

Premier West End Office Building

Well located Owner Occupant/Investment Opportunity

EXCLUSIVE LISTING

FOR
SALE



9881 MAYLAND DRIVE
RICHMOND, VA 23223

20 08

ONE SOUTH
COMMERCIAL

 **\$5,200,000**

PROPERTY HIGHLIGHTS

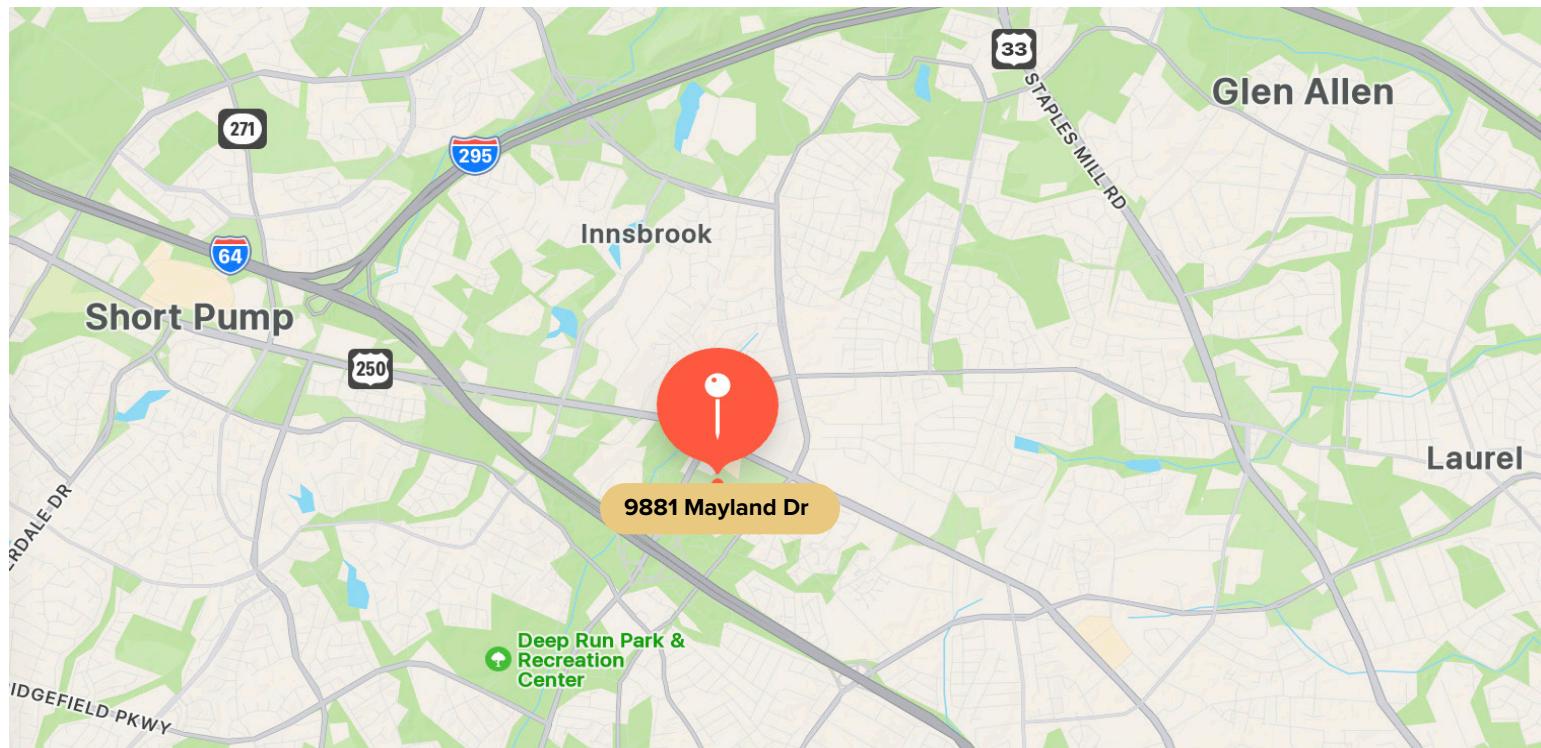
- ✓ Excellent accessibility to I-64/Gaskins Road Interchange
- ✓ Two story building with approximately 21,300 SF floor plates
- ✓ Open floor plan with perimeter offices and large breakrooms on each floor
- ✓ Ample parking with over 4:1,000

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PROPERTY SUMMARY



One South Commercial is pleased to present for sale the office building located at 9881 Mayland Drive.

