

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.



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



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TOWER III MIDTOWN

- Available Space
- Covered exterior patio
- Shared Area
- Leased

First Floor

Available

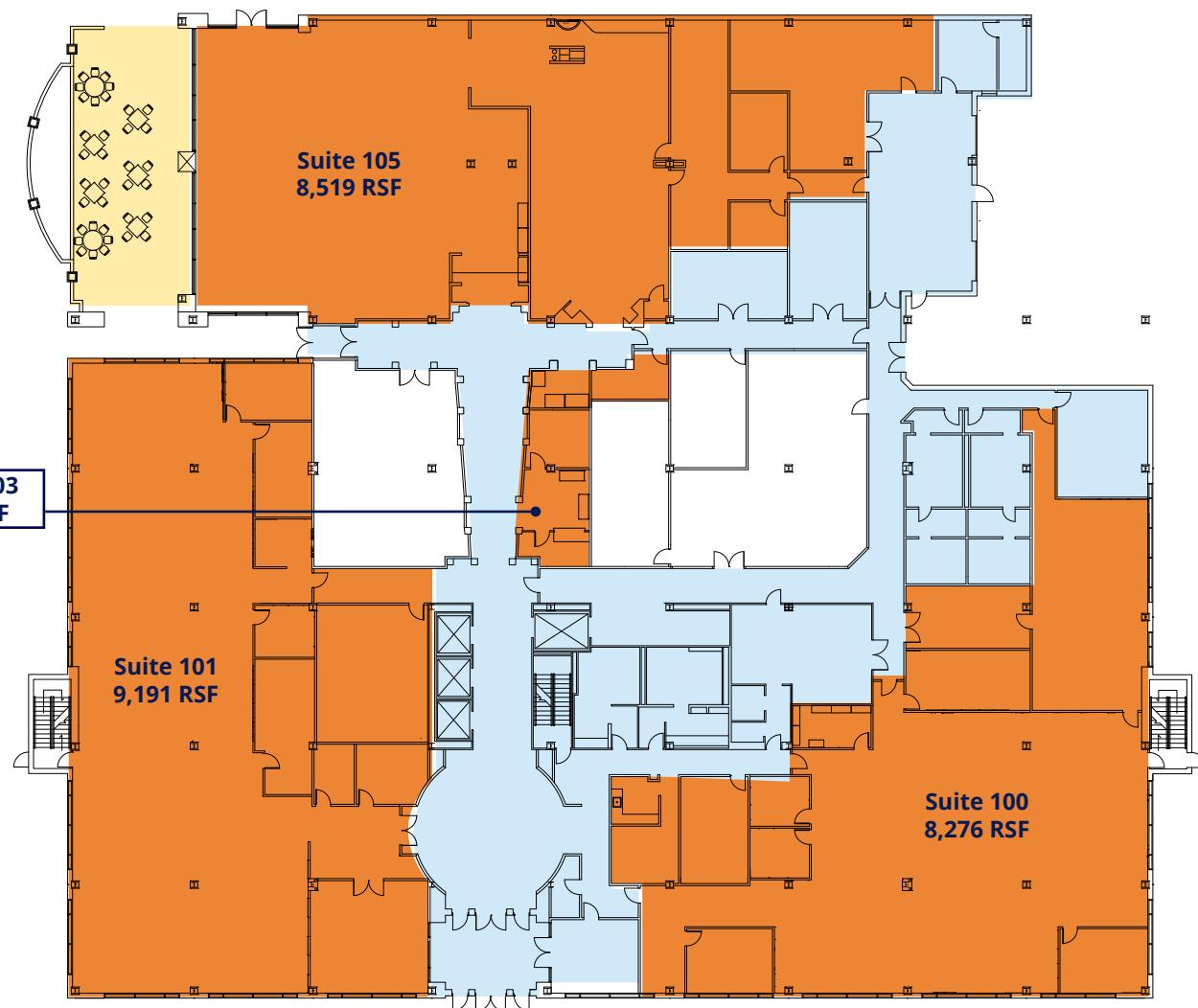
