



Colliers

Accelerating success.



FOR LEASE OR PURCHASE

CONTACT US

Frank Hargrove

Vice President
+1 804 339 2912
frank.hargrove@colliers.com

Richmond McDaniel

Associate
+1 804 320 7451
richmond.mcdaniel@colliers.com

8580 Magellan Pkwy.,
Richmond, VA 23227

Direct access to I-95, Rt 1, I-295 and Route 301

72,890 SF building available

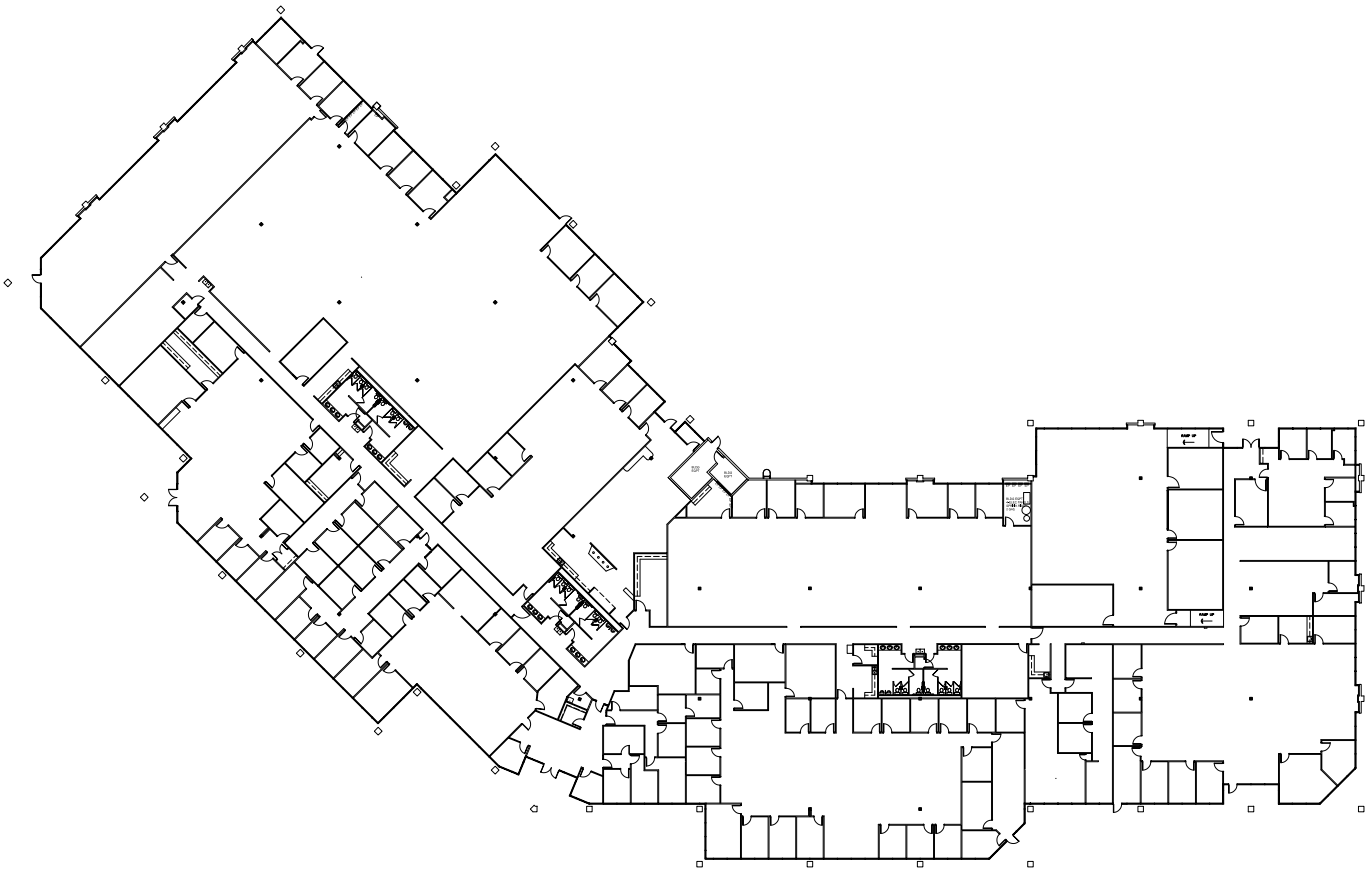
- Can be subdivided to 20,000 SF
- Single story, class A flex building
- Professionally managed
- Monument signage available
- Ample parking - 4.64/1,000 SF
- Proximity to Virginia Center Commons redevelopment