Formerly owned and occupied by CVS/Aetna, this building is available immediately for an owner occupant or investor. Located off Gaskins Road at the corner of Mayland Drive and Mayland Court, this two-story building constructed in 1991 features two very efficient floor plates of approximately 21,300 square feet. The building includes a loading dock with a roll-up door providing easy accessibility for all deliveries.

Strategically located in the highly sought-after Innsbrook submarket on an approximate 2.82-acre parcel, this building provides ample parking with approximately 170 spaces (4 per 1,000 sf +/-) on site. Surrounded by numerous retail, hotel and dining options, this property is positioned within a highly desirable demographic base characterized by strong household incomes, educated workforce and continued population growth.

With I-64 is less than a half mile away this opportunity is ideal for a headquarters, professional office or an owner investor in the most desirable office submarket in Richmond.

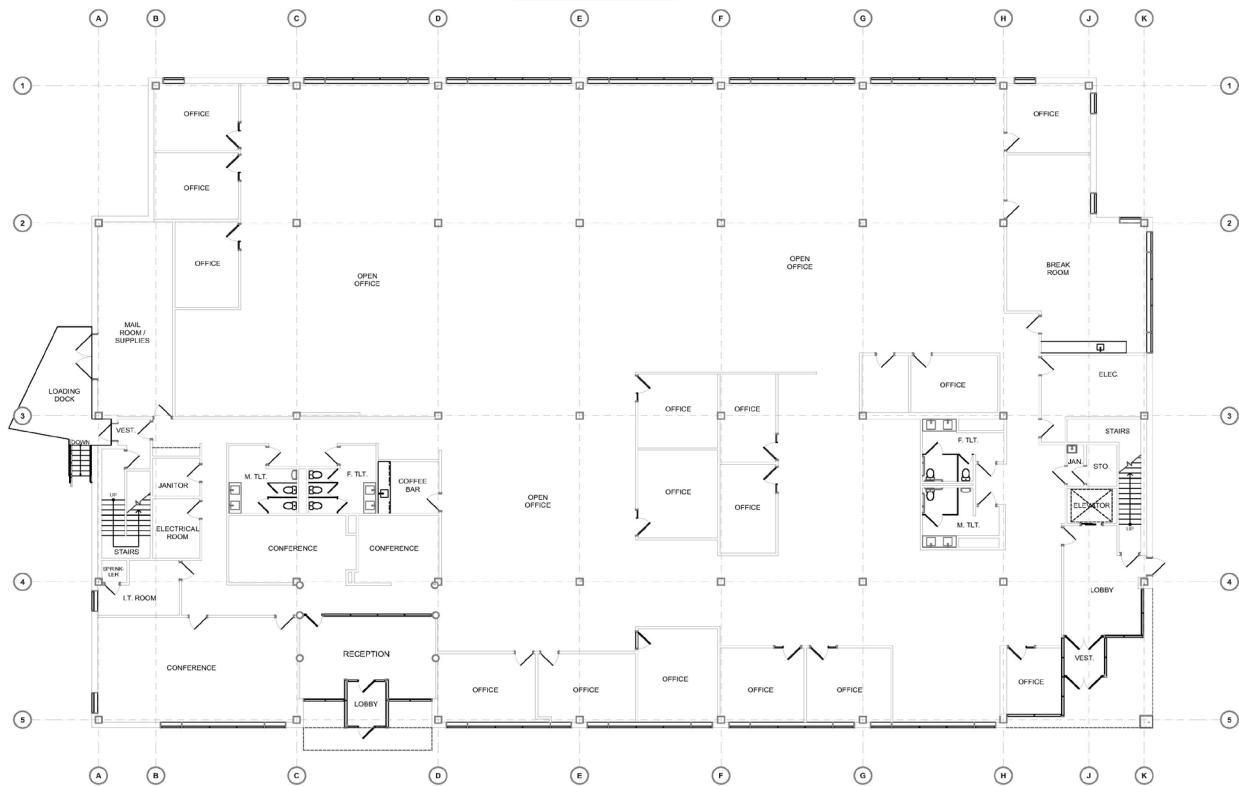
QUICK FACTS

ADDRESS	9881 Mayland Drive, Richmond, VA 23223
PID	752-757-8975
ZONING	M-1C
LOT SIZE	2.82 AC
GBA	42,774 SF
YEAR BUILT	1991
LEASE PRICE	\$5,200,000

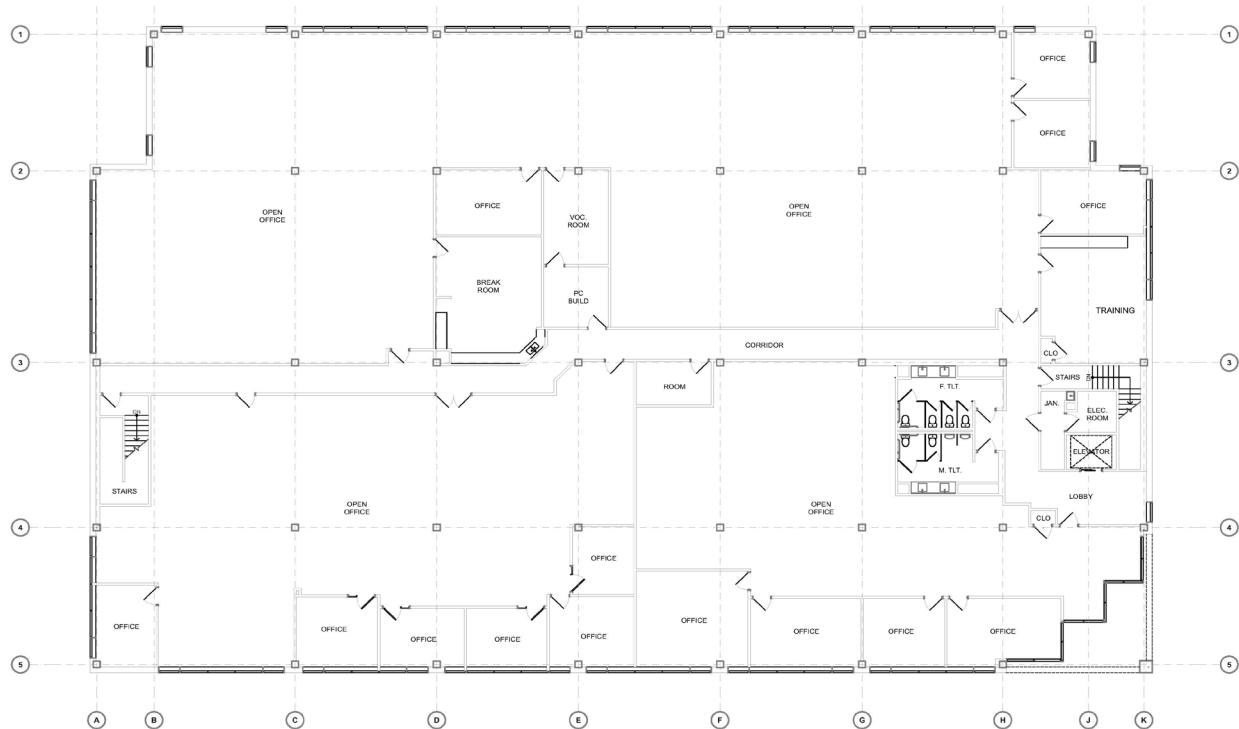


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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