Suite 100 8,276 RSF

Suite 101 9,191 RSF

Suite 103 720 RSF

Suite 105 8,519 RSF

Available 7/1/2026, or sooner if needed



MARWAHA

TOWER III MIDTOWN

- 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

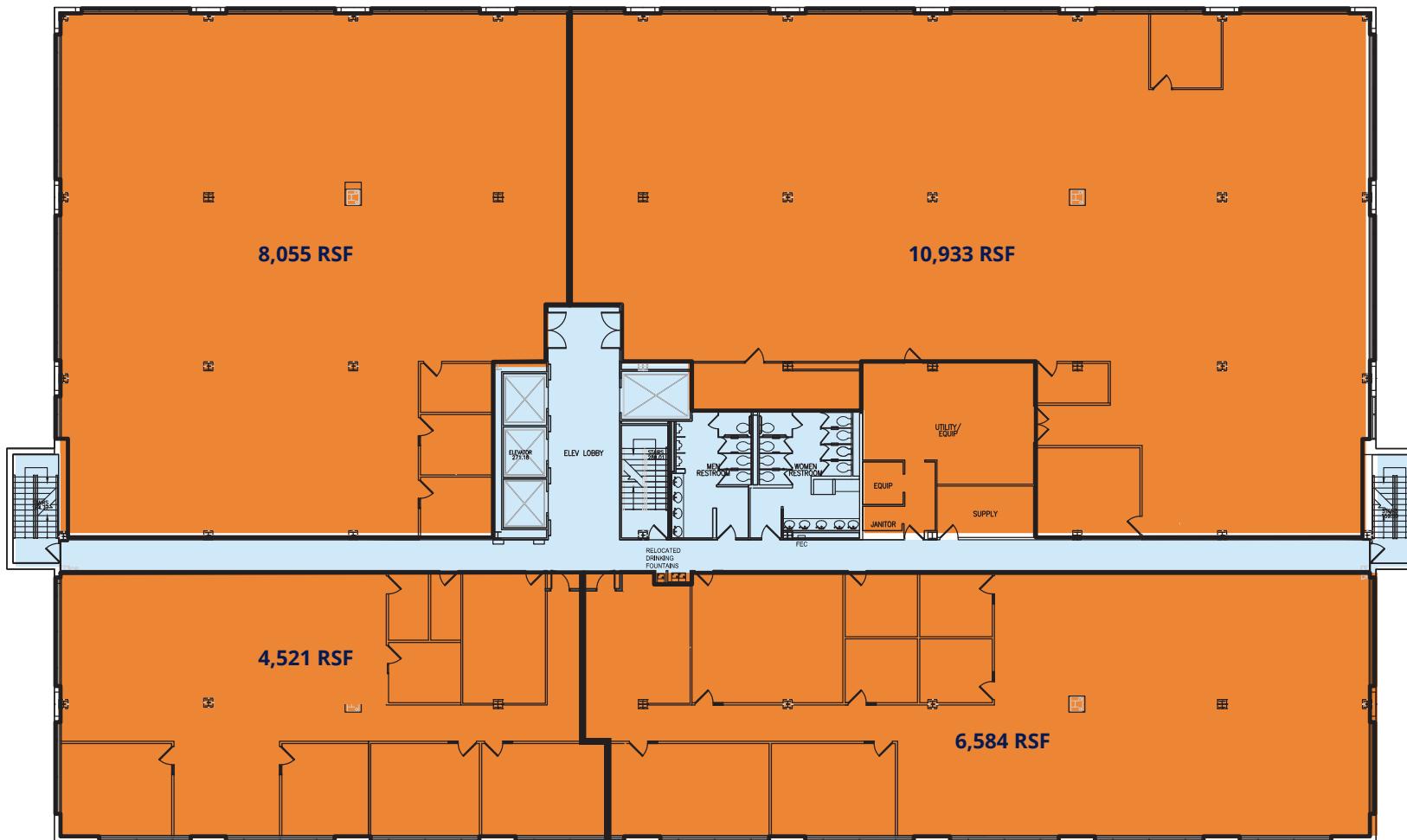
Second Floor | Conceptual Subdivision Plan

