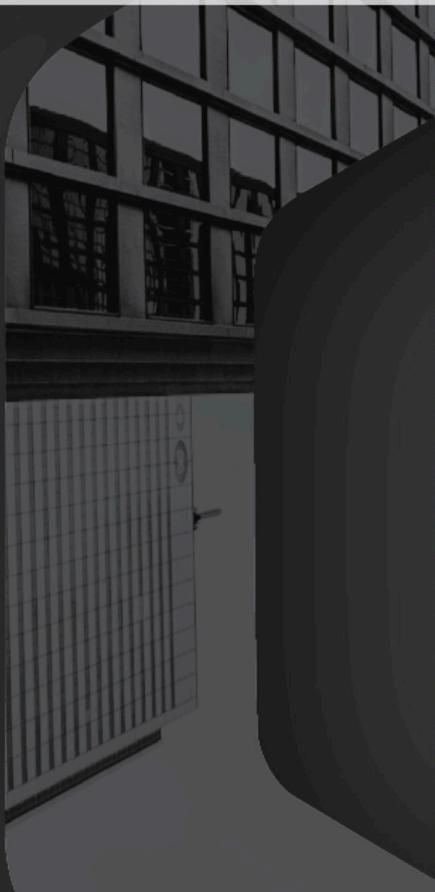


THE GAULDEN
— GROUP —

FOR LEASE



10810 Hasty Ln | Suite 200B

BROCHURE CONTENTS



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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.