Colliers

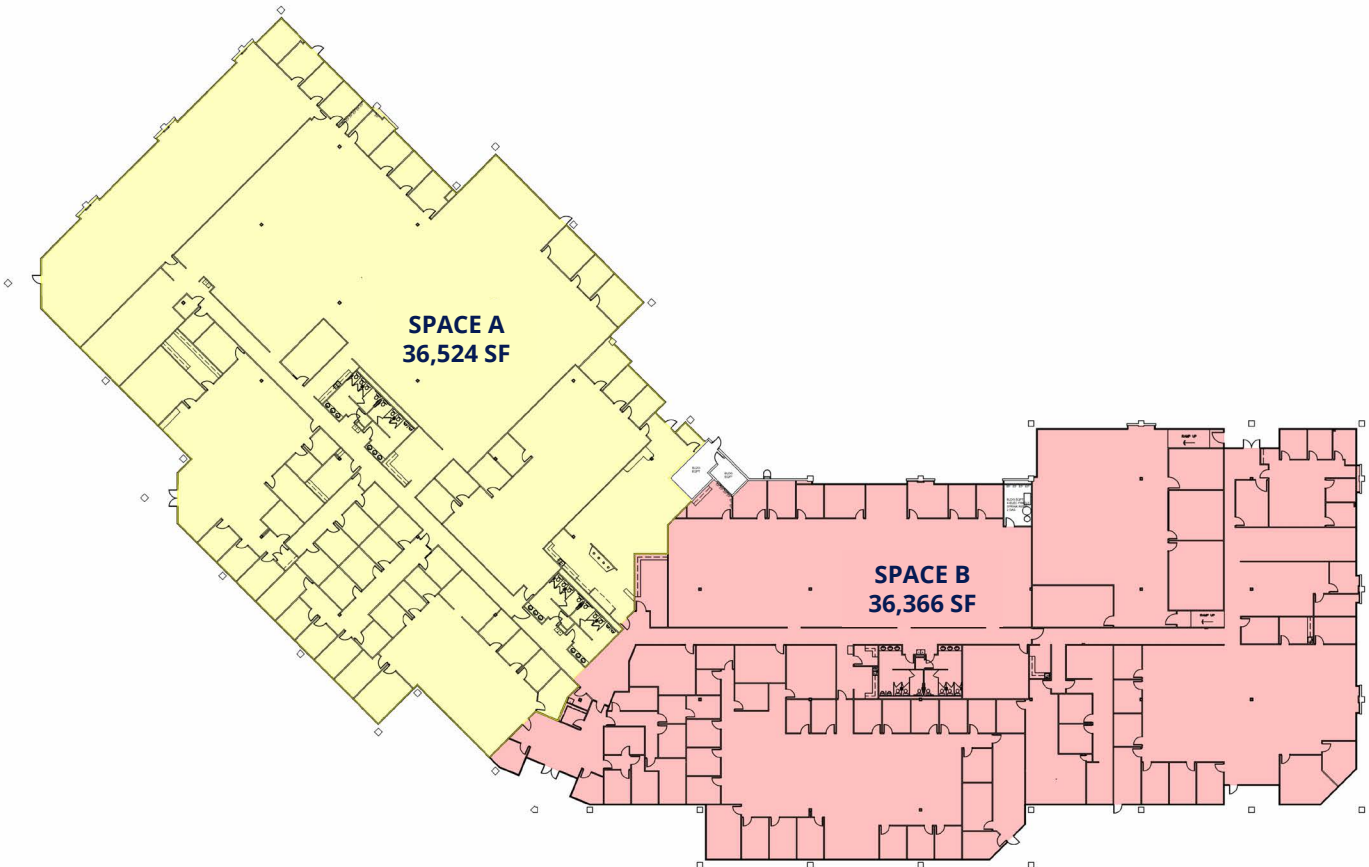
2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