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed

- Available Space
- Shared Area
- Leased



MARWAHA

TOWER III MIDTOWN

Fourth Floor | Existing as built

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed

- Available Space
- Shared Area
- Leased



MARWAHA

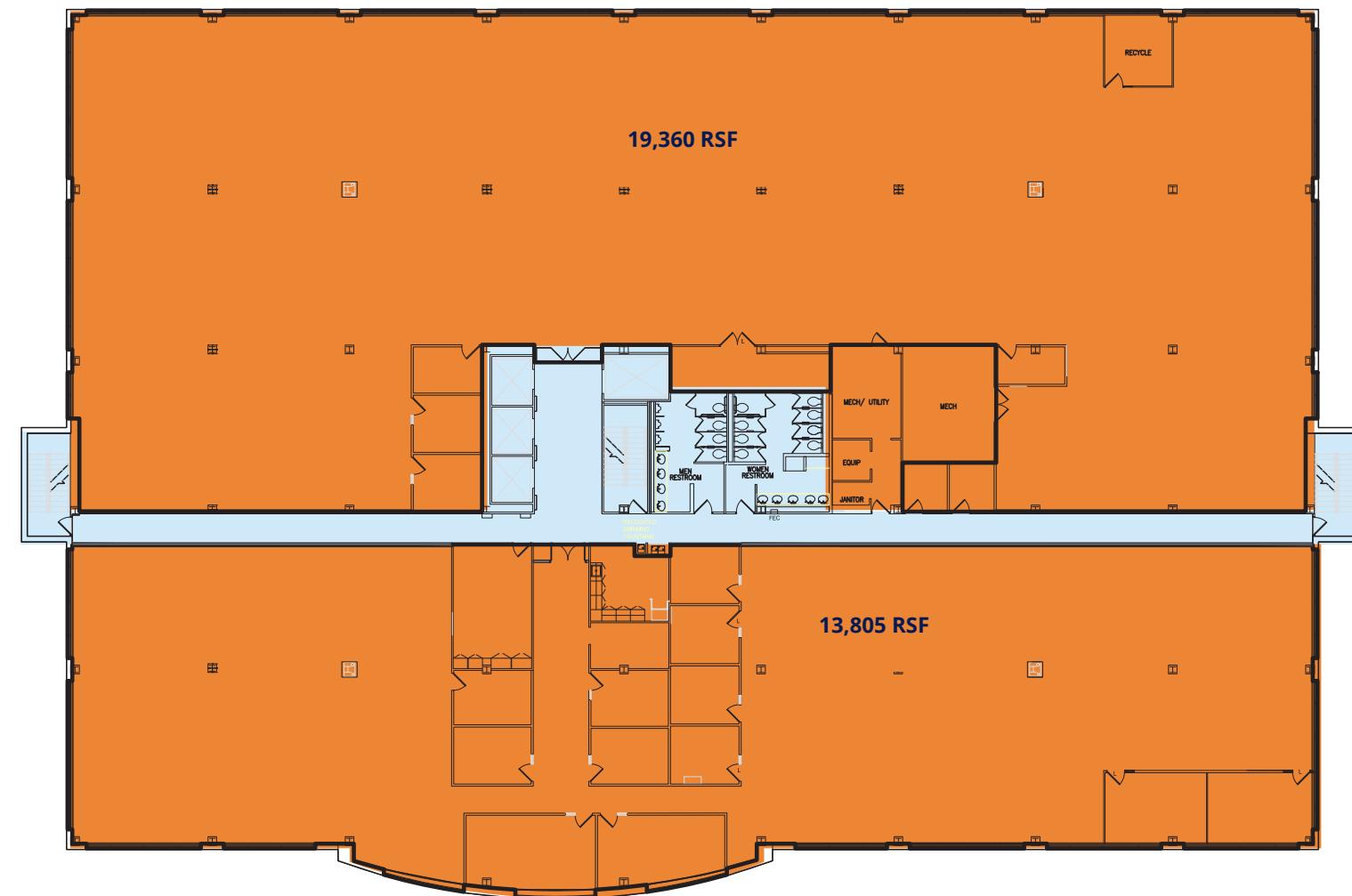
TOWER III MIDTOWN

