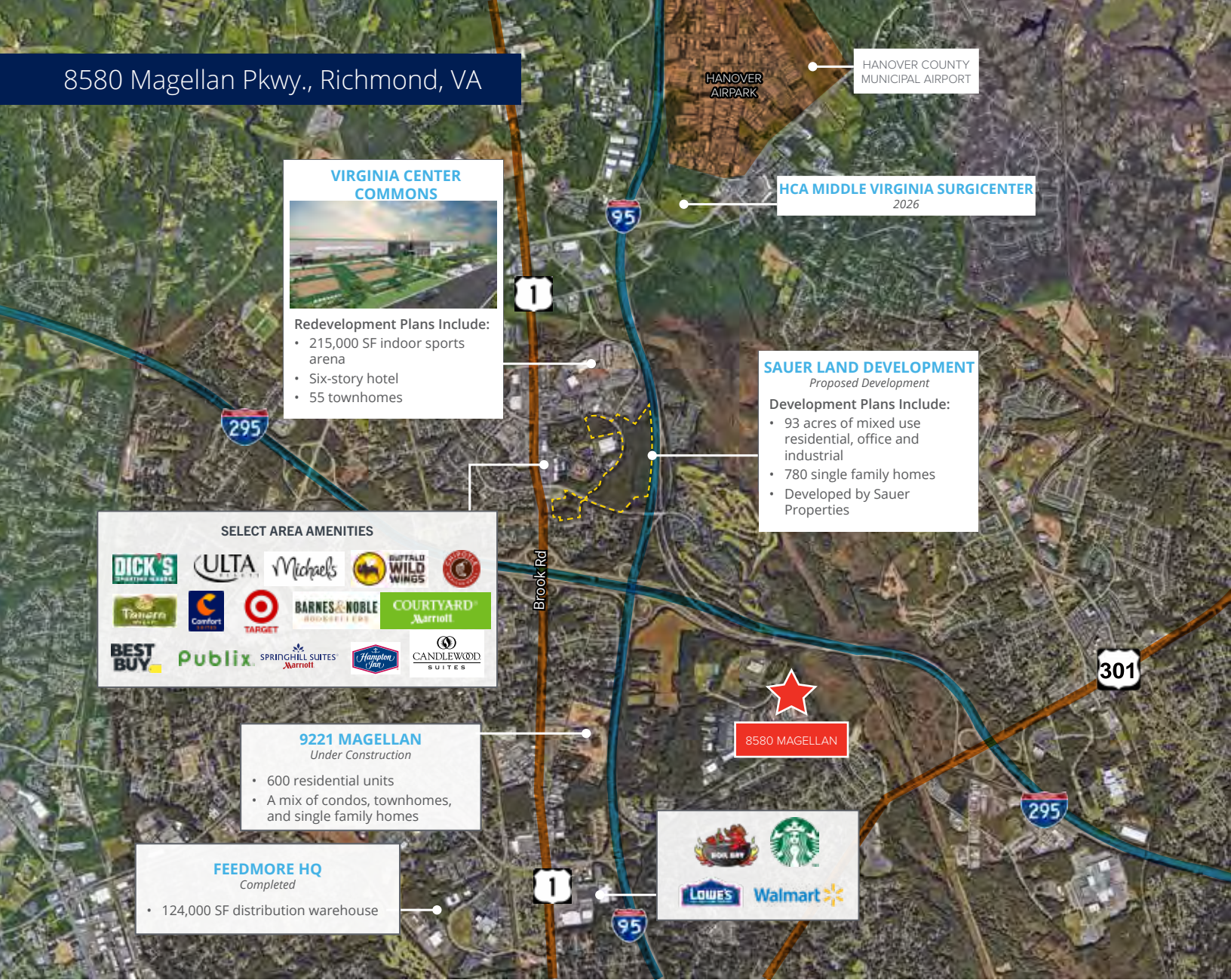
**3 TENANT SCENARIO**

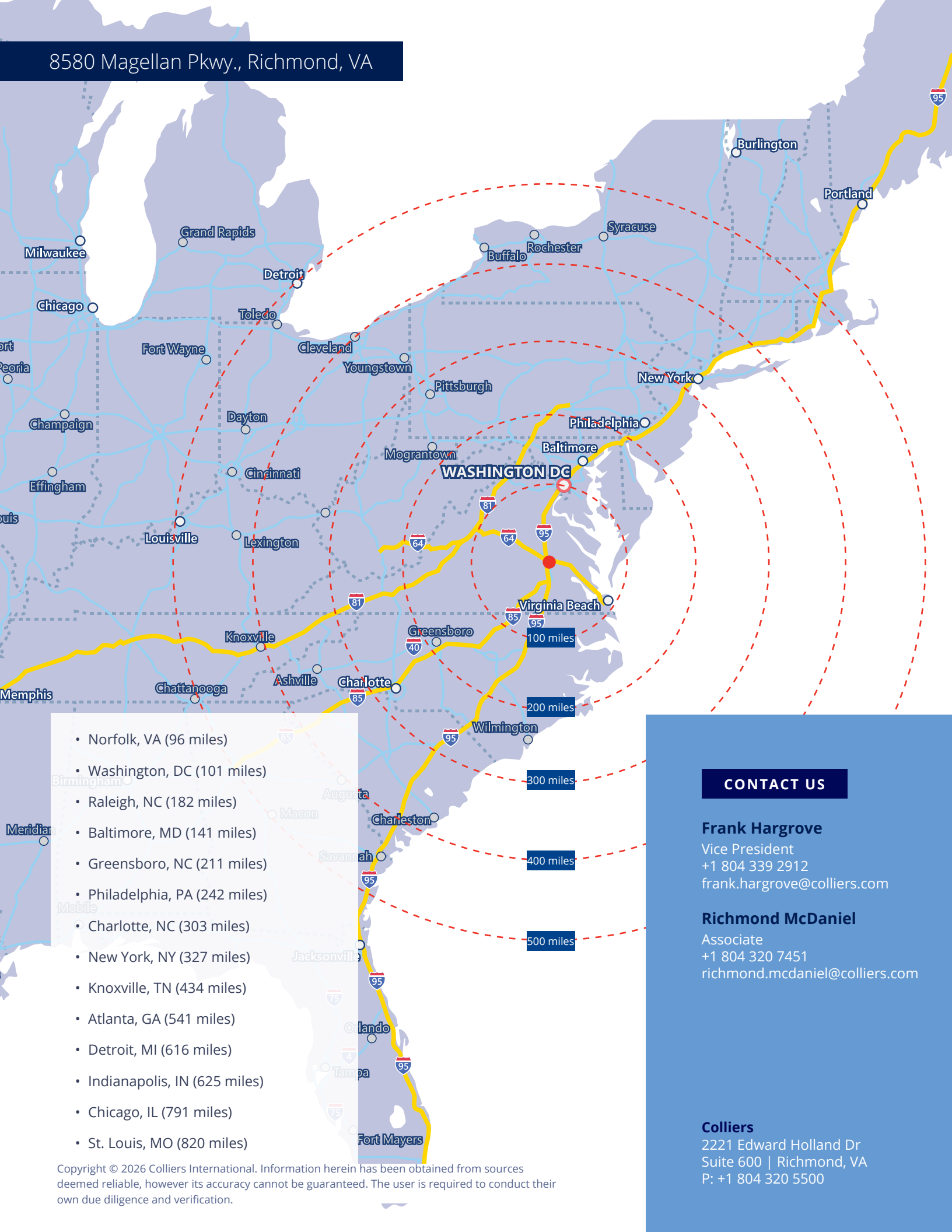


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- Norfolk, VA (96 miles)
- Washington, DC (101 miles)
- Raleigh, NC (182 miles)
- Baltimore, MD (141 miles)
- Greensboro, NC (211 miles)
- Philadelphia, PA (242 miles)
- Charlotte, NC (303 miles)
- New York, NY (327 miles)
- Knoxville, TN (434 miles)
- Atlanta, GA (541 miles)
- Detroit, MI (616 miles)
- Indianapolis, IN (625 miles)
- Chicago, IL (791 miles)
- St. Louis, MO (820 miles)

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