8580 Magellan Pkwy., Richmond, VA

30,000 SF - 72,890 SF

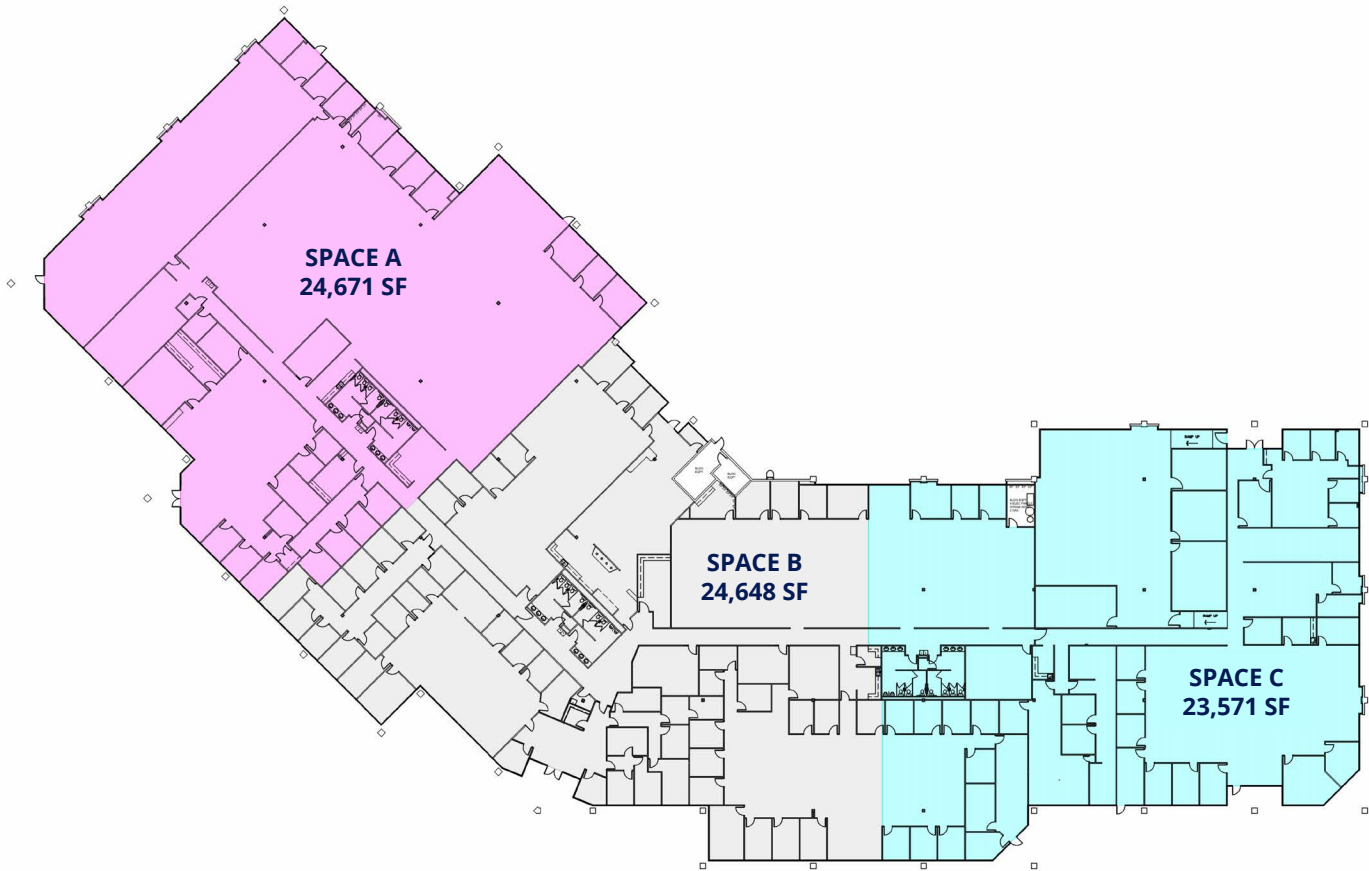


2 TENANT SCENARIO



8580 Magellan Pkwy., Richmond, VA

3 TENANT SCENARIO



8580 Magellan Pkwy., Richmond, VA



8580 Magellan Pkwy., Richmond, VA



2024 Demographics

	3 miles	5 miles	10 miles
Population	44,500	127,625	526,183
Daytime Population	43,733	122,607	606,137
Households	18,105	53,110	224,457
Average Household Income	\$116,459	\$108,978	\$115,073