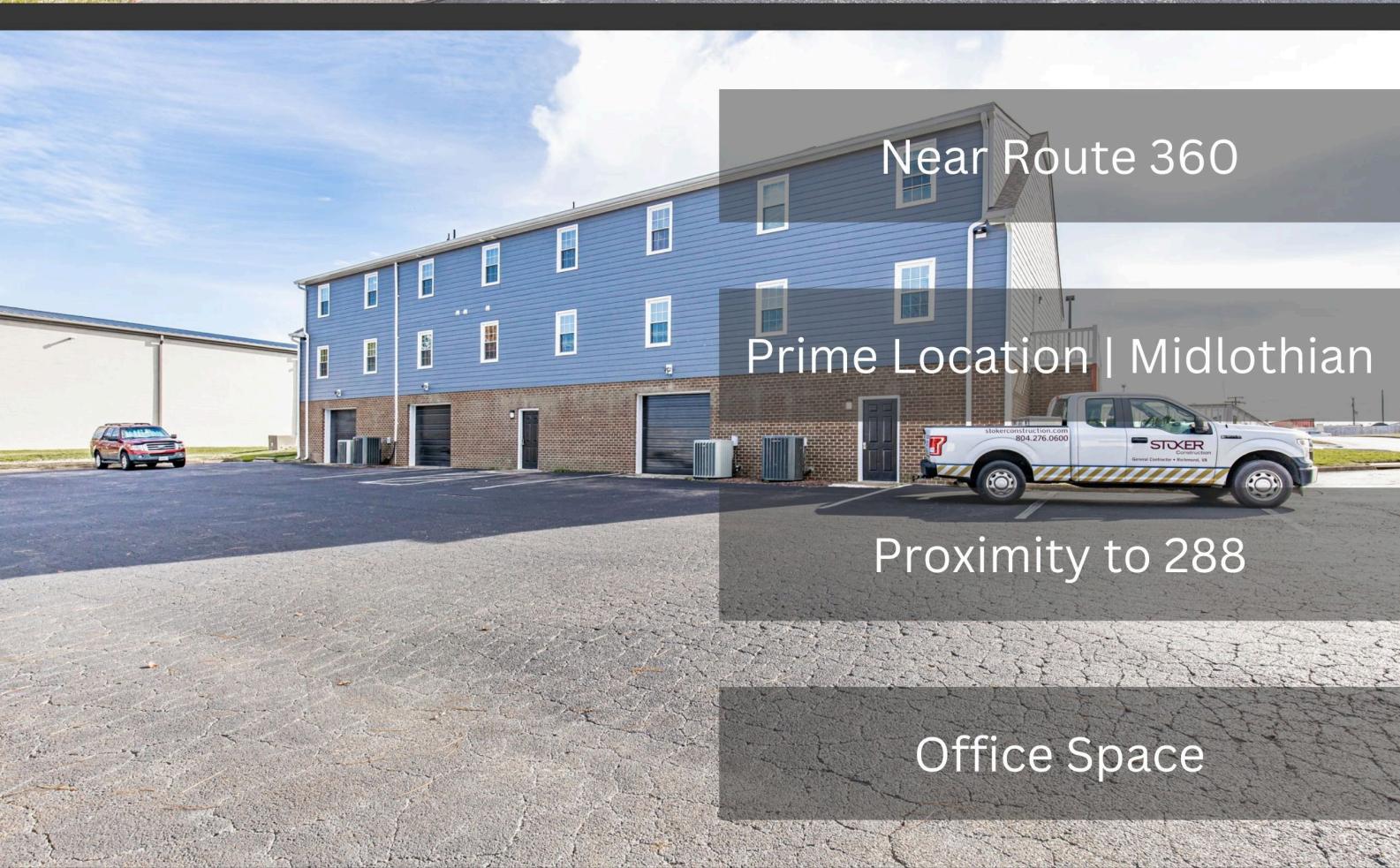
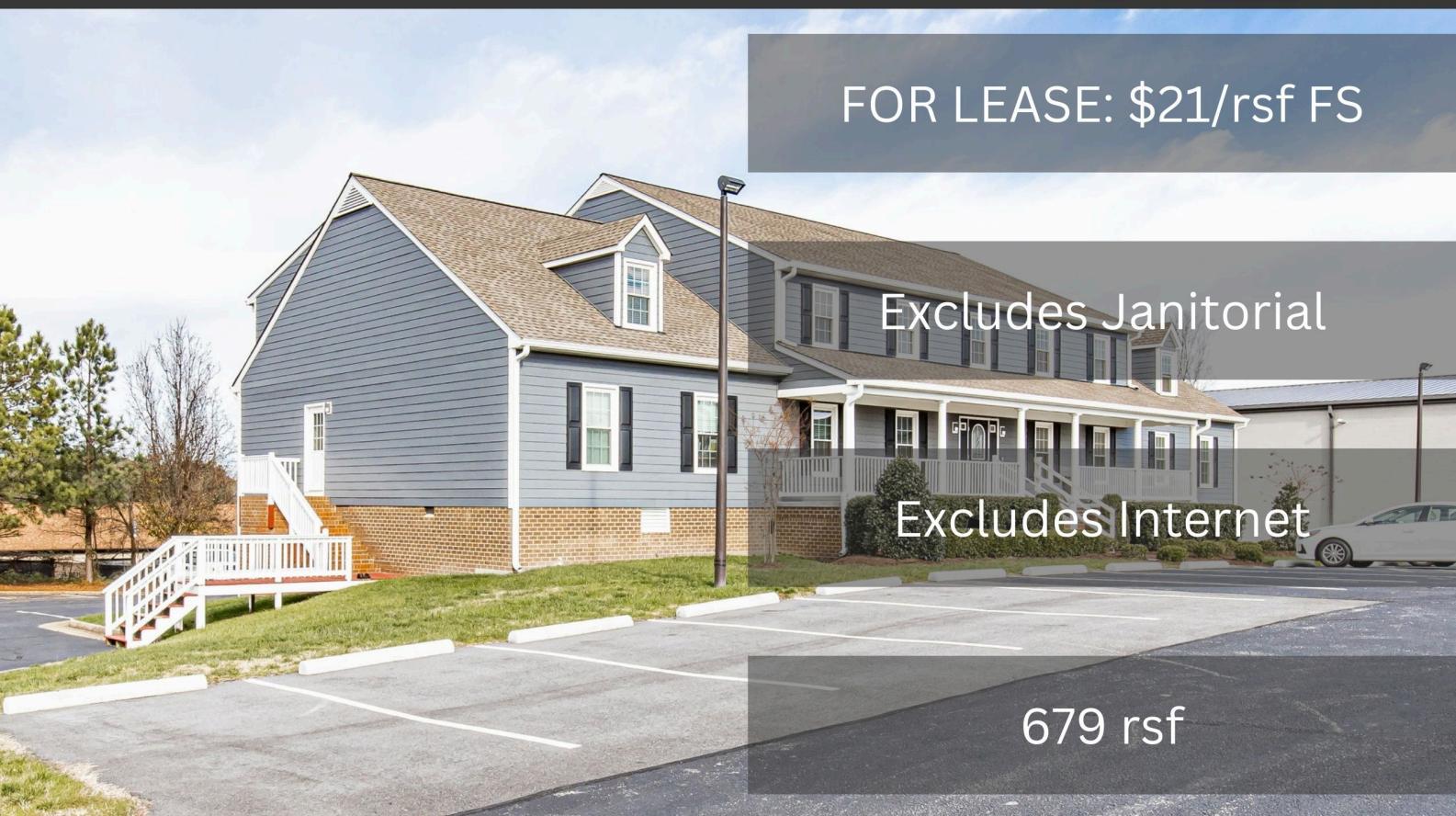
OFFERS

