



Hot Properties Office Space

Included are an example of new, renovated and proposed office centers available in the Metro Richmond area. Learn more by contacting [Audrey Polk at 804.643.3227](mailto:Audrey.Polk@804.643.3227) | apolk@grpva.com.

City of Richmond



Delivery: Late 2022

South Falls

- 135,000 SF with 6 stories with signage opportunities
- Flexible +/- 22,000 RSF floorplates
- Located in Local & State Enterprise Zone and Opportunity Zone
- Shared amenities including fitness facility and deck overlooking the James River
- Free on-site structured parking
- 200+ new residential units adjacent
- Immediate access to James River Park System

Chesterfield County



Available Now

Gather Midlothian Office Building

- 10,000 SF of build-to-suit office space or completed co-working environment
- Easy access to Route 288 in North Chesterfield
- Nestled in Winterfield Crossing mixed-use development
- Walking distance to grocery, apartments, retail, restaurants and brewery

Hanover County



Available Now

10492 Lakeridge Parkway

- 7,600 SF office space available for lease in existing corporate campus
- European design, open floor plan, ample fiber optic connectivity, and considerable parking
- 80 seat theater style classroom available with projection and remote conferencing capability
- Prime access to I-95 and I-295

Henrico County

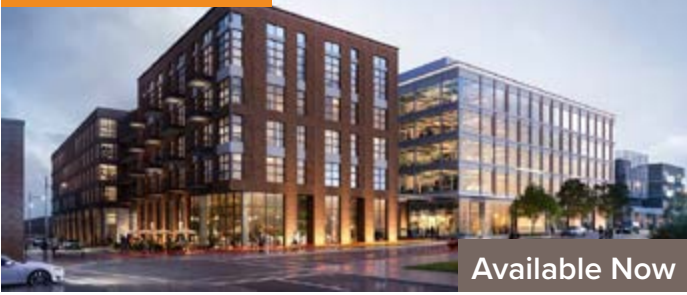


Available Now

9950 Mayland Drive

- 22,238 SF of renovated space with upgraded finishes
- 3rd floor space with lobby access
- New furniture available, accommodating 216 desks
- Lease runs through July 31, 2023
- Access to building café and fitness room
- Great Short Pump location, plentiful amenities and 1/4 mile to I-64

City of Richmond



The Current

- 30,000 RSF with a typical floor of 12,034 RSF
- Column-free floors with floor-to-ceiling windows
- Rooftop terrace and roof-level signage opportunities
- Ground-level retail and restaurants
- Attached covered garage
- Electric Vehicle charging stations and bicycle stations
- Grand two-story lobby and landscaped courtyard

Chesterfield County



Patriot Tower

- 124,100 SF Class A Office available for sale or lease
- Lobby finishes including granite, wood and upgraded flooring and wallcovering
- Landscaped campus-like setting in a natural wooded area
- Retail and restaurant opportunities in close proximity
- Several hotels are located within minutes of this facility
- 610 parking spaces (5:1 per 1,000 RSF) with 206 covered

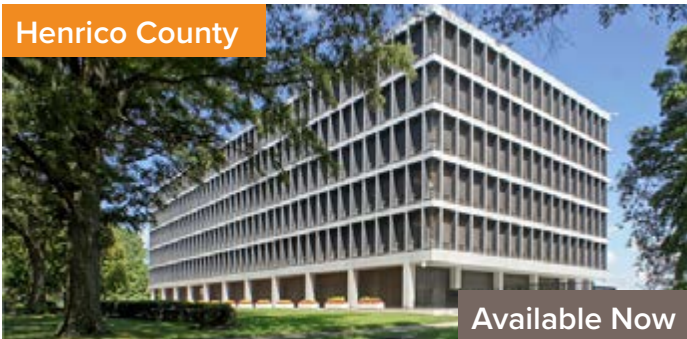
Hanover County



9204 Center Oak Court

- 11,500 SF office space available for lease
- First and second floor have been roughed-in, allowing for customized upfit
- Mixed-use development with climate controlled mini-storage component
- Less than one mile from Interstate 295
- Building and monument signage available
- Excellent walkability to numerous amenities including YMCA, grocery and restaurants

Henrico County



Reynolds Crossing

- 6000 SF up to 75000 SF available
- Plug and Play opportunity
- Sits on nearly 7 acres
- Excellent location in Reynolds Crossing at the I-64 / Glenside Dr. / Broad St. interchange
- Classroom level with conference/meeting facility
- 10 separate rooms and integrated A/V
- Secured building entries with a secured parking area
- Full service lobby level cafeteria