CONTACT US

Frank Hargrove

Vice President
+1 804 339 2912
frank.hargrove@colliers.com

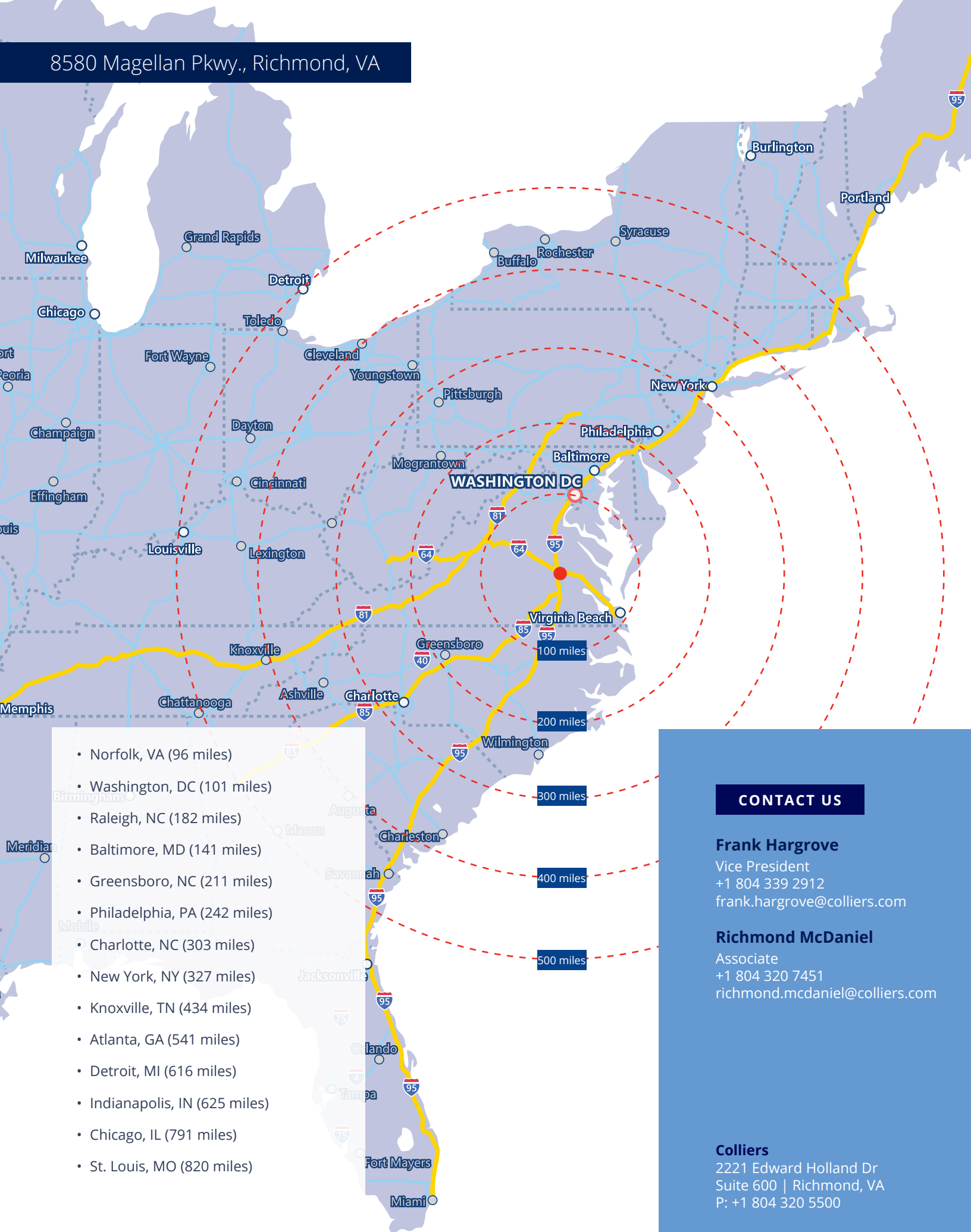
Richmond McDaniel

Associate
+1 804 320 7451
richmond.mcdaniel@colliers.com

Colliers

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

8580 Magellan Pkwy., Richmond, VA



CONTACT US

Frank Hargrove

Vice President
+1 804 339 2912
frank.hargrove@colliers.com

Richmond McDaniel

Associate
+1 804 320 7451
richmond.mcdaniel@colliers.com

Colliers

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500