Fourth Floor | Conceptual Subdivision Plan

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed



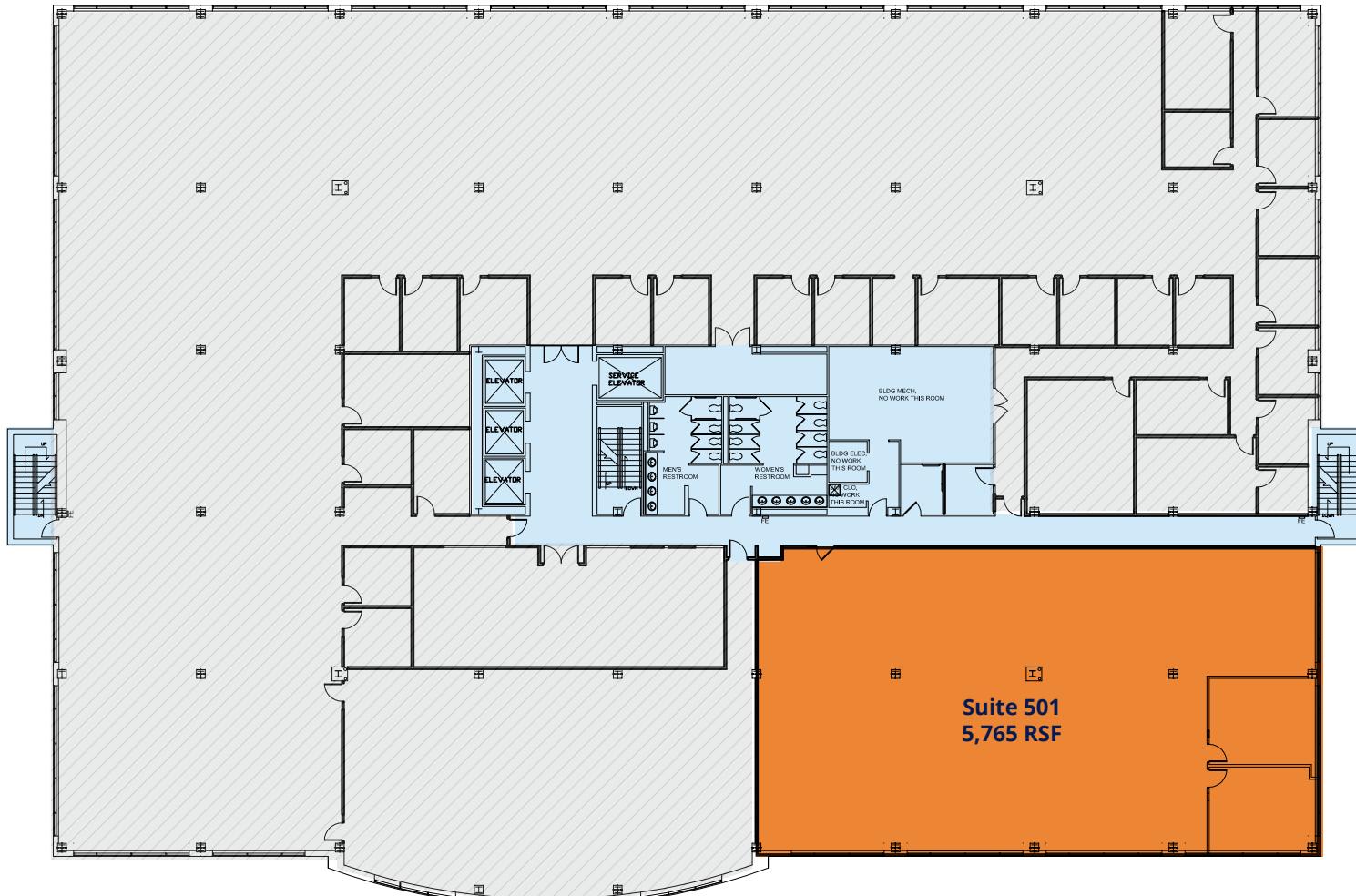
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TOWER III MIDTOWN

- Available Space
- Shared Area
- Leased

Fifth Floor

Available SF
Suite 501 5,765 RSF



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