

NEW OWNERSHIP

FOR LEASE

MARWAHA TOWER II

100 Gateway Centre Parkway | Chesterfield, VA 23235



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › Under new ownership!
- › Three-story, 74,438± SF office building
- › Class A office space
- › 4,184 - 7,695± RSF available immediately
- › Spacious, efficiently designed floor plans
- › Amenities include updated lobby finishes, modern common areas, and professional on-site management
- › Direct access to Powhite Parkway and Midlothian Turnpike
- › Several hotels, such as Hyatt Place, Sheraton, Holiday Inn, Fairfield Inn & Suites, and Extended Stay are located within minutes
- › Close proximity to the 760,000± SF Chesterfield Towne Center and Stony Point Fashion Park
- › Perfect for corporate headquarters or professional offices
- › Exterior building signage available
- › 6/1,000 parking ratio
- › Constructed in 2001
- › **Asking Rate:** \$23.00 PSF, full service

FOR MORE INFORMATION:

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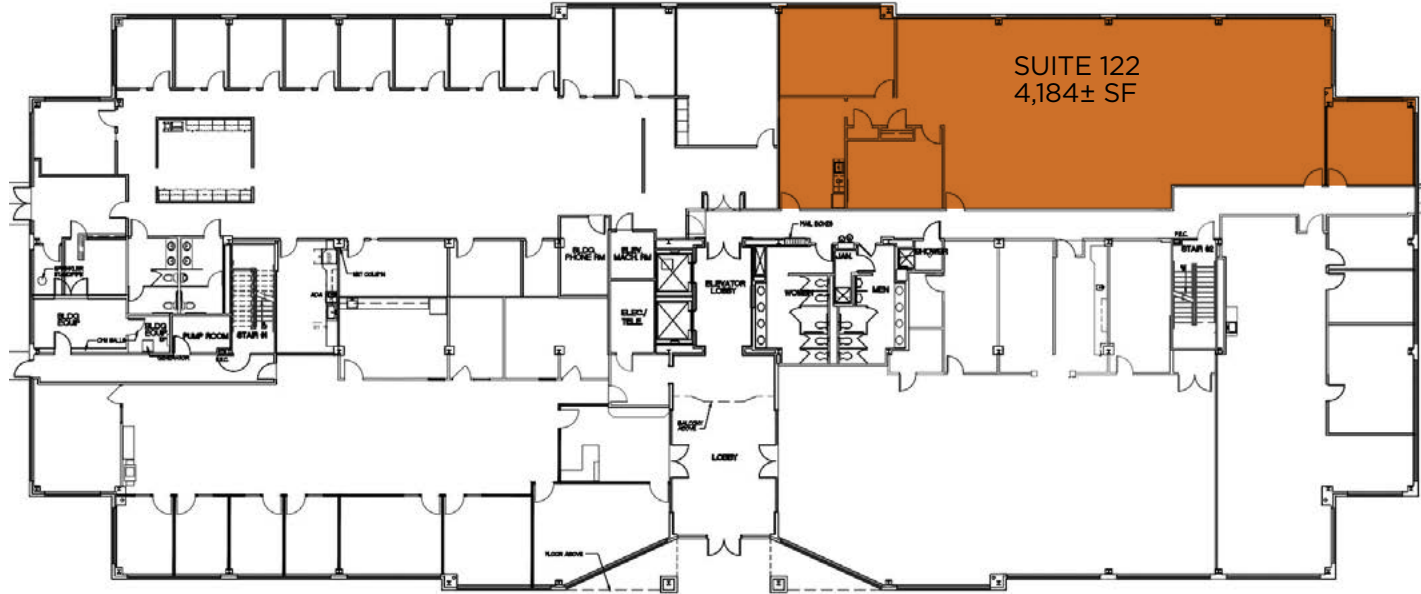
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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein, is deemed reliable but not guaranteed.

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



RAPIDLY GROWING

Restaurants, Retail, Gyms, Apartments, Hospitals, and more!

SPRINGLINE AT DISTRICT 60 3 Minutes 1.6 Miles

is a transformative, \$1 billion mixed-use development located at the intersection of U.S. Route 60 (Midlothian Turnpike) and Route 150 (Chippenham Parkway) in Chesterfield County.

Hospitality: Two hotels are planned, including a 275-room full-service Hilton with a 30,000 SF conference center and a 120-room limited-service hotel.

