

FOR LEASE

POLLARD & BAGBY
REAL ESTATE

8253 Crown Colony Pkwy, Mechanicsville, VA 23116



PROPERTY FEATURES:

- Available Suites:
 - Suites 102 - 2,262 RSF - Open layout, seven private offices, kitchenette. Can be subdivided.
 - Suite 200 - 695 RSF - Second floor walk-up, move-in ready.
- Full-service lease
- 30 on-site parking spaces
- Direct frontage on Route 301 with excellent traffic exposure
- Signage opportunities available for prominent business visibility
- Zoned B-2 (Hanover County)
- Conveniently located in the heart of Mechanicsville with easy access to surrounding retail, dining, and major thoroughfares.

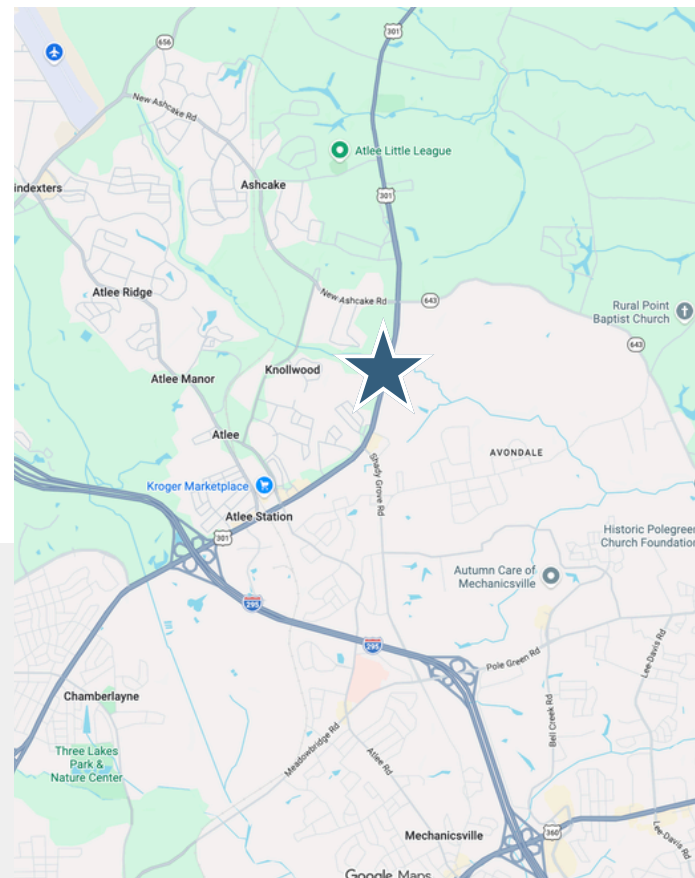
CONTACT:

G. Scott White, SIOR, CCIM

Senior Vice President - Commercial Sales & Leasing
C 804.221.3978 | scott.white@pollardandbagby.com

Lebs Breedon, CCIM

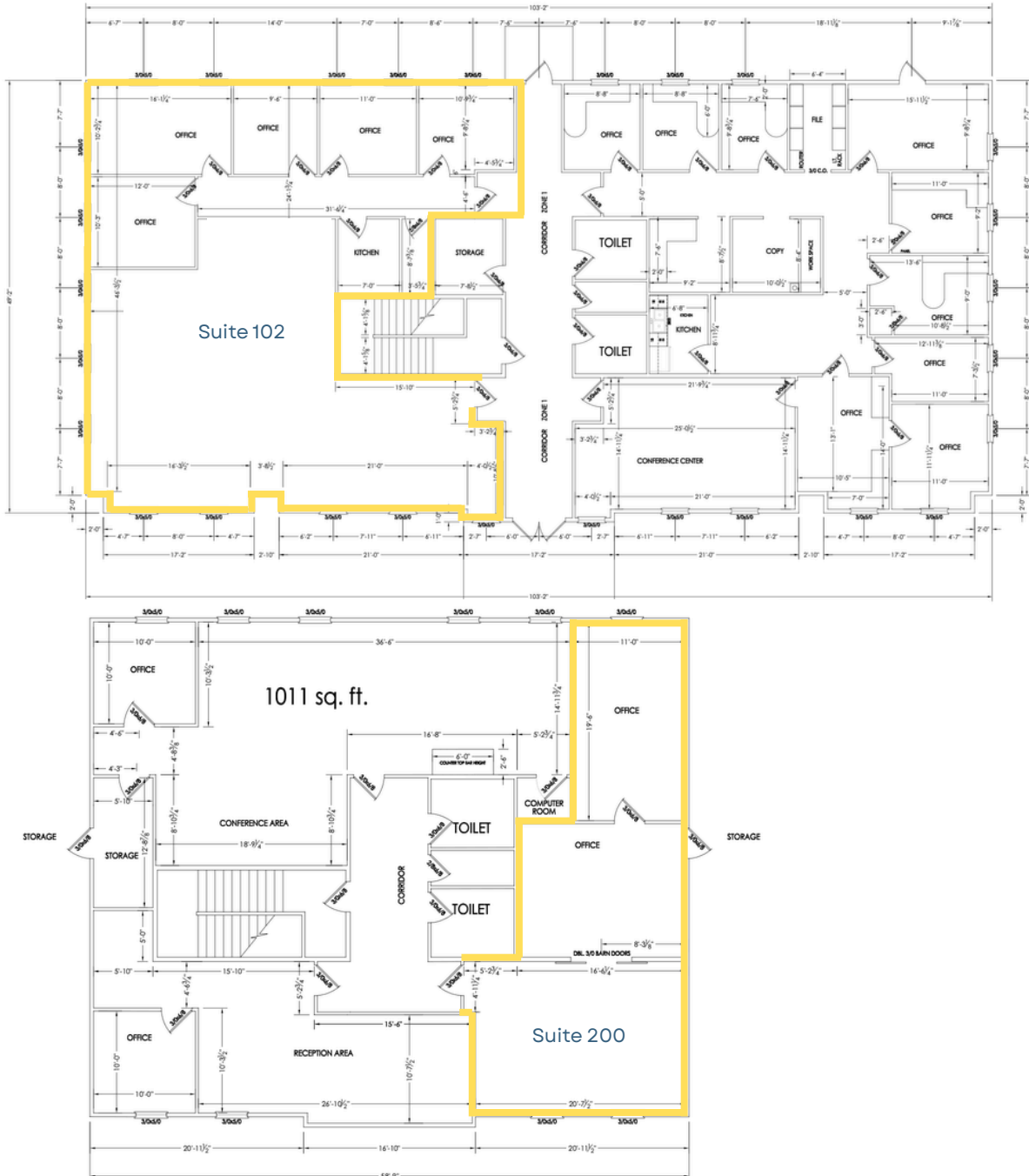
Commercial Sales, Leasing & Property Management Associate
C: 804.536.3933 lebs.breedon@pollardandbagby.com



FOR LEASE

8253 Crown Colony Pkwy, Mechanicsville, VA 23116

Layout:



Pollard & Bagby, Inc. | Serving Richmond's Real Estate Market Since 1894

2 South 5th Street, P.O. Box 2488, Richmond, VA | O: 804.643.9011 | F: 804.782.9897 | pollardandbagby.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.