

FOR LEASE

Marwaha
BUSINESS PLAZA

Class A Office

9954 Mayland Drive
Henrico, VA 23233

McKESSON



COMMONWEALTH

Marwaha Business Plaza

- High quality Class A office environment located in a well-established Henrico submarket
- Excellent accessibility with direct access to I-64, Innsbrook, and Short Pump
- On-site fitness center featuring modern equipment and locker room
- Building cafeteria located within building
- Professional conference center offering multiple flexible meeting setups
- Generous shared outdoor/event space for tenant use
- Above standard parking at 5.5 spaces per 1,000 SF
- Emergency generator providing full backup power
- Asking rate: \$24.50/SF

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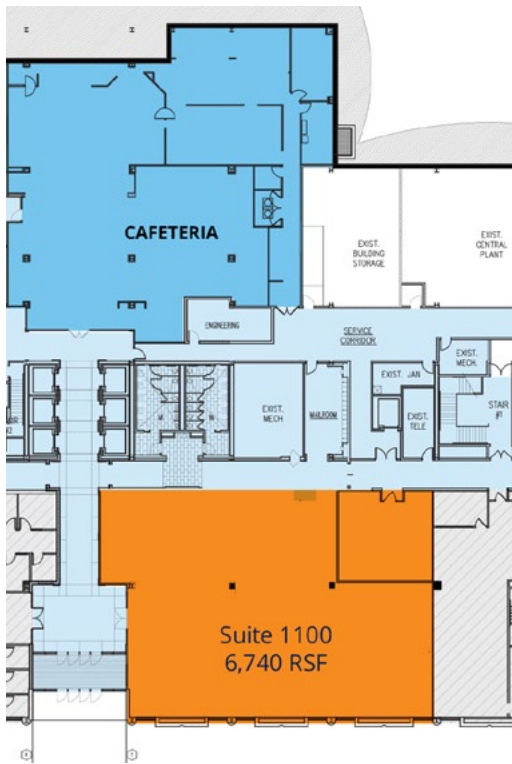


Marwaha

Business Plaza

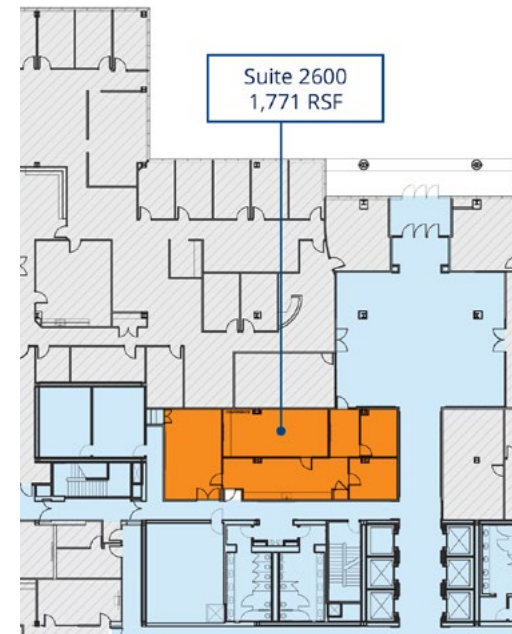
First Floor Plan

Available	SF
Suite 1100	6,740



Lobby Level Plan

Available	SF
Suite 2600	1,771



Marwaha

Business Plaza

Fifth Floor Plan



Market Overview

Henrico, VA

West End Office Space

Located along Mayland Drive in Richmond's desirable West End, Marwaha Business Plaza at 9954 Mayland Drive offers businesses a well-positioned, accessible environment designed to support day-to-day efficiency and long-term growth. The surrounding area is home to a strong mix of professional services firms, local businesses, and regional employers.

Strategic Regional Connectivity

The property offers convenient access to I-64, I-95, I-295, and Route 288, providing efficient connectivity throughout the Richmond region and beyond. Its central West End location supports easy commutes from Henrico, Chesterfield, and surrounding counties.

