



FOR LEASE

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Richmond, VA



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PROPERTY HIGHLIGHTS

- > Three-story 47,250 s.f. Class A office building
 - > 1st floor, Suite 105: 3,898 SF*
 - > 1st floor, Suite 140: 2,072 SF*
 - > 2nd floor, Suite 205: 1,620 SF

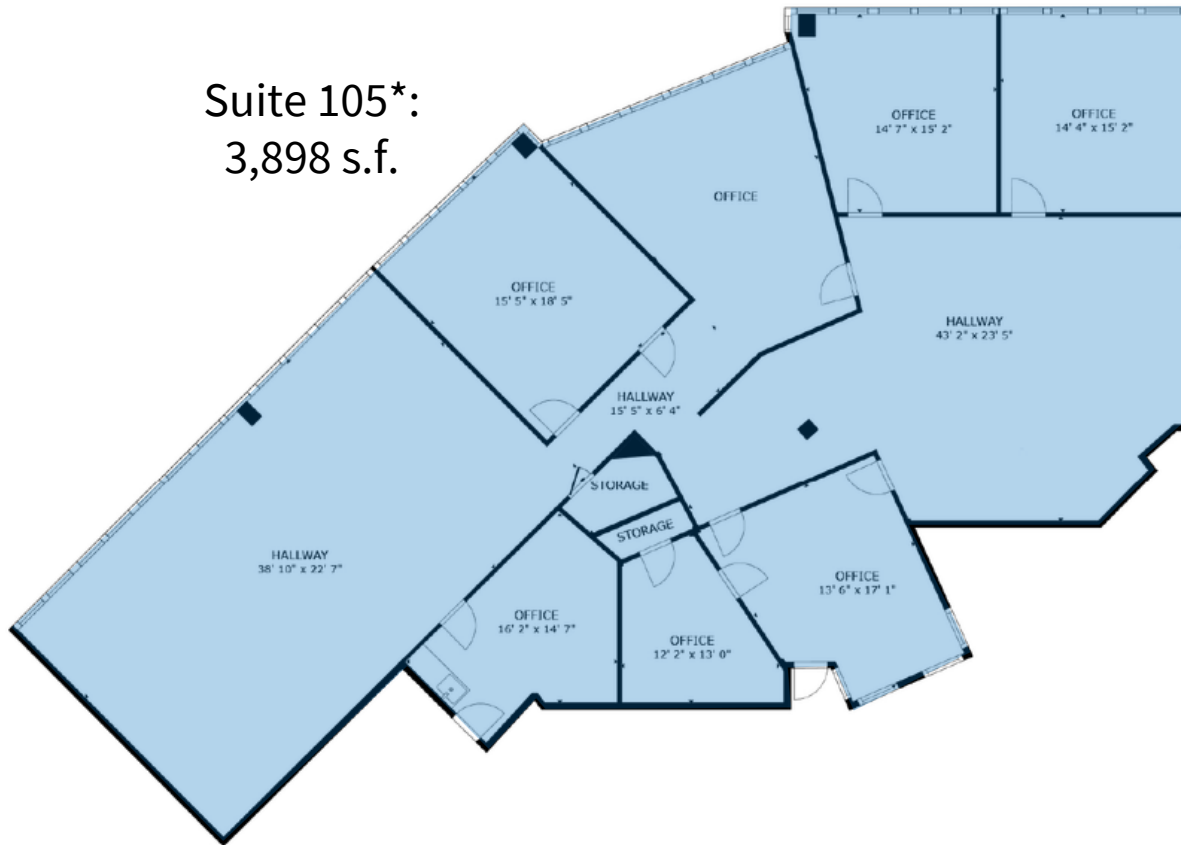
*Suites 105/140 are contiguous for a total of 5,970 SF

- > Ample parking (4/1,000)
- > Beautiful park & lake views surrounding building
- > Many amenities within close proximity
- > Excellent access off Midlothian Turnpike
- > 1mile from Powhite Parkway

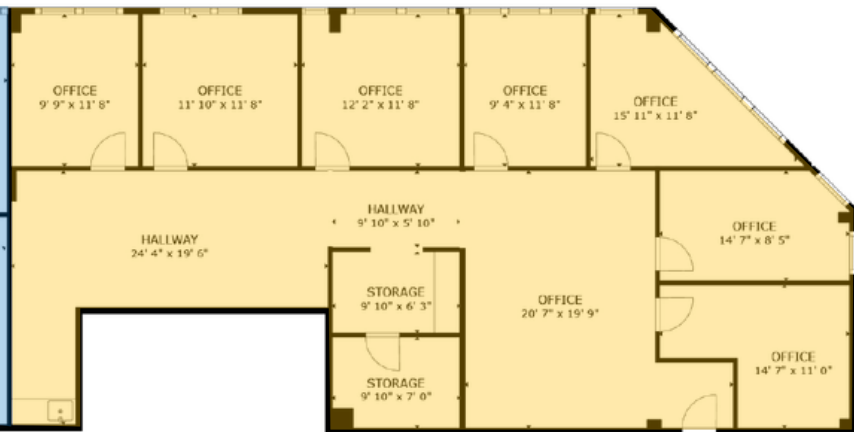


FLOOR PLAN | 1st FLOOR

Suite 105*:
3,898 s.f.