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



4 Exterior Pictures



5 Interior Pictures



6 Floor Plan

112



Suite 200 A, **145 sf**, 2 Offices, No Closet/Supply (Occupied)



Suite 200 B, **679 sf**, 5 Offices, 1 Lg Closet/Supply (Vacant)



Suite 200 C, **278 sf**, 2 Offices, 1 Sm Closet/Supply (Occupied)



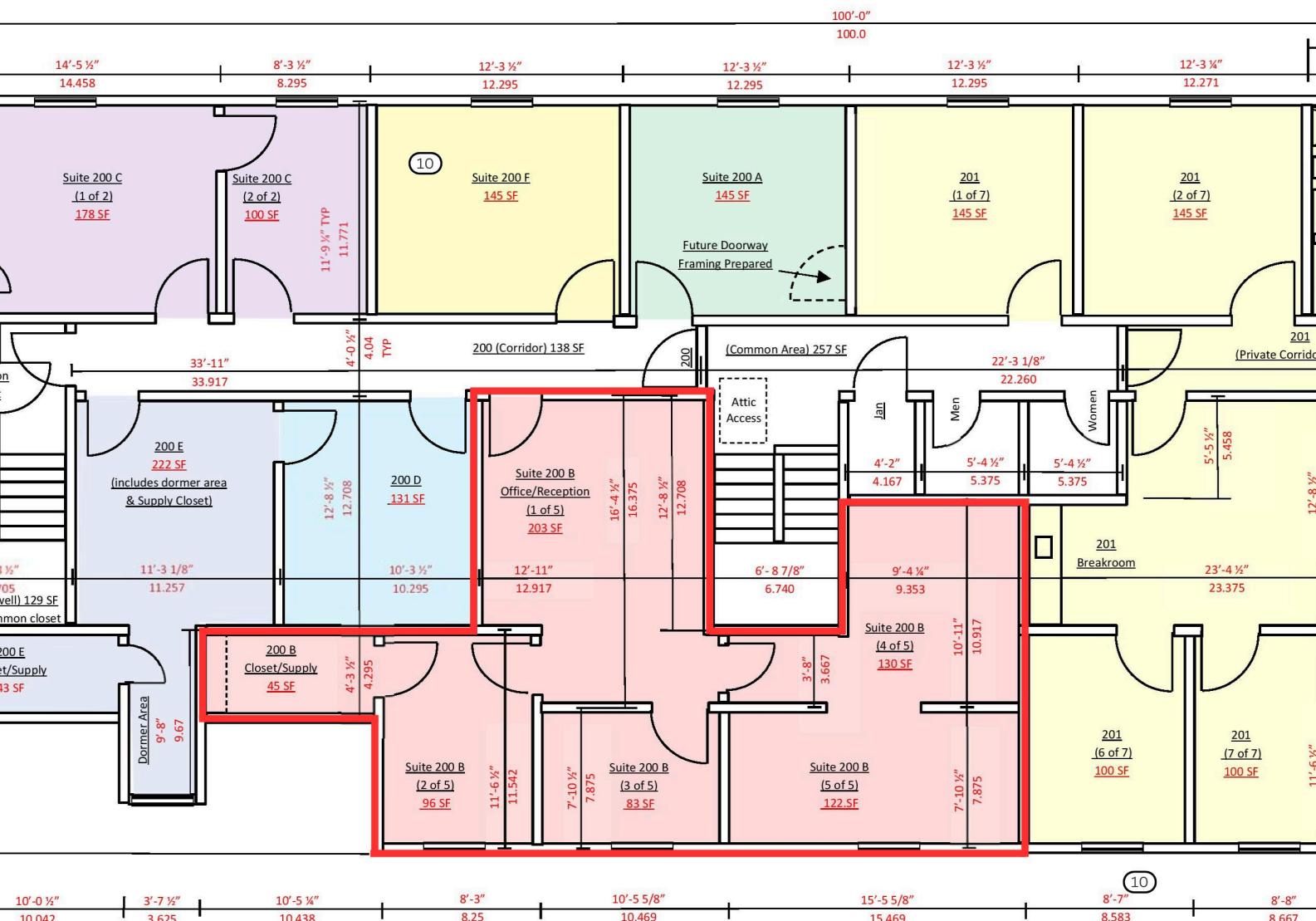
Suite 200 D, **131 sf**, 1 Office (Occupied)



