

THE GAULDEN
— GROUP —




FOR LEASE



10810 Hasty Ln | Suite 200B

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DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

OFFERS

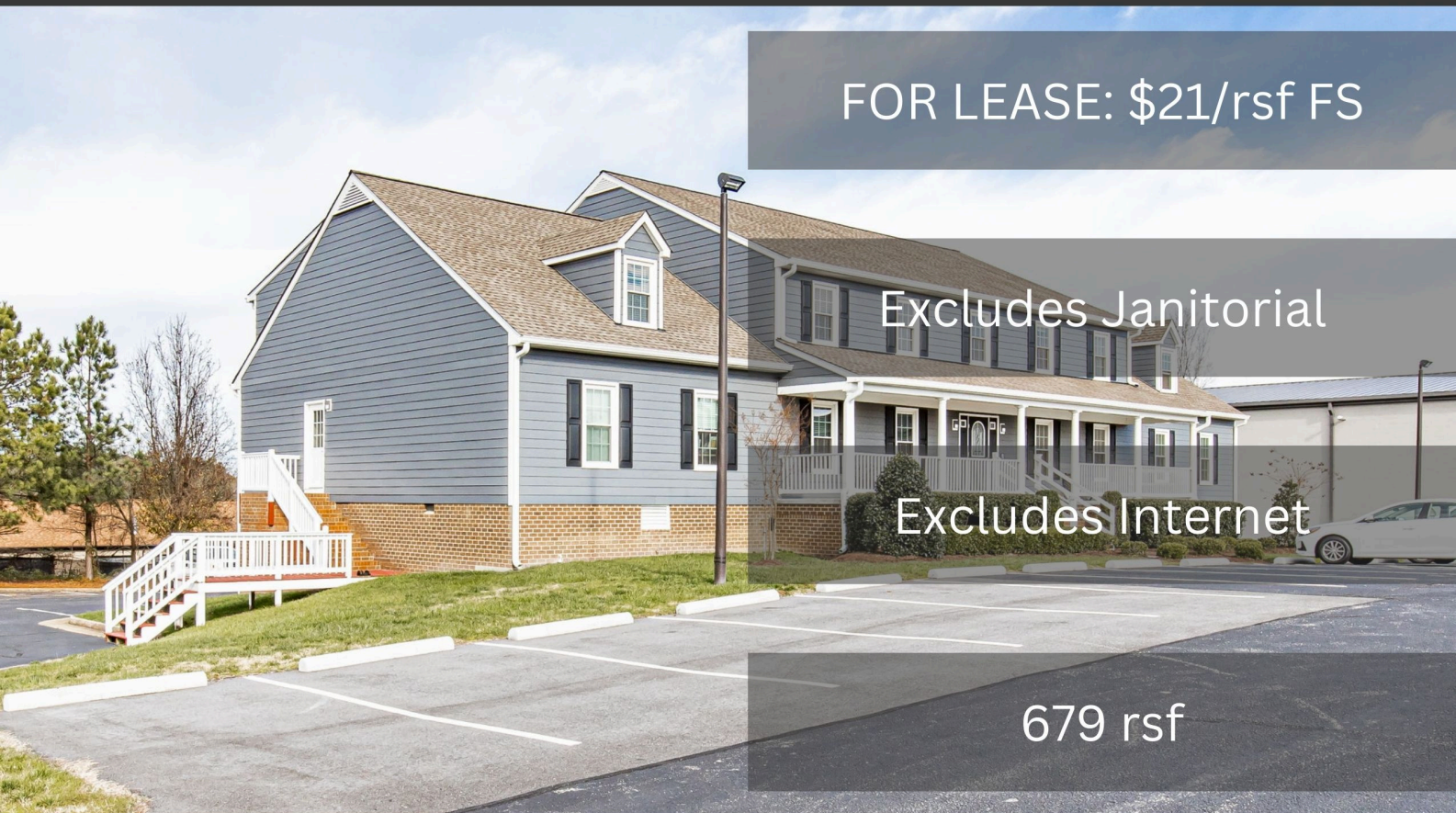
All offers should be emailed directly to David Gaulden, at david@thegauldengroup.com, in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.