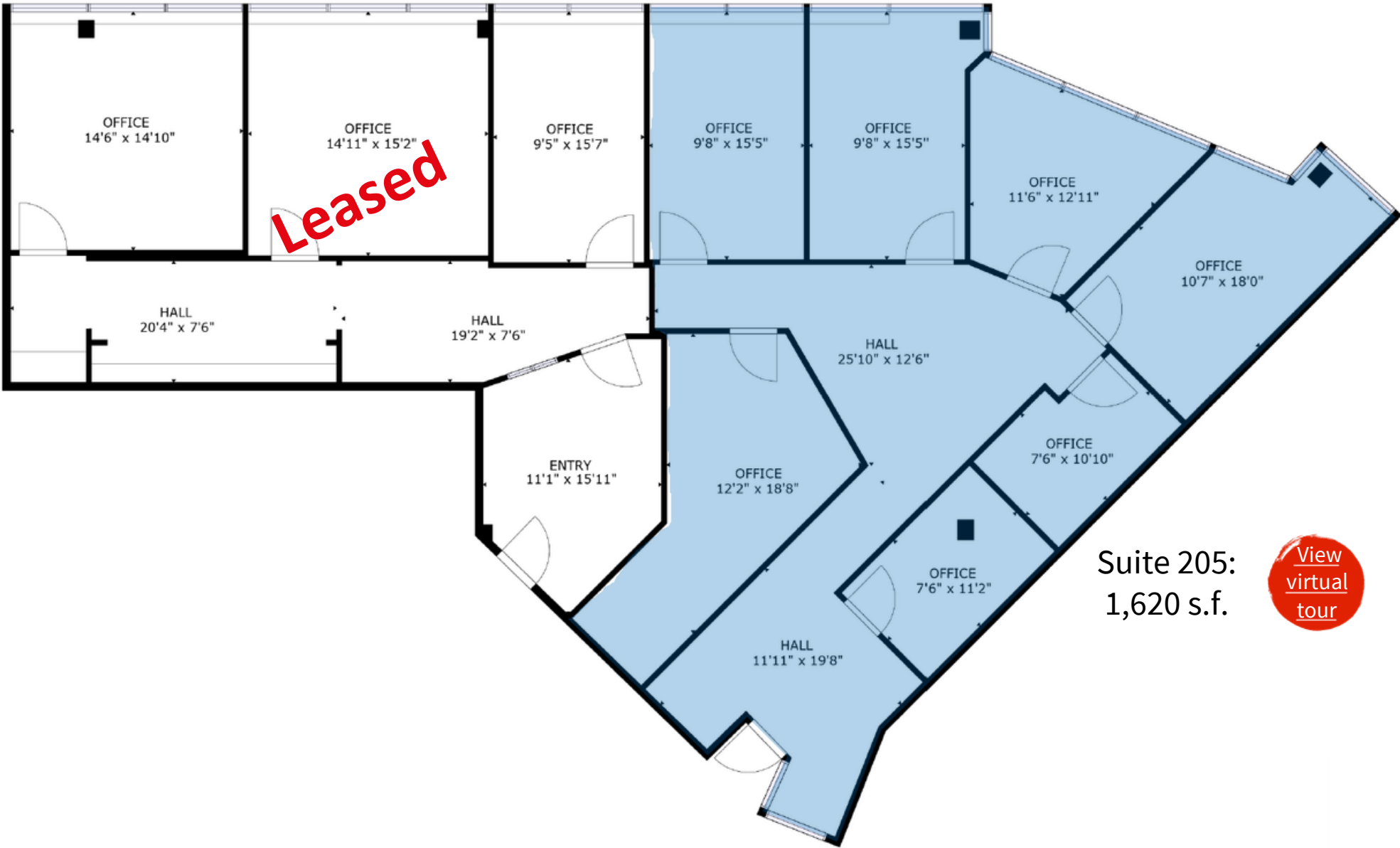


Suite 140*:
2,072 s.f.



*Suites 105/140 are contiguous for a total of 5,970 SF

FLOOR PLAN | 2ND FLOOR



Suite 205:
1,620 s.f.



