



Colliers

Accelerating success.

FOR LEASE OR PURCHASE

CONTACT US

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Richmond McDaniel

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8580 Magellan Pkwy.,
Richmond, VA 23227

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

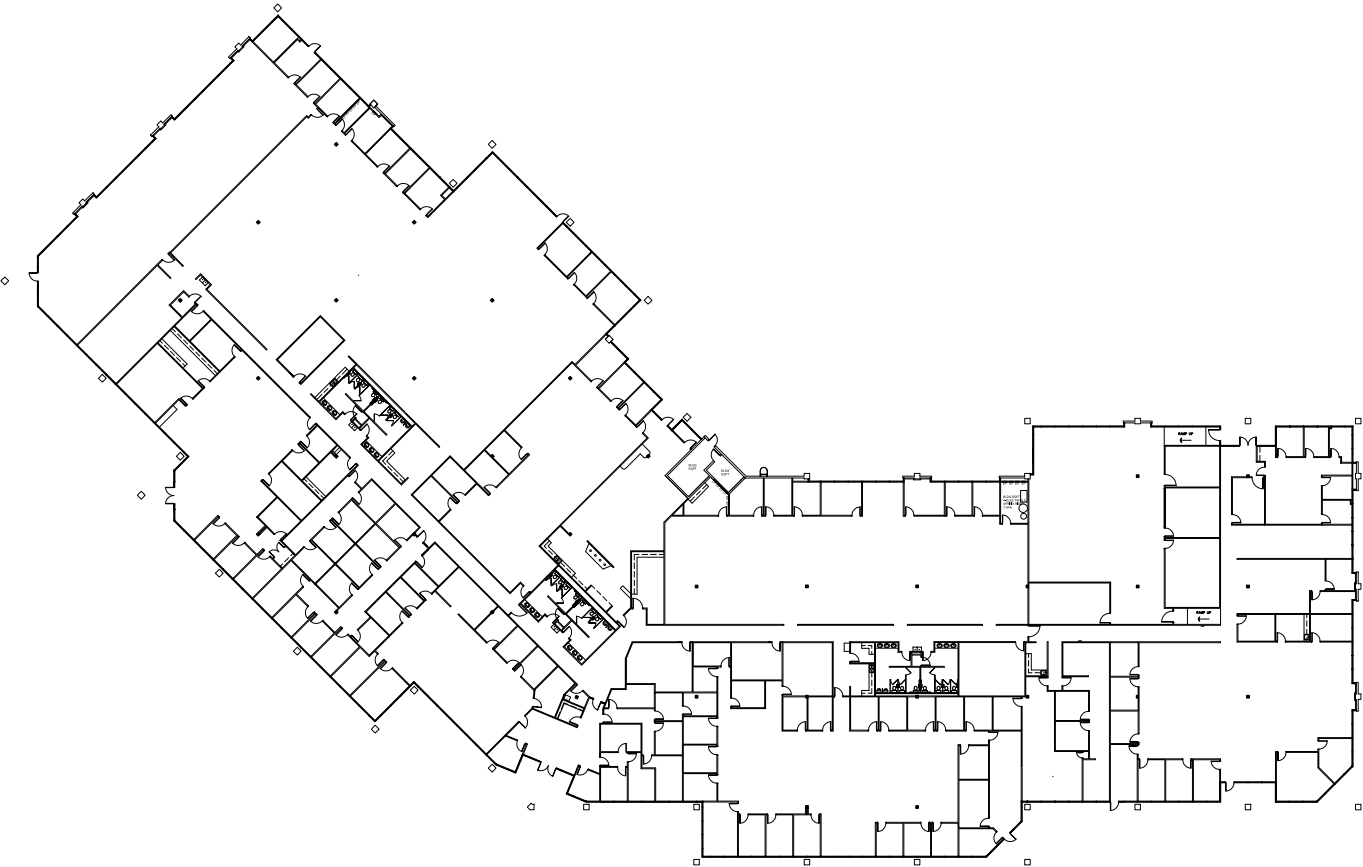
72,890 SF building available

- 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
- Full building backup generators
- Proximity to Virginia Center Commons redevelopment

