

New Ownership!

Colliers

MARWAHA TOWER III MIDTOWN

2221 Edward Holland Dr., Richmond, VA



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Marwaha Tower III delivers class A office space in Henrico with premier amenities and a highly convenient location

- Six-story Class A suburban office building totaling 192,807 SF
- Prime location at Staples Mill Road; immediate access to I-64/ Staples Mill interchange
- Surface parking at 5.2/1,000
- Exterior building signage available for large users
- Building built in 1990; building systems renovated in 2009
- Building Amenities: refreshment lounge, loading dock and covered exterior patio
- Unparalleled access to Richmond area, close proximity to major roads, interstate, and retail

AVAILABILITIES

First Floor	Suite 100: 8,276 RSF
	Suite 101: 9,191 RSF
	Suite 103: 720 RSF
	Suite 105: 8,519 RSF*
Second Floor	Suite 200: 29,483 RSF*
Fourth Floor	Suite 400: 31,829 RSF*
Fifth Floor	Suite 501: 5,765 RSF

**Suites 105, 200 & 400 can be subdivided*

All square footages are estimates and subject to field verification. Ownership is in the process of remeasuring the building to reflect planned amenity enhancements, which may modify the core factor and resulting rentable areas.



NEW BUILDING AMENITIES COMING 2026!

- ✓ Expanded Cafe
- ✓ Gym Facility & Yoga Studio
- ✓ Conference Facility
- ✓ Showers & Locker Rooms