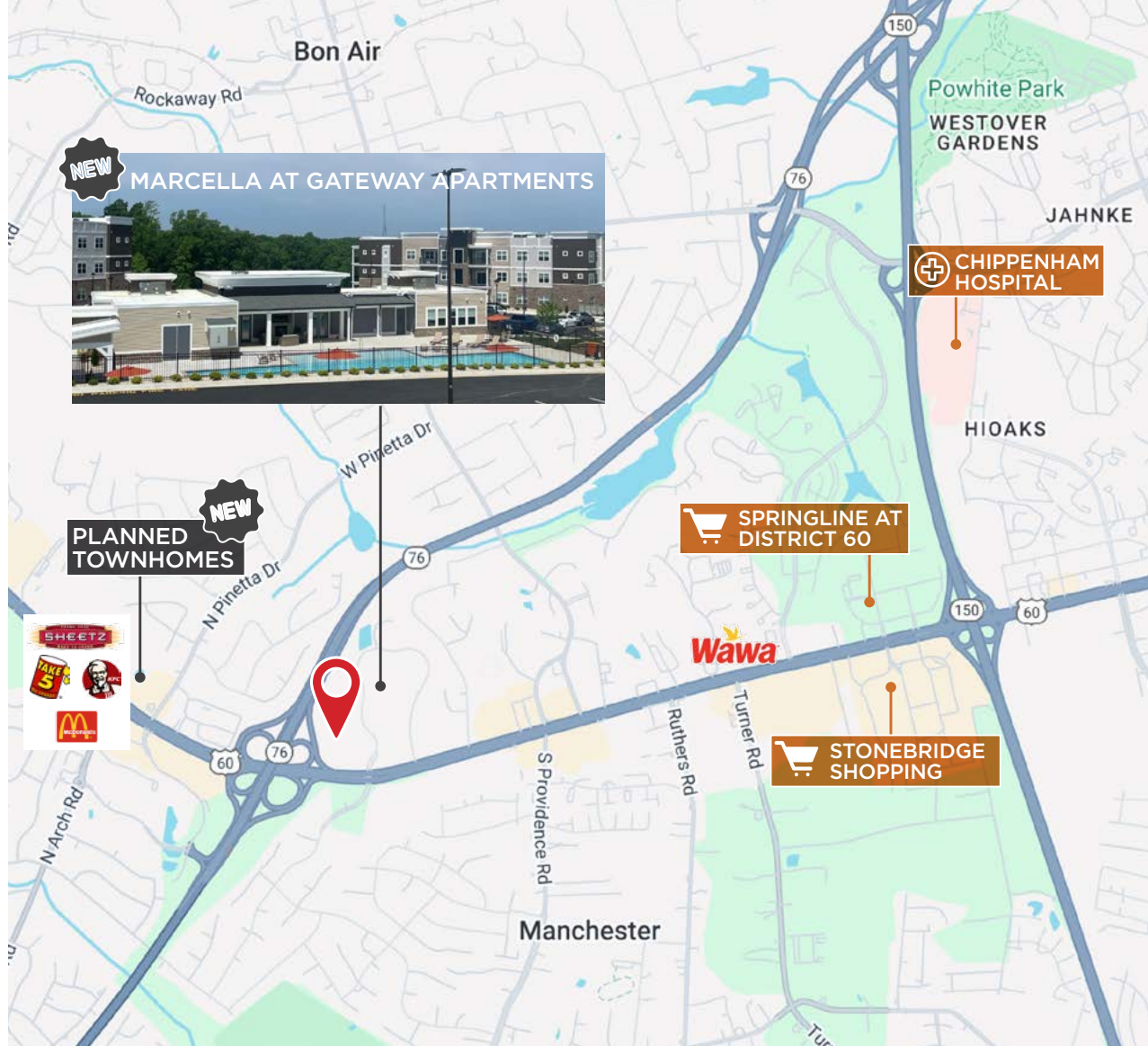
Entertainment: A three-story anchor building will house a major entertainment venue.

Celebration Park: A central green space for concerts, farmers markets, fitness activities, and festivals.

Connectivity: Access to **Marwaha Tower Office Park** and proximity to Chippenham & Johnston-Willis Hospitals.



A total of 1,200 residential units and 140,000 SF of retail and restaurant space are planned.



3 Minutes 1.6 Miles 

STONEBRIDGE SHOPPING CENTER

is a vibrant mixed-use development that emerged from the transformation of the former Cloverleaf Mall. It's located along Midlothian Turnpike near Chippenham Parkway and has become a key commercial and residential hub in the region.



MARKET OVERVIEW

CHESTERFIELD OVERVIEW

THE RIGHT PLACE TO GROW YOUR BUSINESS

Home to a dynamic mix of companies – from innovative startups to some of the nation’s most recognized brands.



Chesterfield offers the perfect balance of economic opportunity and community growth.

WHY CHESTERFIELD?

A thriving suburban community in the Richmond metro area, offering the perfect balance of lifestyle and opportunity.

Strategically located with excellent access to major highways and airports, making it easy to connect with customers and markets.

A business-friendly environment with local leadership focused on supporting growth and new investment.

Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.

The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.

Some of the biggest brands...



EDUCATION EXCELLENCE

Chesterfield County Public Schools rank in the top 20% statewide and are considered one of the top 3 districts in the Richmond region.



QUALITY OF LIFE

A welcoming community with strong schools, safe neighborhoods, and plenty to do outside of work.

UNMATCHED CONNECTIVITY

Centrally located with quick access to Richmond, regional airports, and major interstates.

PRO-BUSINESS CLIMATE

Competitive costs, supportive leadership, and room for businesses to expand.

RICH CHARACTER

A community with both historic roots and a forward-looking vision.

PRIME LOCATION FOR GROWTH

Chesterfield County sits at the heart of the East Coast’s transportation network, making it a strategic hub for business. Within a **single day’s drive**, you can reach 45% of the U.S. population, connecting your company to markets with ease.

SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

DISTRIBUTION MADE EASY

- UPS’s **350,000-square-foot regional hub** operates around the clock, with extended pick-up times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield’s connectivity.



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