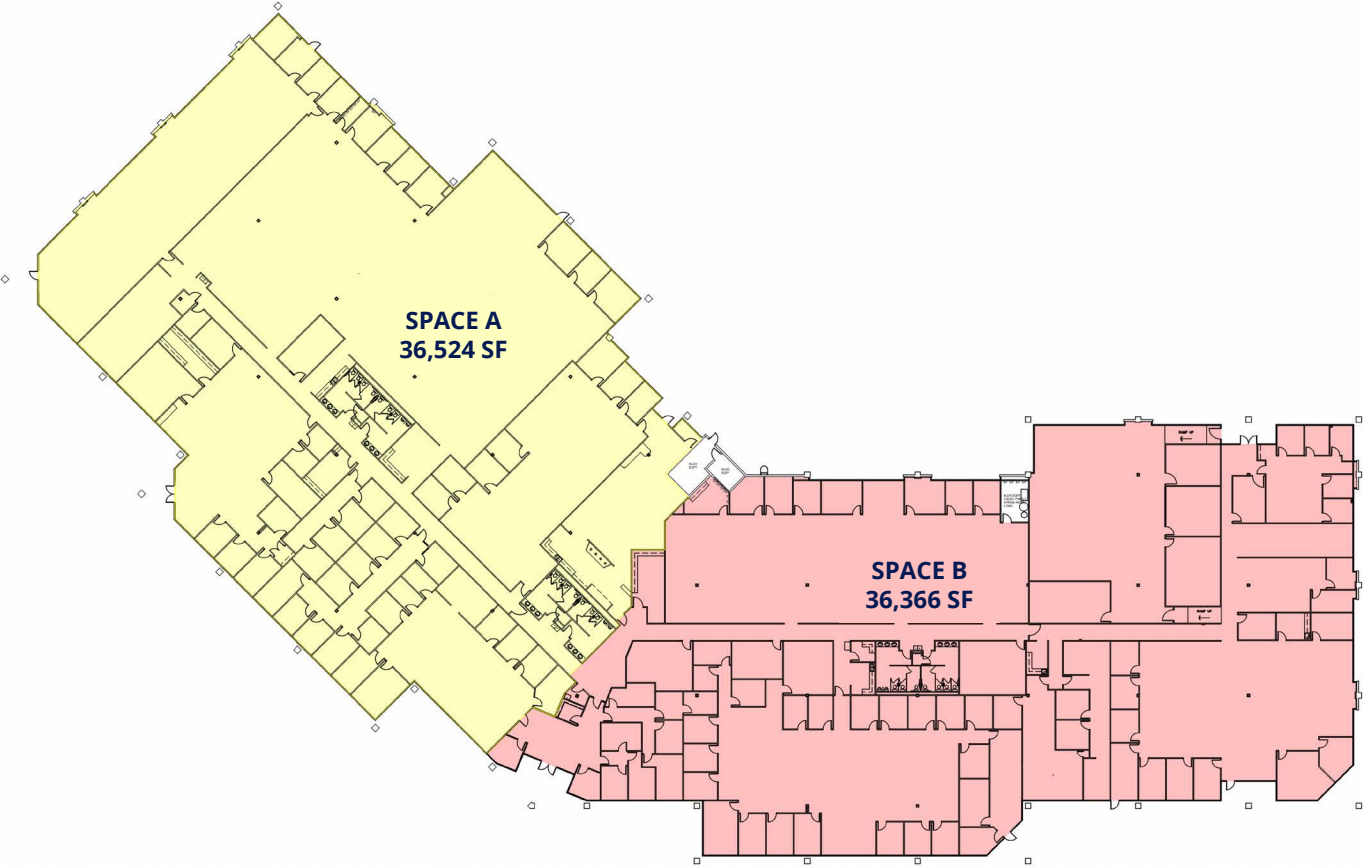
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2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