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First Floor

Available

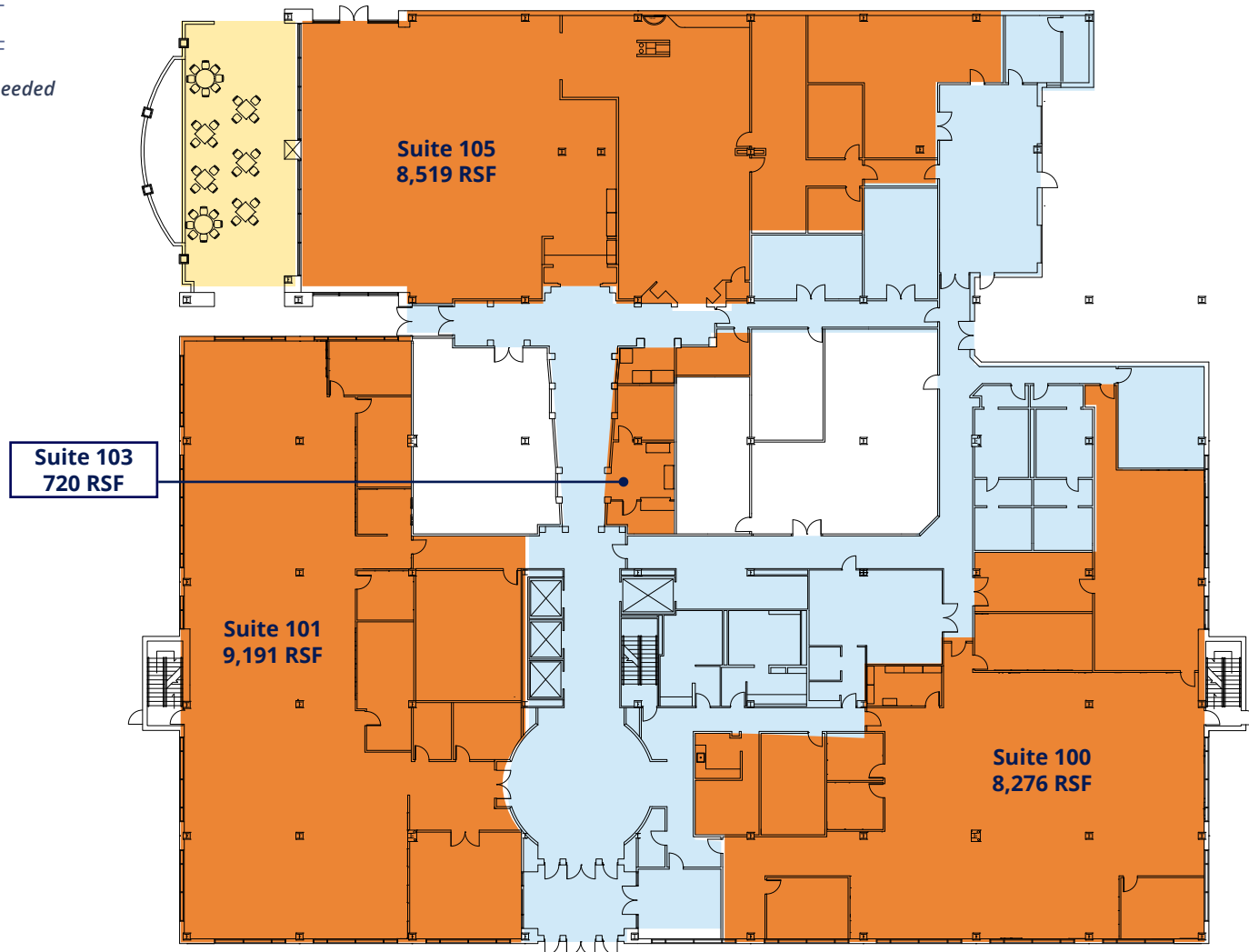
Suite 100 8,276 RSF

Suite 101 9,191 RSF

Suite 103 720 RSF

Suite 105 8,519 RSF

Available 7/1/2026, or sooner if needed



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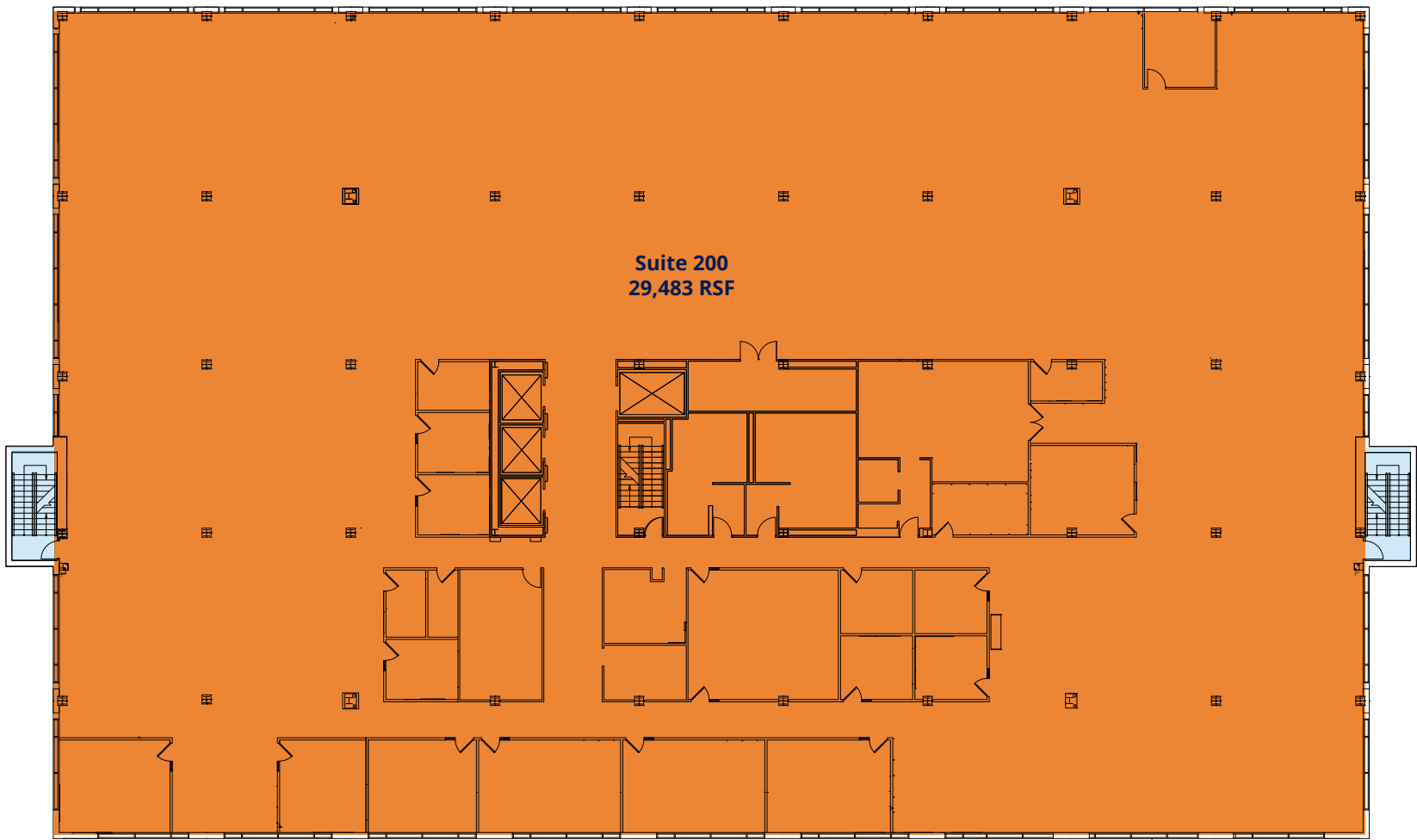
- Available Space
- Shared Area
- Leased