Amenity map

Food

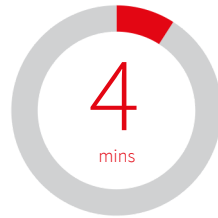
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|---------------------|------------------------------|
| 1. Hiro Sushi | 16. Chipotle |
| 2. Applebee's Grill | 17. Carrabba's Italian Grill |
| 3. Pho 60 Cafe | 18. Burger King |
| 4. Taco Bell | 19. Five Guys |
| 5. Subway | 20. QDOBA |
| 6. Kickback Jack's | 21. Jimmy John's |
| 7. Arby's | 22. Bonchon |
| 8. Los Panchos | 23. Panera Bread |
| 9. Sonic | 24. Noodles and Co. |
| 10. Hardee's | 25. Tazza Kitchen |
| 11. McDonald's | 26. CAVA |
| 12. Starbucks | 27. Mellow Mushroom |
| 13. Wendy's | 28. Texas Roadhouse |
| 14. Mezeh | 29. Chick-fil-A |

Shopping

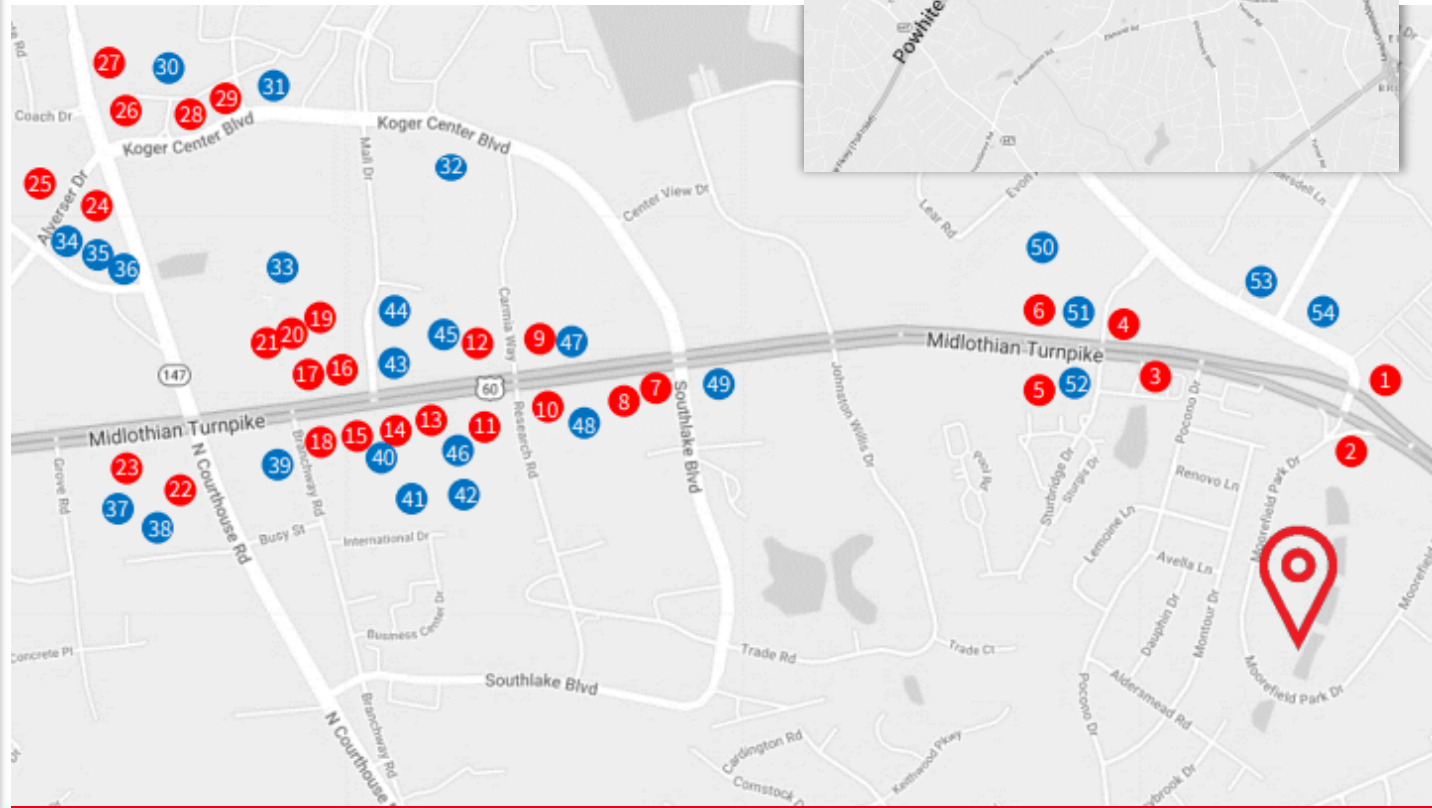
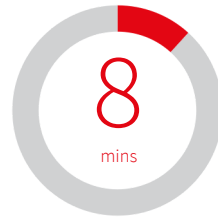
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|-------------------------------|--------------------------|
| 30. Geek Squad | 43. First Community Bank |
| 31. BB&T | 44. USPS |
| 32. Home Depot | 45. Ross |
| 33. Chesterfield Towne Center | 46. Pier 1 |
| 34. DSW | 47. Virginia ABC |
| 35. Office Depot | 48. Atlantic Union Bank |
| 36. The Fresh Market | 49. Wells Fargo |
| 37. Michaels | 50. TJ Maxx |
| 38. Burlington | 51. Express Car Wash |
| 39. AutoZone | 52. O'Reilly Auto Parts |
| 40. Verizon | 53. CVS |
| 41. Kohl's | 54. Total Wine & More |
| 42. Target | |

Traffic scores

Powwhite Pkwy



Chippenhams Pkwy



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