Suite 200 E, **222 sf**, 1 Office, 1 Lg Closet/Supply (Occupied)



Suite 200 F, **145 sf**, 2 Offices, No Closet/Supply (Vacant)



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

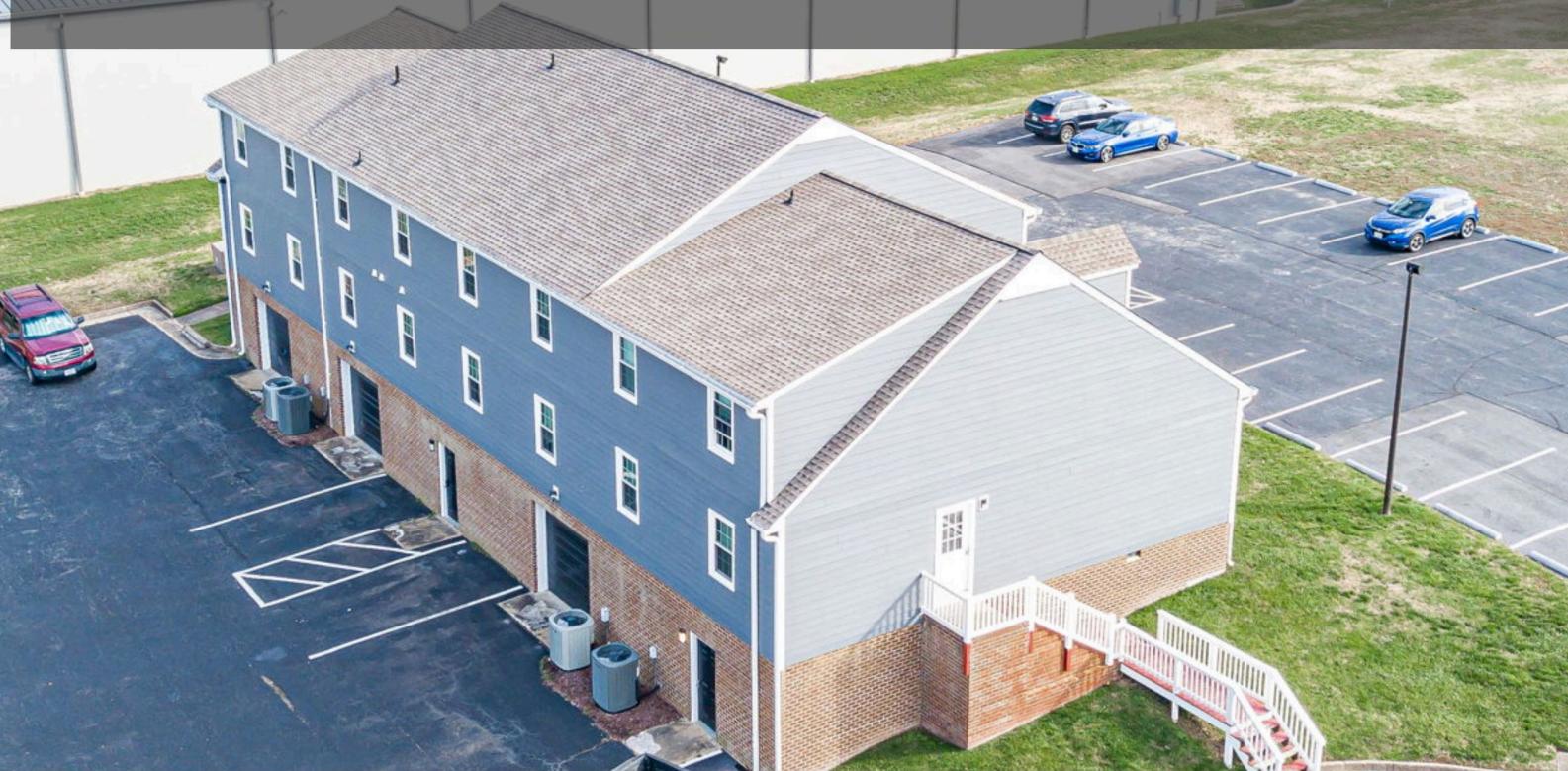
Contact us to schedule a tour!

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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