Second Floor | Existing as built

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



MARWAHA

TOWER III MIDTOWN

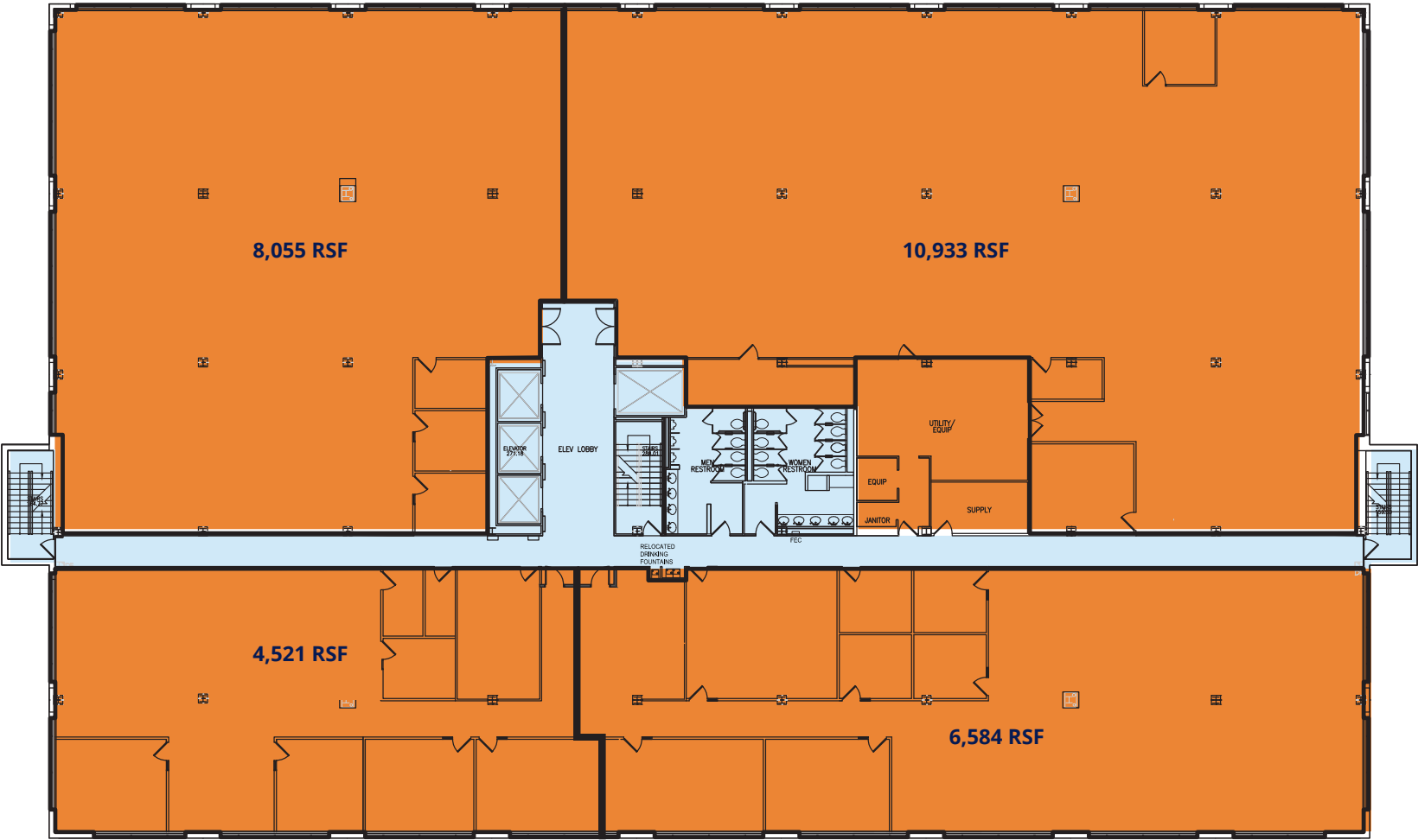
- Available Space
- Shared Area
- Leased