3 Lease Information

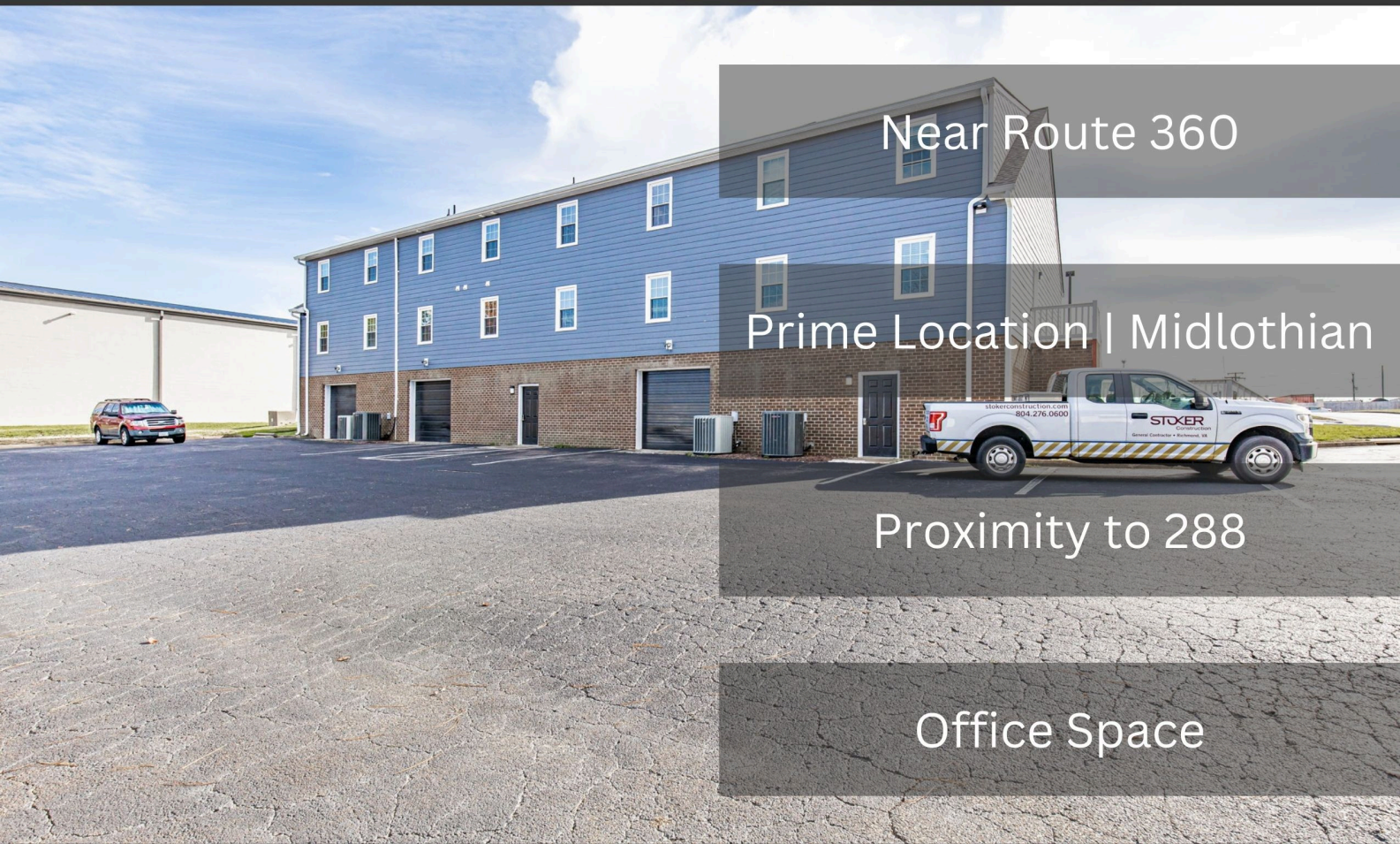


FOR LEASE: \$21/rsf FS

Excludes Janitorial

Excludes Internet

679 rsf



Near Route 360

Prime Location | Midlothian

Proximity to 288

Office Space

4 Exterior Pictures



5 Interior Pictures



112

-
- 100'-0"
- 14'-5 1/2" 14.458
- 8'-3 1/2" 8.295
- 12'-3 1/2" 12.295
- 12'-3 1/2" 12.295
- 12'-3 1/2" 12.295
- 12'-3 1/4" 12.271
- Suite 200 C (1 of 2) 178 SF
- Suite 200 C (2 of 2) 100 SF
- 11'-9 1/2" TYP 11.771
- Suite 200 F 145 SF
- Suite 200 A 145 SF
- Future Doorway Framing Prepared
- 201 (1 of 7) 145 SF
- 201 (2 of 7) 145 SF
- 200 (Corridor) 138 SF
- (Common Area) 257 SF
- 200 E 222 SF (includes dormer area & supply closet)
- 200 D 131 SF
- Suite 200 B Office/Reception (1 of 5) 203 SF
- Attic Access
- Jan
- Men
- Women
- 201 Breakroom
- Suite 200 B Closet/Supply 45 SF
- Suite 200 B (2 of 5) 96 SF
- Suite 200 B (3 of 5) 83 SF
- Suite 200 B (4 of 5) 130 SF
- Suite 200 B (5 of 5) 122 SF
- Suite 200 B (6 of 7) 100 SF
- Suite 200 B (7 of 7) 100 SF
- 10'-0" 10.042
- 3'-7 1/2" 3.625
- 10'-5 1/4" 10.438
- 8'-3" 8.25
- 10'-5 5/8" 10.469
- 15'-5 5/8" 15.469
- 8'-7" 8.583
- 8'-8" 8.667
- 10

dimensions are center to center unless otherwise noted

7 Zoning & Use

Midlothian, VA

Greater Richmond MSA

Property Zoning
I1 - Light Industrial

I1 zoning offers an array of varying uses within Chesterfield County.

Best Potential Uses For This Property: General office and professional services

8 Our Process

Contact us to schedule a tour!

Industry Leading Service
Unmatched Communication
100% Fiduciary Responsibility

PHONE:

804-869-3059

EMAIL:

david@thegauldengroup.com

WEBSITE:

www.thegauldengroup.com



Tour

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

Offer

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

Lease

We will work with your team or attorney to get you leased and operating stress free.

9 Contact



David Gaulden

The Gaulden Group is a commercial sales and leasing consultant based in the Greater Richmond area powered by Real Broker LLC. We bring a wealth of knowledge and experience to the local real estate market, while being a leading innovator when it comes to the use of videography and social media targeting in commercial real estate. The Gaulden Group specializes in providing first-class real estate services, with a focus of providing unparalleled value to their clients through the use of creative marketing techniques and first class communication. By combining the personalized touch of a local brokerage with the complexity and expertise of a global leader, we can focus on building partnerships with our clients and create tailored plans that achieve strategic goals across all asset and class types.



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www.thegauldengroup.com