Amenity-Supported Location

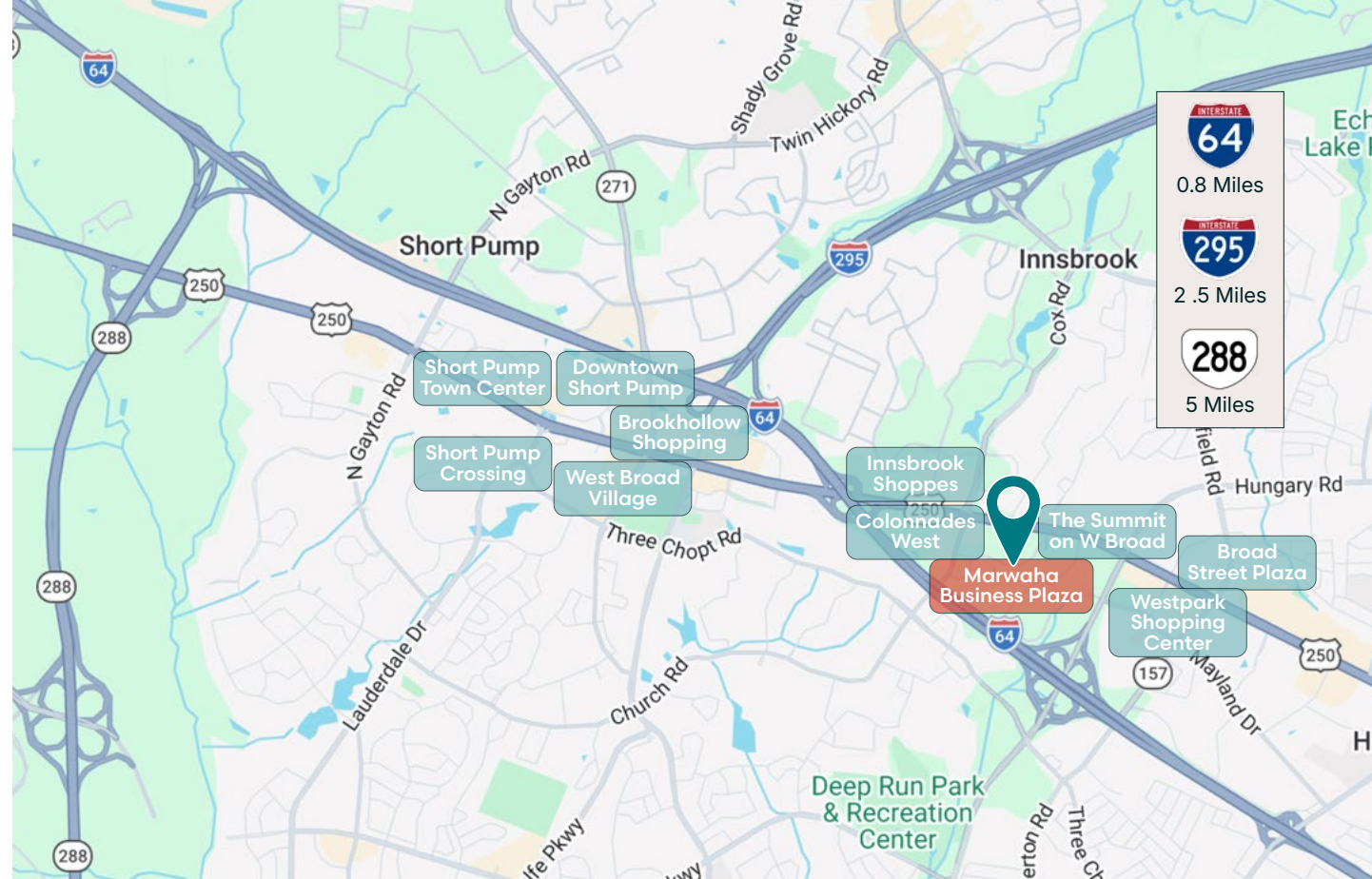
The surrounding corridor features a wide range of restaurants, hotels, fitness centers, and everyday retail, offering convenience for employees and visiting clients. Continued growth in the West End enhances the area's appeal for tenants seeking both accessibility and nearby conveniences.

Established Business Corridor

Mayland Drive and the surrounding West End submarket are supported by a diverse base of employers across professional services, healthcare, finance, and technology, creating a stable and active business environment.

Desirable West End Setting

With strong demographics, access to a skilled workforce, and competitive operating costs, Richmond's West End remains a top choice for companies seeking a suburban office location with excellent infrastructure and accessibility.



Nearby Amenities



Akoya Kitchen	Chuy's	McDonald's
7-Eleven	Corner Bakery	Moe's Southwest Grill
Bonefish Grill	Cupertino's	Panda Express
Boychiks Deli	Dairy Queen	Panera Bread
Burgerworks	Dunkin'	Potbelly
Capital Ale House	Emmy Squared	Taziki's
Chanello's Pizza	Pizza	Thai Flavor Food
Charleys	Firehouse Subs	The Beach House
Cheesesteaks	Five Guys	Tres Machos
Chicago's Pizza	Fogo de Chão	Silver Diner
Chipotle	Hondos	Starbucks
Chopt	Jimmy John's	Wawa
	Joey's Hot Dogs	Zara
	LongHorn	
	Mama Cucina	



Best Buy	Shoe
CarMax	Carnival
CVS	Target
Golf Galaxy	The Home Depot
Hobby Lobby	Trader Joe's
HomeGoods	Whole Foods
Kohl's	
Marshalls	
Men's Wearhouse	
REI	
Ross	



Aloft
Candlewood Suites
Comfort Suites
Innsbrook
Drury Plaza Hotel
Extended Stay America
Hampton Inn Richmond
Hilton Garden Inn
Hyatt Place
Homewood Suites
Richmond Marriott

All Day Amenities:

Shop, Dine, Unwind



Short Pump Towncenter

Just minutes from Short Pump Town Center, the property offers convenient access to one of Richmond's premier retail and lifestyle destinations, featuring a wide range of upscale dining, shopping, and entertainment options within a highly desirable West End location known for strong demographics and continued growth.

photo credit: shortpumptowncenter.com



Innsbrook Shoppes

Innsbrook Shoppes brings a solid mix of restaurants, retail, and everyday services, making it an easy go-to for lunch breaks, errands, and client meetups in the West End.

photo credit: innsbrookshoppes.com

West Broad Village

A vibrant mixed-use destination just minutes from the property, West Broad Village offers a walkable environment with a curated mix of retail, dining, and entertainment. Employees enjoy convenient access to restaurants, boutique shopping, outdoor gathering spaces, and a calendar of community events and live concerts—creating an energetic, amenity-rich setting that enhances the everyday work experience.

photo credit: www.westbroadvillage.com



Quick Bites & Local Favorites





Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food Wholesaler
CarMax	Automotive Retailer
Altria Group	Tobacco and Wine Products
Dominion Energy	Electric and Gas Utility



Market Highlights

#11

Hottest Job Market in the U.S.

"Wall Street Journal"

2nd-highest

Labor force growth among major U.S. metro areas

"Greater Richmond Partnership"

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

"U.S. Bureau of Labor Statistics (BLS)"

Lifestyle Amenities That Attract and Retain Talent



Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.



Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.



The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.

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