



CLASS A FLEX FOR LEASE | 7,200 & 15,082 SF SPACES AVAILABLE

## WINDSOR VII

**Windsor Business Park**  
8565 Magellan Parkway  
Richmond, Virginia 23227



**THALHIMER**

# WINDSOR VII

## 8565 MAGELLAN PARKWAY

### PROPERTY FEATURES

Windsor Business Park is a 341,960 square foot class A business park consisting of six buildings situated on approximately 62 acres of land.

Major tenants in the park include Bon Secours Health System, CVS and GPM Investments.

The Park has convenient access to I-95, I-295 and I-64 and strategically located 1 mile from I-95 and 10 miles to Richmond CBD.



### AMENITIES

- Office with glass that wraps 2 sides
- FiOS internet service available
- 3.79/1,000 SF parking
- 5" floor slab



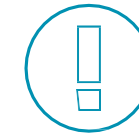
### SIGNAGE

Monument signage available



### CLEAR HEIGHT

18'



### ZONING

M-1C



	SUITE 100-300	SUITE 900
Availability:	15,082 SF	7,200 SF
Loading:	6 Dock high knock out positions	2 Dock high knock out positions 1 Drive-in
Timing:	9/1/26	9/1/26



# WINDSOR VII

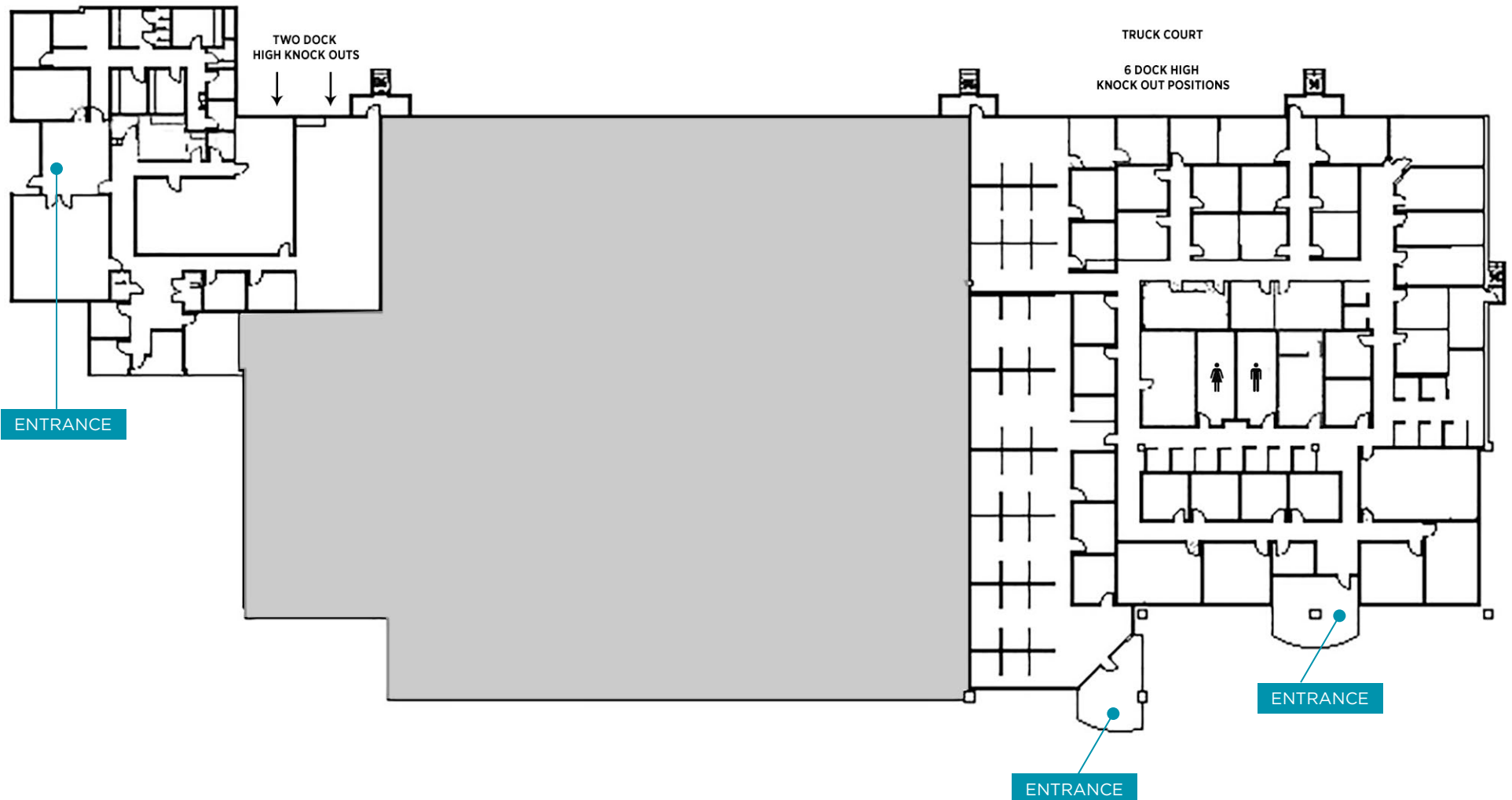
## 8565 MAGELLAN PARKWAY

### FLOOR PLAN

\* Current Conditions - Will Demise to Suit

SUITE 900 - 7,200 SF

SUITE 100 - 300: 15,082 SF

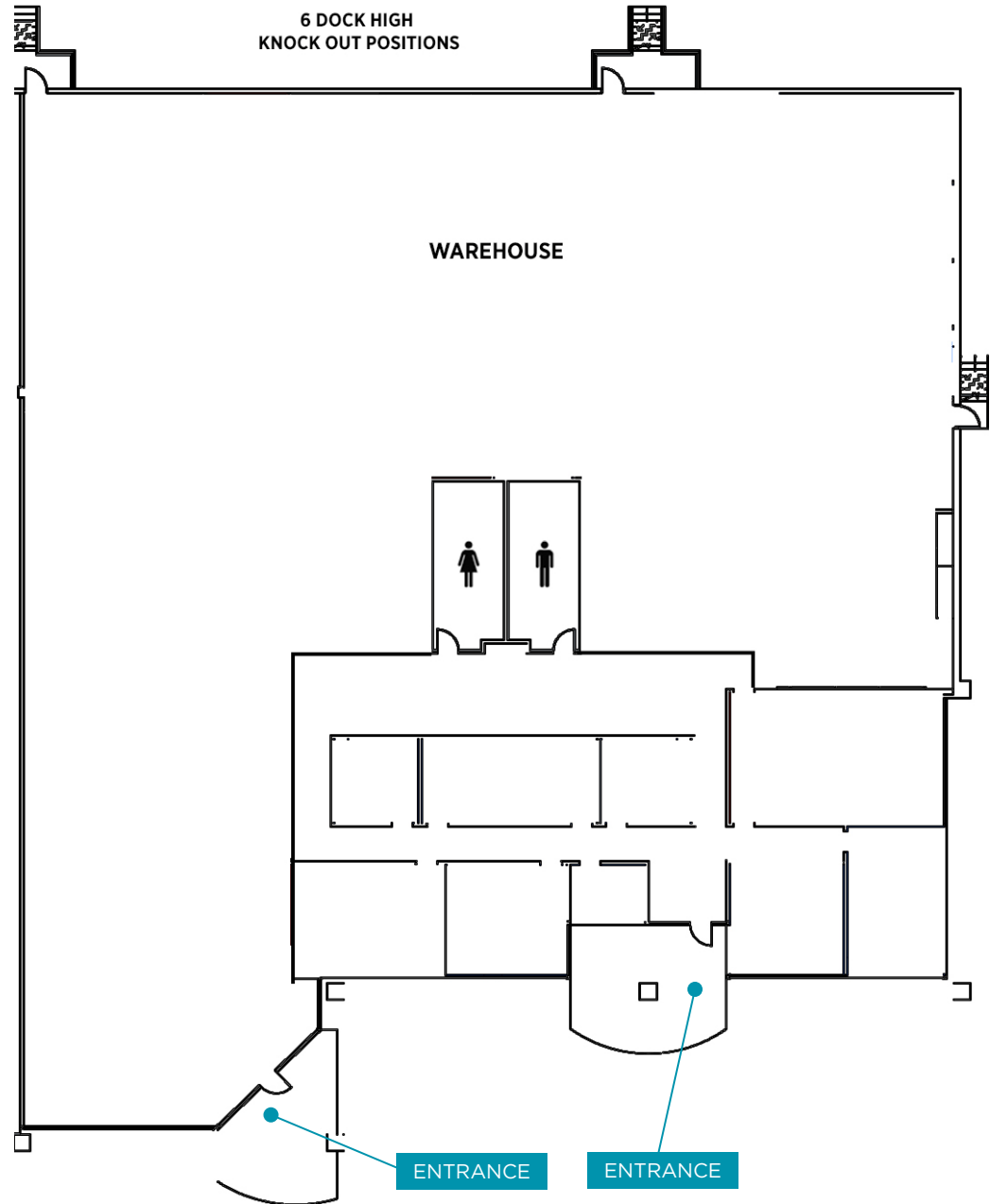


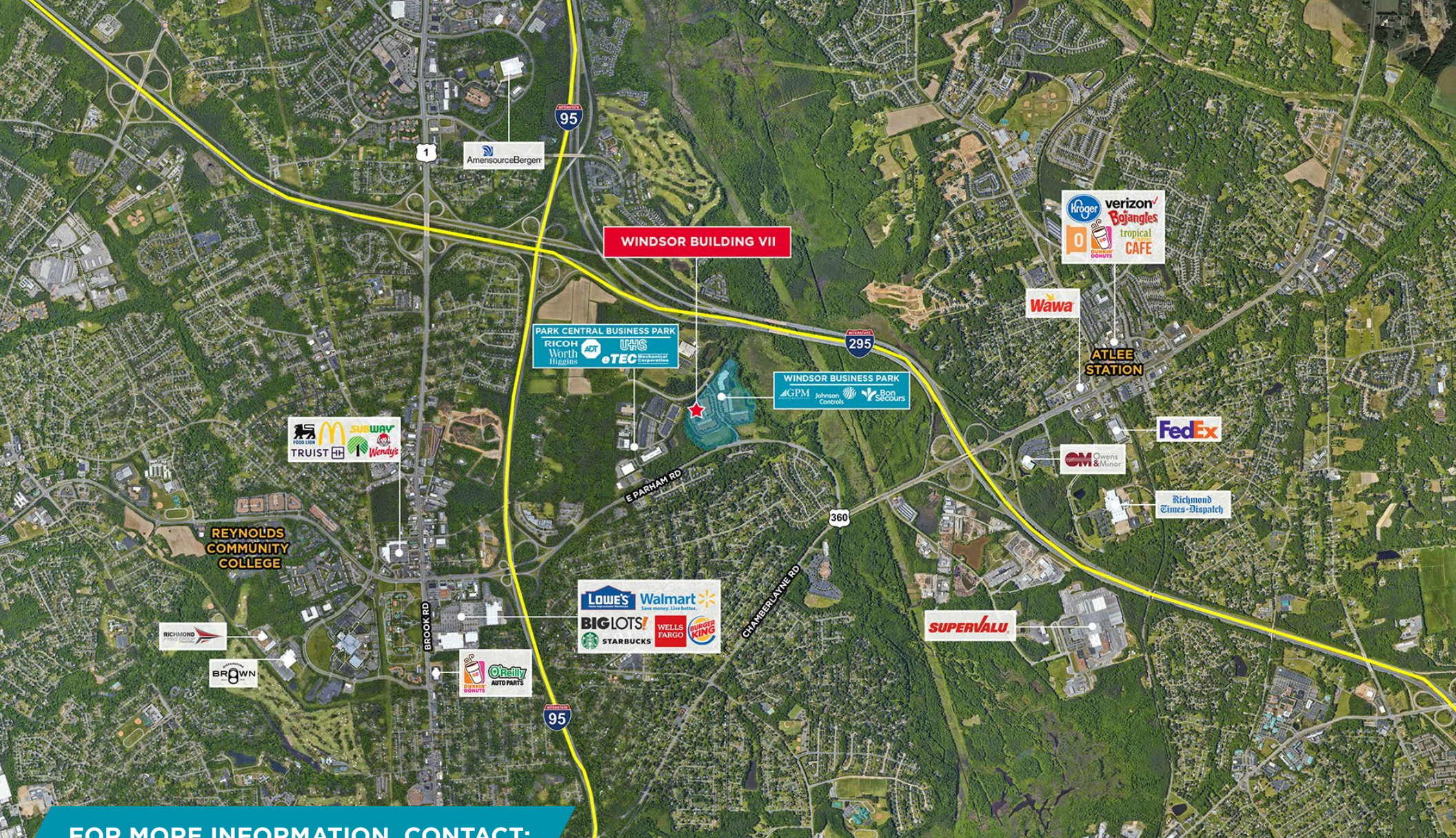
# WINDSOR VII

## 8565 MAGELLAN PARKWAY

### POTENTIAL DEMOLITION PLAN

SUITE 100 - 300: 15,082 SF





**WINDSOR BUILDING VII**

**PARK CENTRAL BUSINESS PARK**  
 RICOH, ADT, UHS, TEC

**WINDSOR BUSINESS PARK**  
 GPM, Johnson Controls, Bon Secours

Kroger, Verizon, Tropical CAFE, Wawa

**ATLEE STATION**

**FedEx**

**CM Owens & Minor**

**Richmond Times-Dispatch**

**SUPERVALU**

**LOWE'S**, **Walmart**, **BIG LOTS!**, **STARBUCKS**, **WELLS FARGO**, **BURGER KING**

**REYNOLDS COMMUNITY COLLEGE**

**TRUIST**, **McDonald's**, **SUBWAY**, **Wendy's**

**RICHMOND**

**BROWN**

**O'Reilly AUTO PARTS**

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