30,000 SF - 72,890 SF

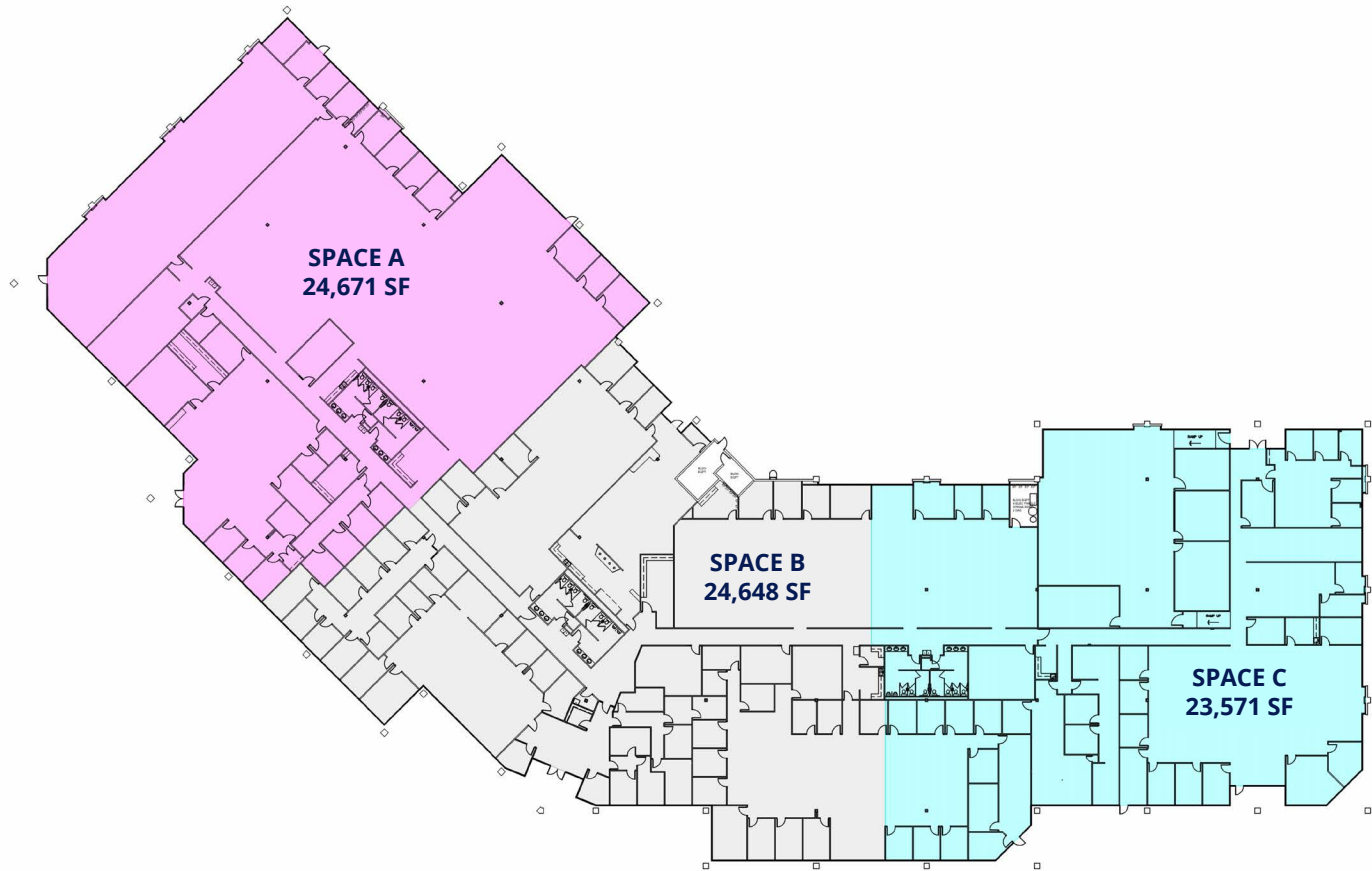


2 TENANT SCENARIO



8580 Magellan Pkwy., Richmond, VA

3 TENANT SCENARIO



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2024 Demographics

	3 miles	5 miles	10 miles
Population	44,500	127,625	526,183
Daytime Population	43,733	122,607	606,137
Households	18,105	53,110	224,457
Average Household Income	\$116,459	\$108,978	\$115,073