Second Floor | Conceptual Subdivision Plan

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



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- Available Space
- Shared Area
- Leased

Fourth Floor | Existing as built

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed



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TOWER III MIDTOWN

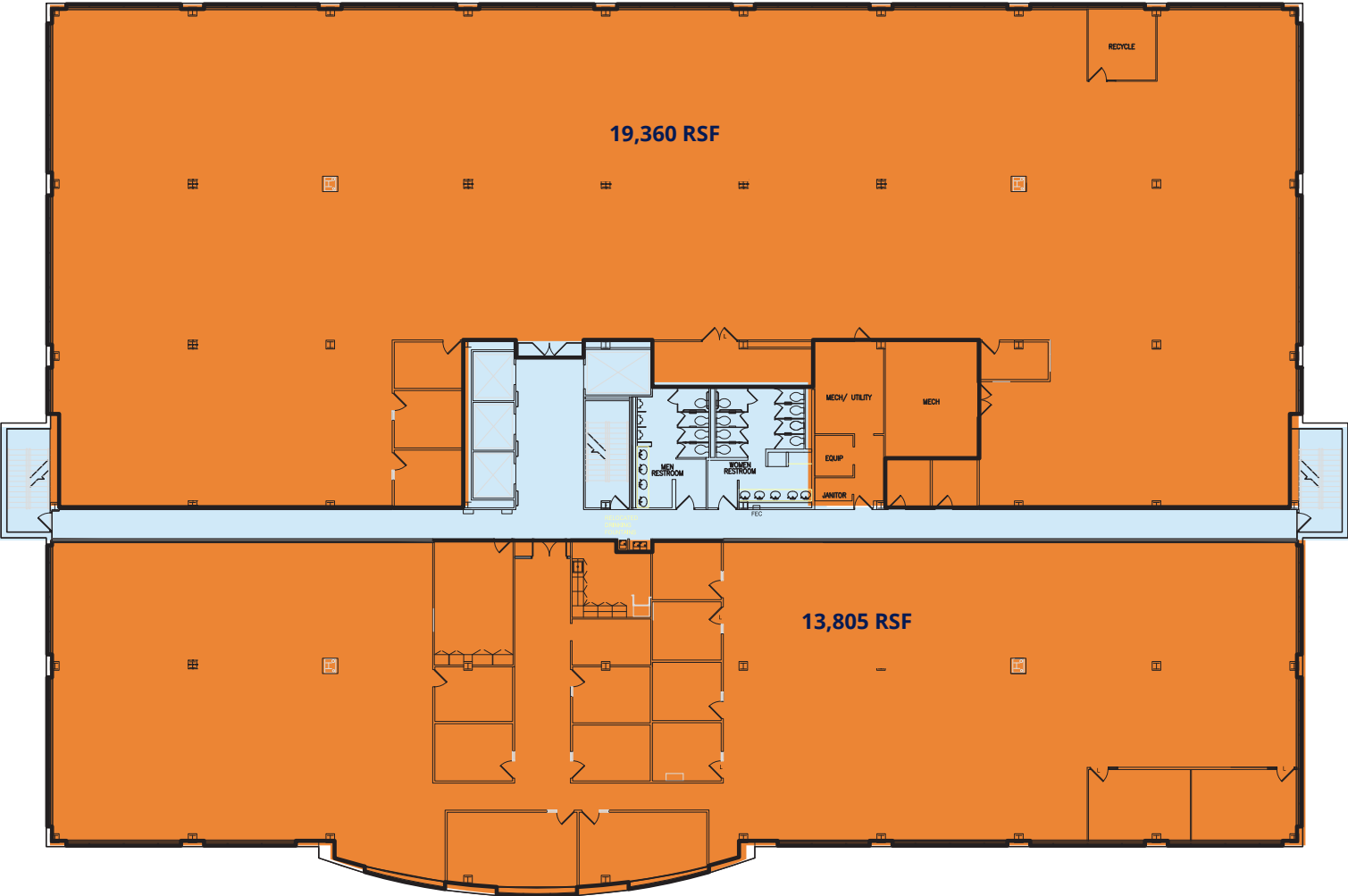
- Available Space
- Shared Area
- Leased

