

# INVESTMENT SALE

## 9816 MAYLAND DRIVE

Richmond, VA | Single Tenant Medical Building



### PROPERTY HIGHLIGHTS

- › 13,331± SF Single Tenant Medical Office Building
- › New 11± Year Lease with Options
- › Excellent Location within a Class-A Medical Corridor
- › ±7 parking spaces/1,000 SF with Existing Easement
- › Lease Rate: \$26.00/SF, Absolute NNN
- › 3% Annual Rent Increases
- › Sale Price: \$5,776,767 (\$434/SF)

### FOR MORE INFORMATION:

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# SITE LOCATION

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### LOCATION OVERVIEW

9816 Mayland Drive is located between Interstate-64 (80,000 VPD), Gaskins Rd (34,000 VPD), and US-250/Broad Street (29,000 VPD).

The Richmond Dermatology building is situated along the Mayland Medical Corridor that includes multiple neighboring physician groups and medical-adjacent users along Mayland Drive and Mayland Court.

Medical Provider:

