



CLASS A FLEX FOR LEASE | 15,082 SF AVAILABLE

WINDSOR VII

Windsor Business Park
8565 Magellan Parkway
Richmond, Virginia 23227



CUSHMAN &
WAKEFIELD

THALHIMER

WINDSOR VII

8565 MAGELLAN PARKWAY

PROPERTY FEATURES

Windsor Business Park is a 341,960 square foot class A business park consisting of six buildings situated on approximately 62 acres of land.

Major tenants in the park include Bon Secours Health System, CVS and GPM Investments.

The Park has convenient access to I-95, I-295 and I-64 and strategically located 1 mile from I-95 and 10 miles to Richmond CBD.



AMENITIES

- Office with glass that wraps 2 sides
- FiOS internet service available
- 3.79/1,000 SF parking
- 5" floor slab



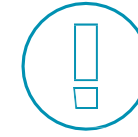
SIGNAGE

Monument signage available



CLEAR HEIGHT

18'



ZONING

M-1C



SUITE 100-300

Availability:	15,082 SF
Loading:	6 Dock high knock out positions
Timing:	9/1/26

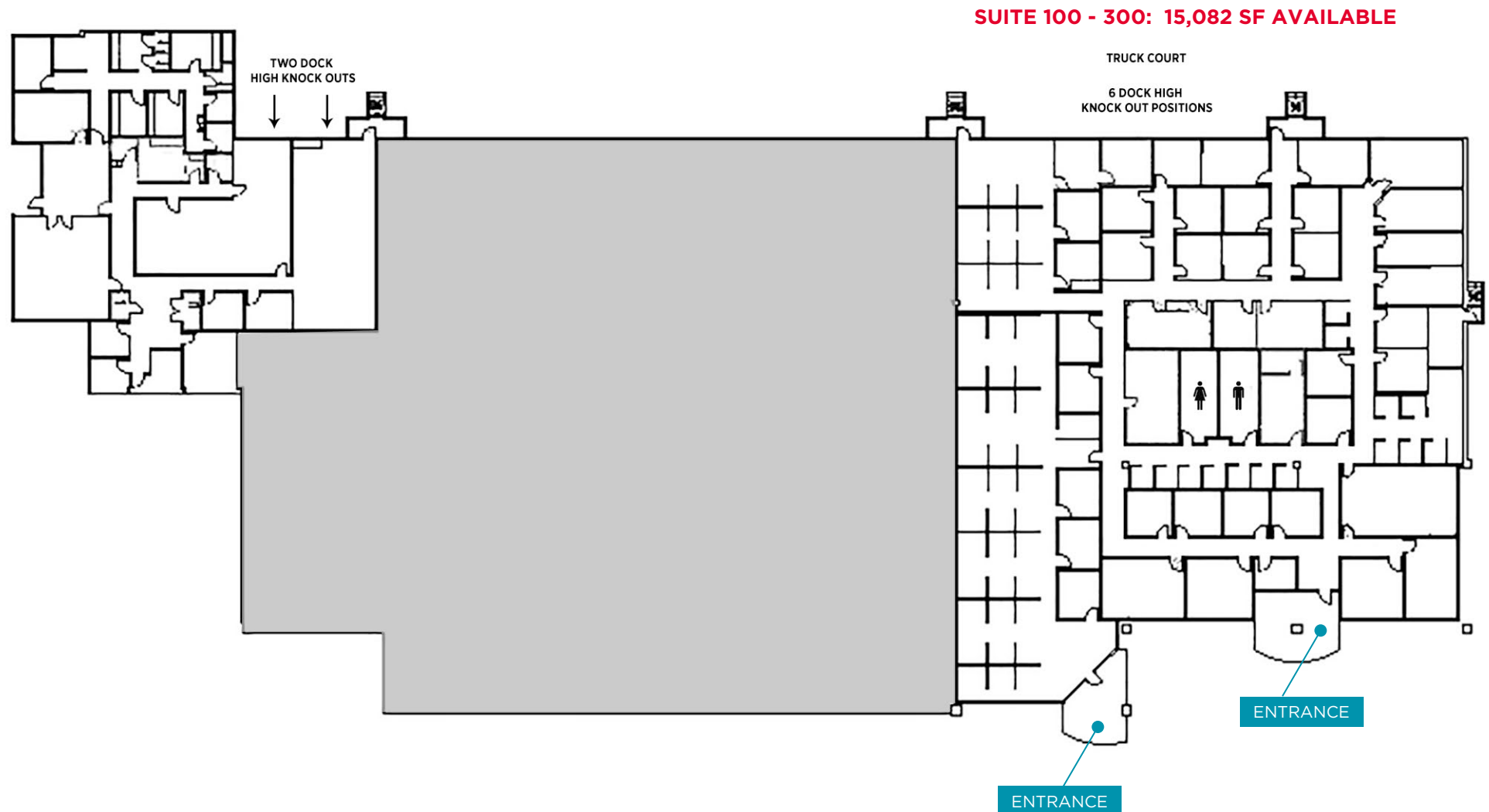


WINDSOR VII

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FLOOR PLAN

* Current Conditions - Will Demise to Suit



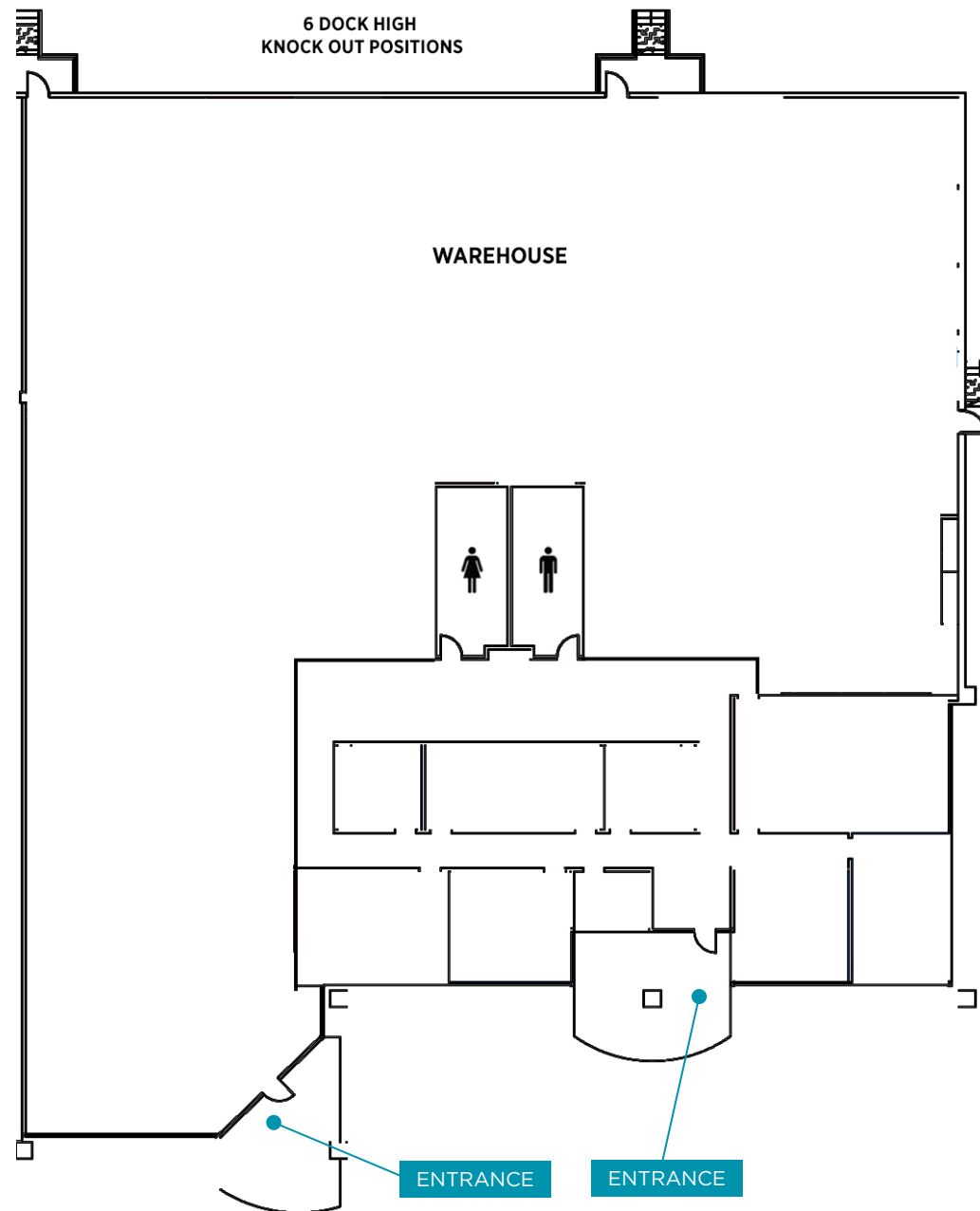
WINDSOR VII

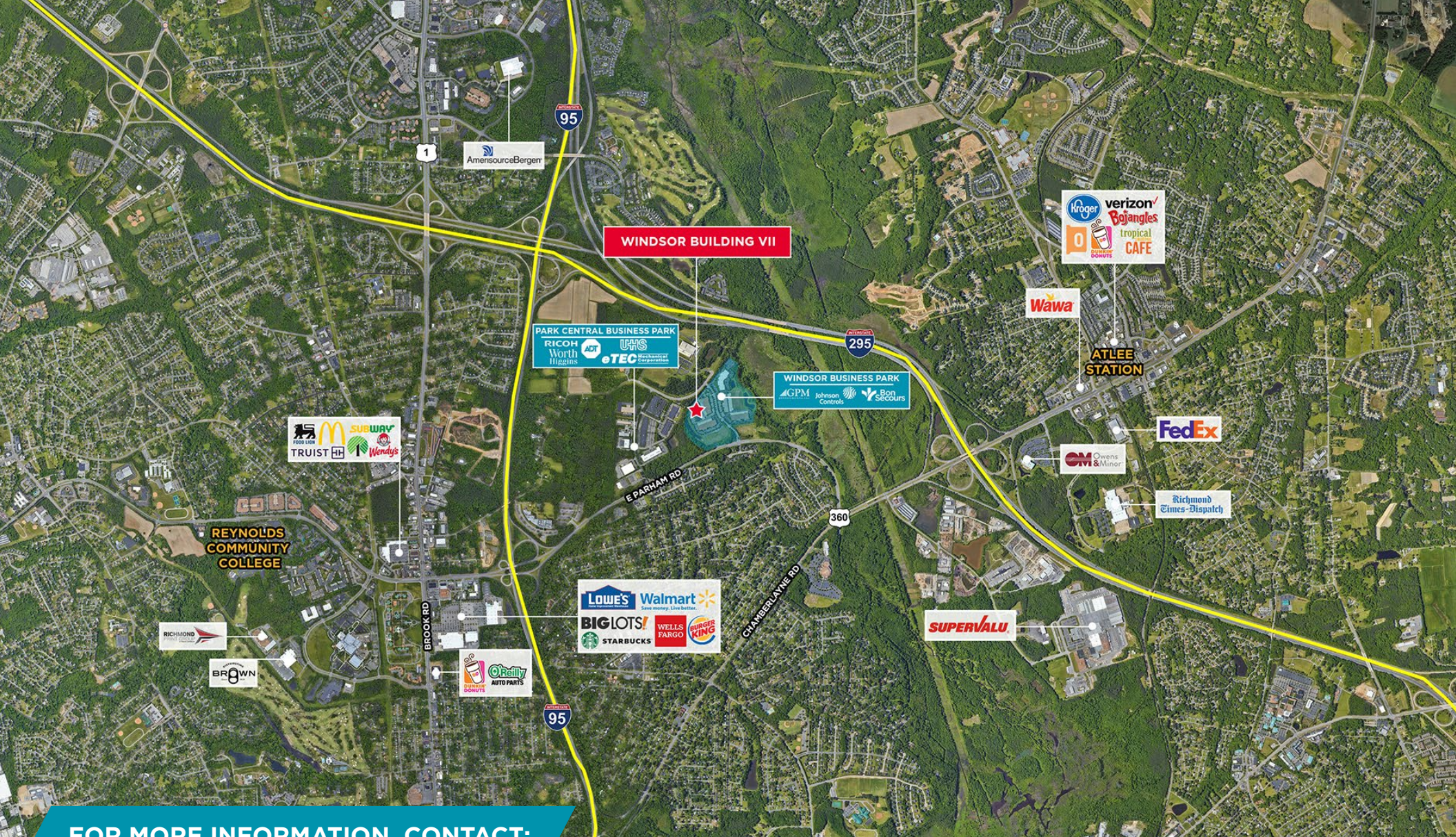
8565 MAGELLAN PARKWAY

POTENTIAL DEMOLITION PLAN

SUITE 100 - 300

15,082 SF AVAILABLE





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