Fourth Floor | Conceptual Subdivision Plan

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed



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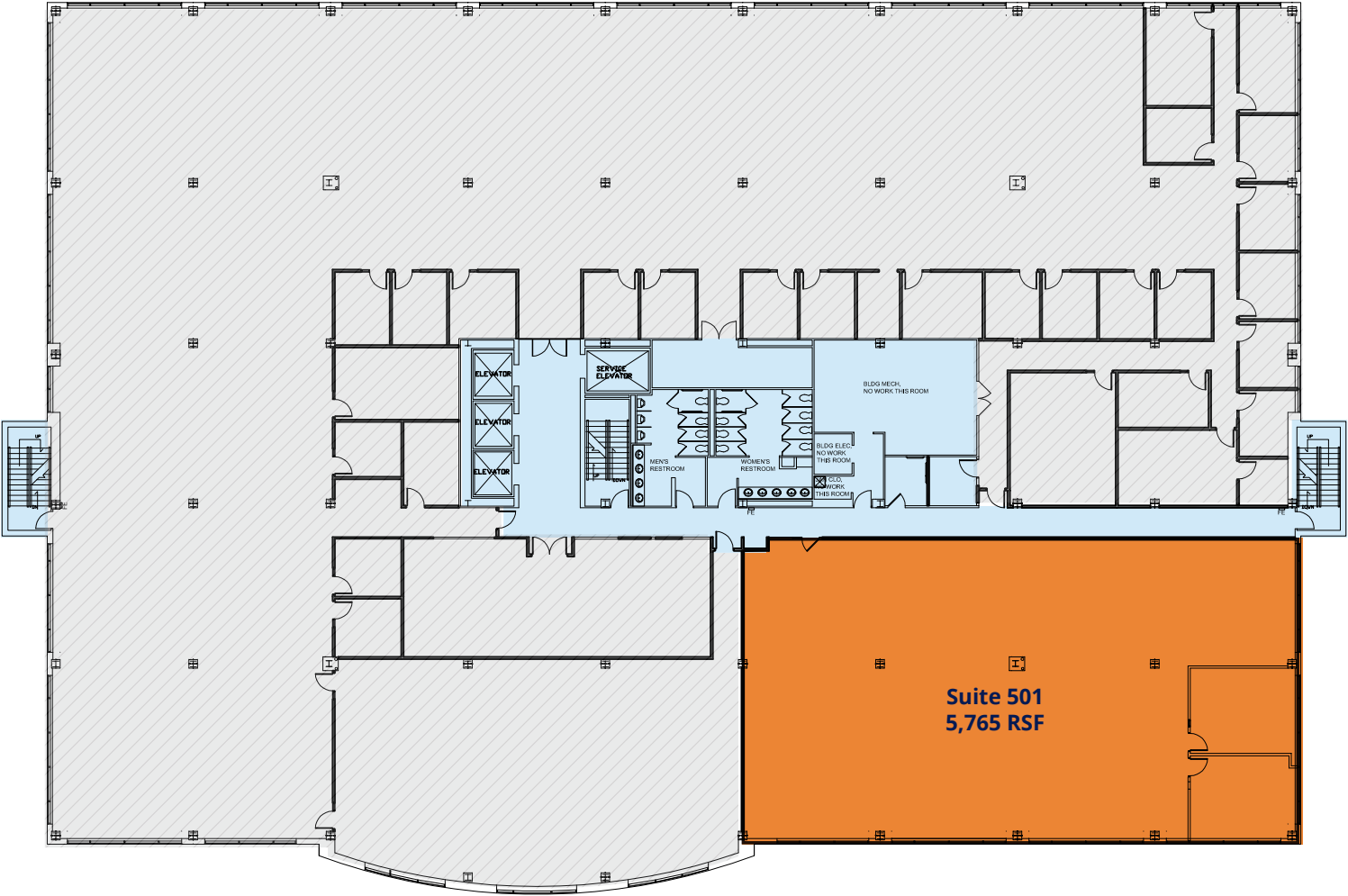
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- Available Space
- Shared Area
- Leased

Fifth Floor

Available SF

Suite 501 5,765 RSF



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CONTACT US

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