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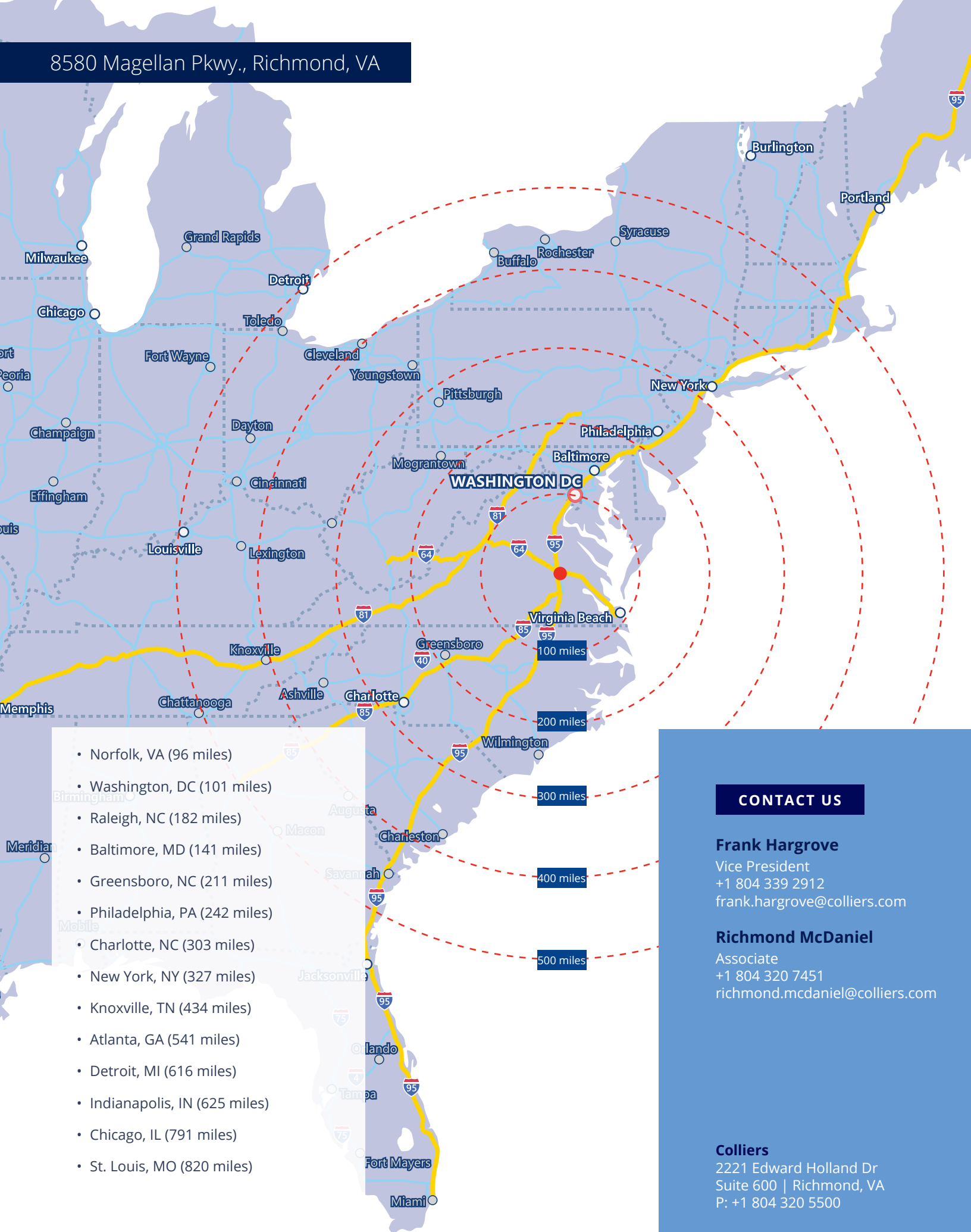
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