



OFFICE BUILDING FOR SALE OR LEASE

JAMES RIVER COMMONS

10045 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23235





OFFERING SUMMARY

Available SF:	436 - 2,144 SF
Lease Rate:	\$12.00 SF/yr (Net of Electric & Janitorial)
Building Size:	6,432 SF

AVAILABLE SPACES	SF
Second Floor	2,144 SF
301	763 SF
302	945 SF
303	436 SF

PROPERTY OVERVIEW

Three (3) story office building for lease or sale. The property is located immediately off US-60 near four major medical centers; Children's Hospital of Richmond Bon Air, Johnston- Willis Hospital, Chippenham Hospital, and Hunter Holmes McGuire VA Medical Center.

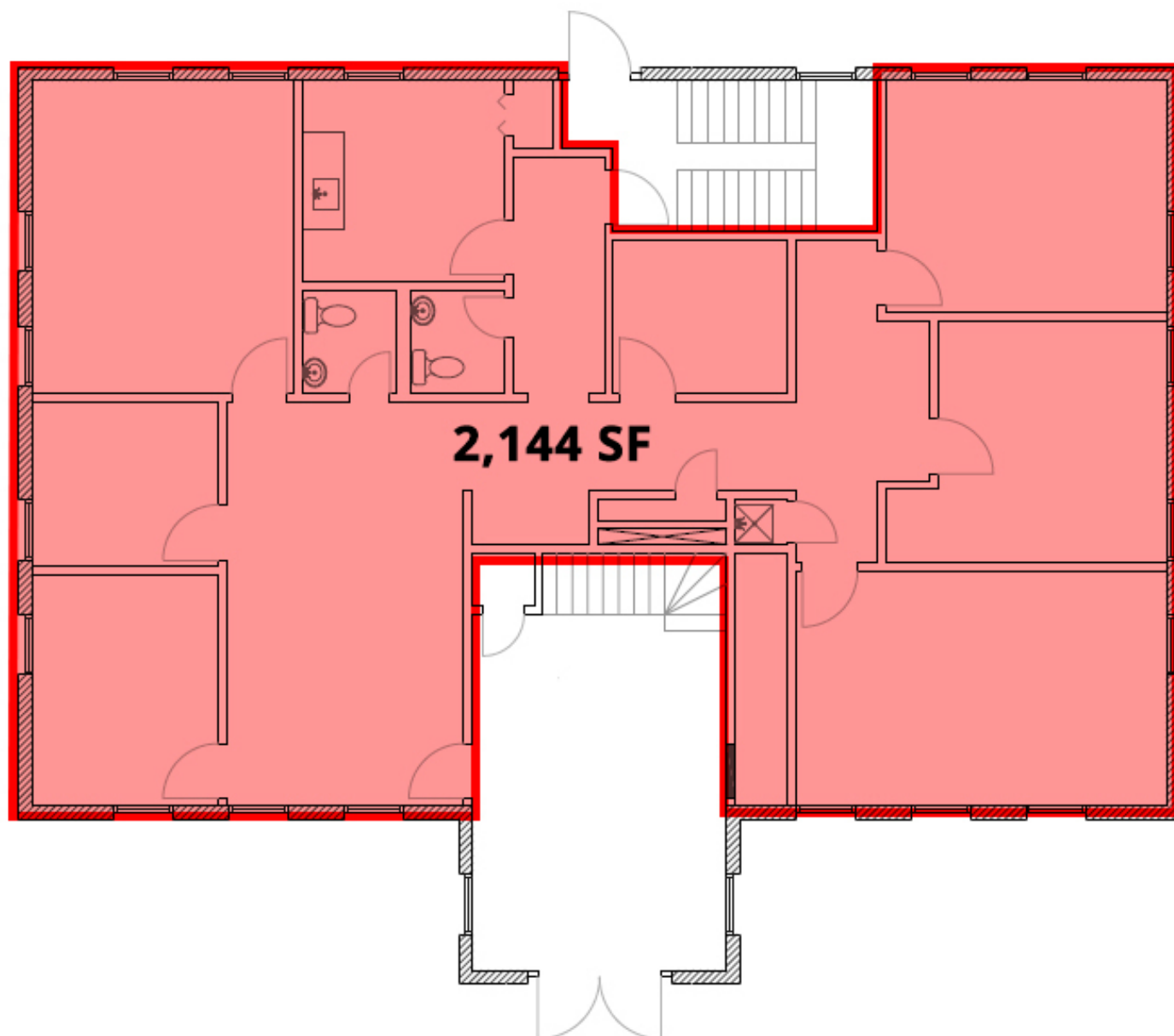
PROPERTY HIGHLIGHTS

- Up to 4,288 SF available between second and third floor.
- 2nd Floor: 6 offices, conference room, 2 bathrooms, reception area, and kitchen.
- Suite 301: 3 offices and reception area.
- Suite 302: 3 offices and reception area.
- Suite 303: 1 office and reception area.
- Excellent visibility on Midlothian Turnpike
- Tenant improvements available.

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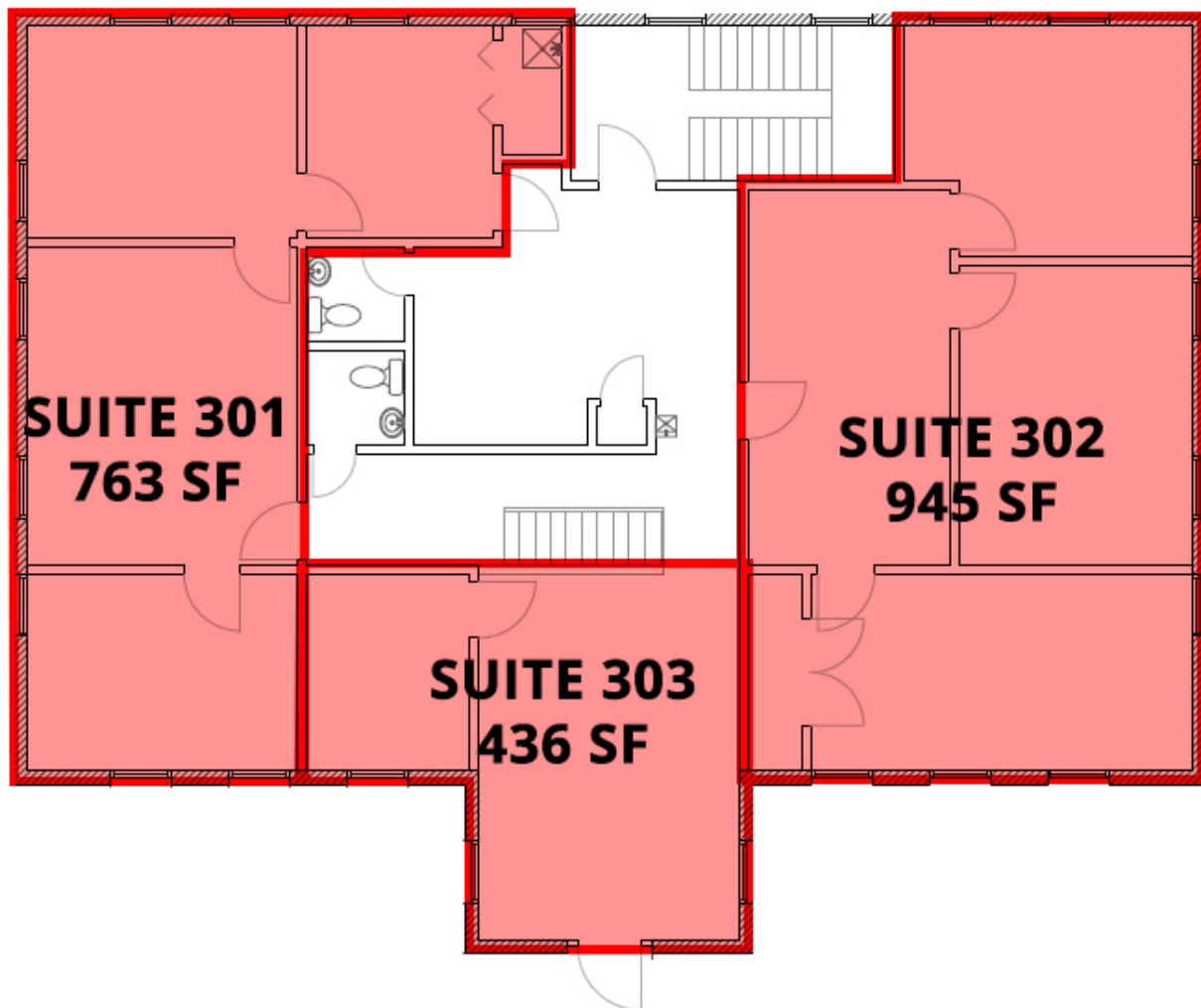
SECOND FLOOR PLAN



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THIRD FLOOR PLAN



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ADDITIONAL PHOTOS





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