

# FOR LEASE

MOVE-IN READY

## Marwaha Business Park

1950 E Parham Rd | Richmond, VA 23228



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



MARWAHA III

### PROPERTY HIGHLIGHTS

- › Move-in ready space Class A office space with existing contemporary furnishings including cubicles, desk and office furniture
- › Up to 15,898± RSF available immediately
  - Suite 100: 8,284± RSF
  - Suite 201: 7,614± RSF
- › Excellent corporate campus opportunity
- › Ample on-site parking with convenient access to I-95, I-295, and I-64
- › Nearby amenities include the proposed Green City development, the Virginia Center Commons redevelopment, and multiple dining/retail options
- › Under new ownership
- › Lease Rate: \$21.00/PSF, full service

### FOR MORE INFORMATION:

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

# SITE PLAN

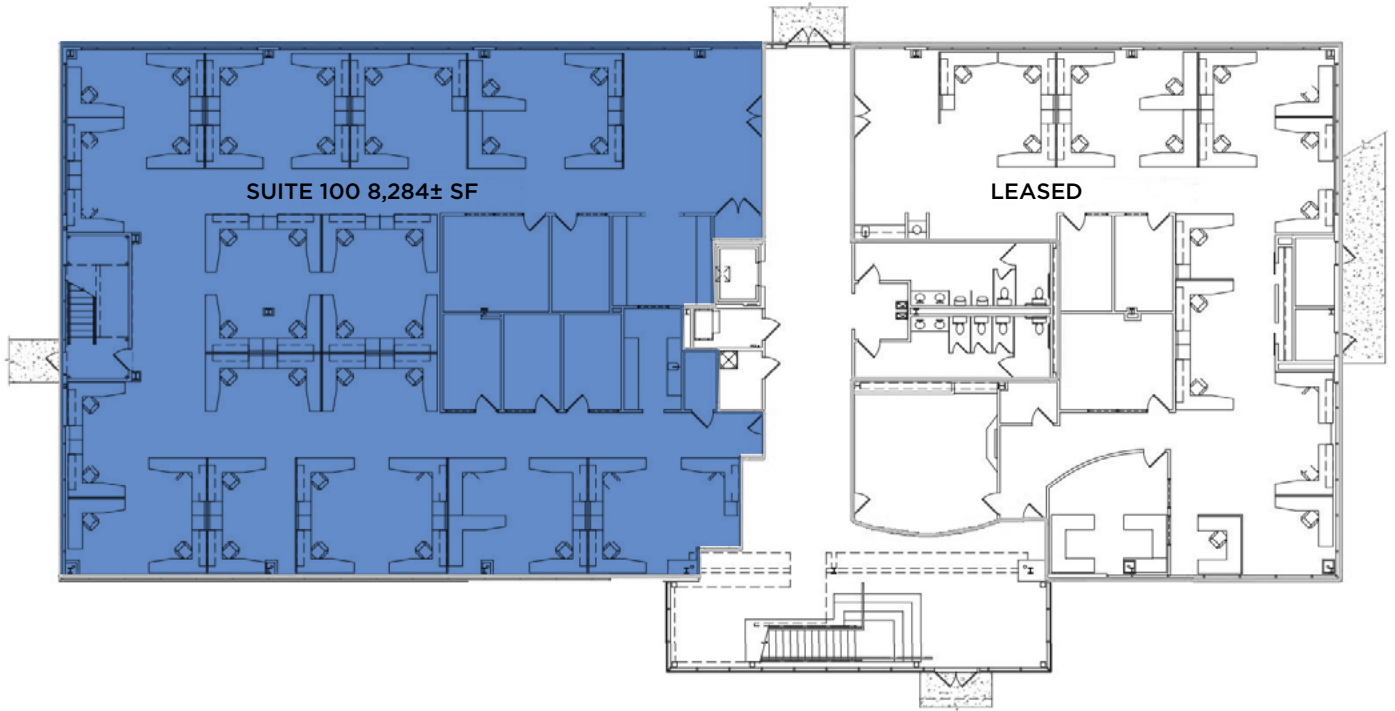


FOR LEASE | MARWAHA BUSINESS PARK

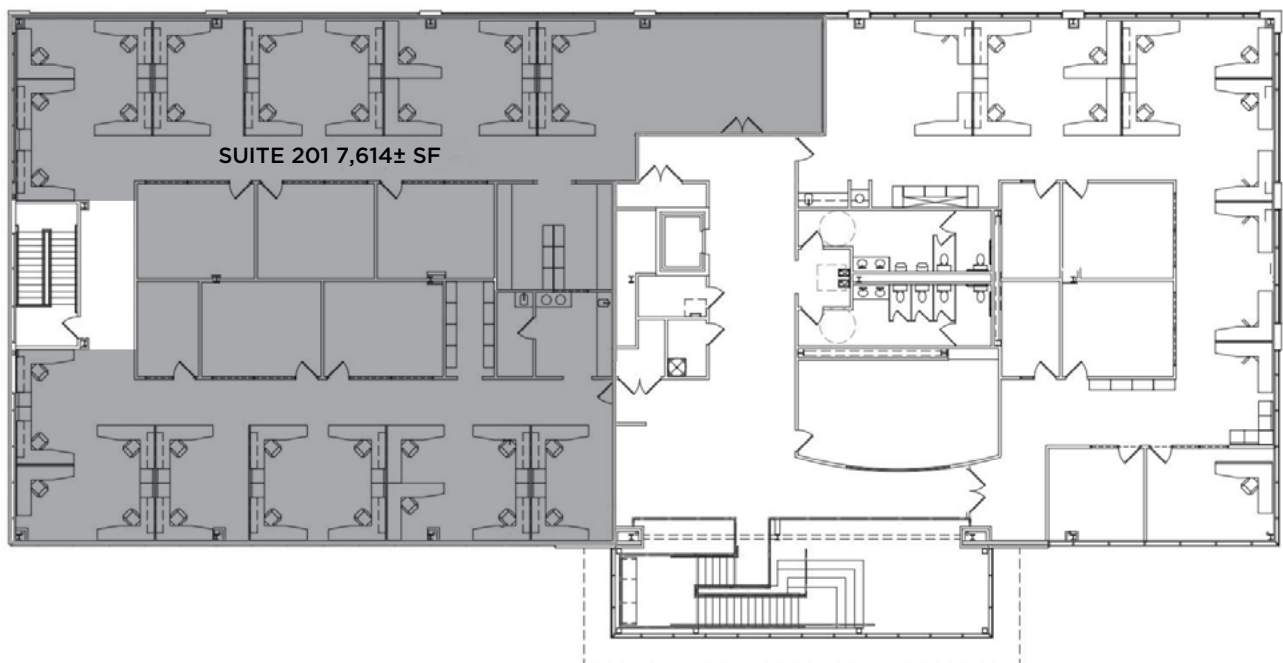
# MARWAHA III

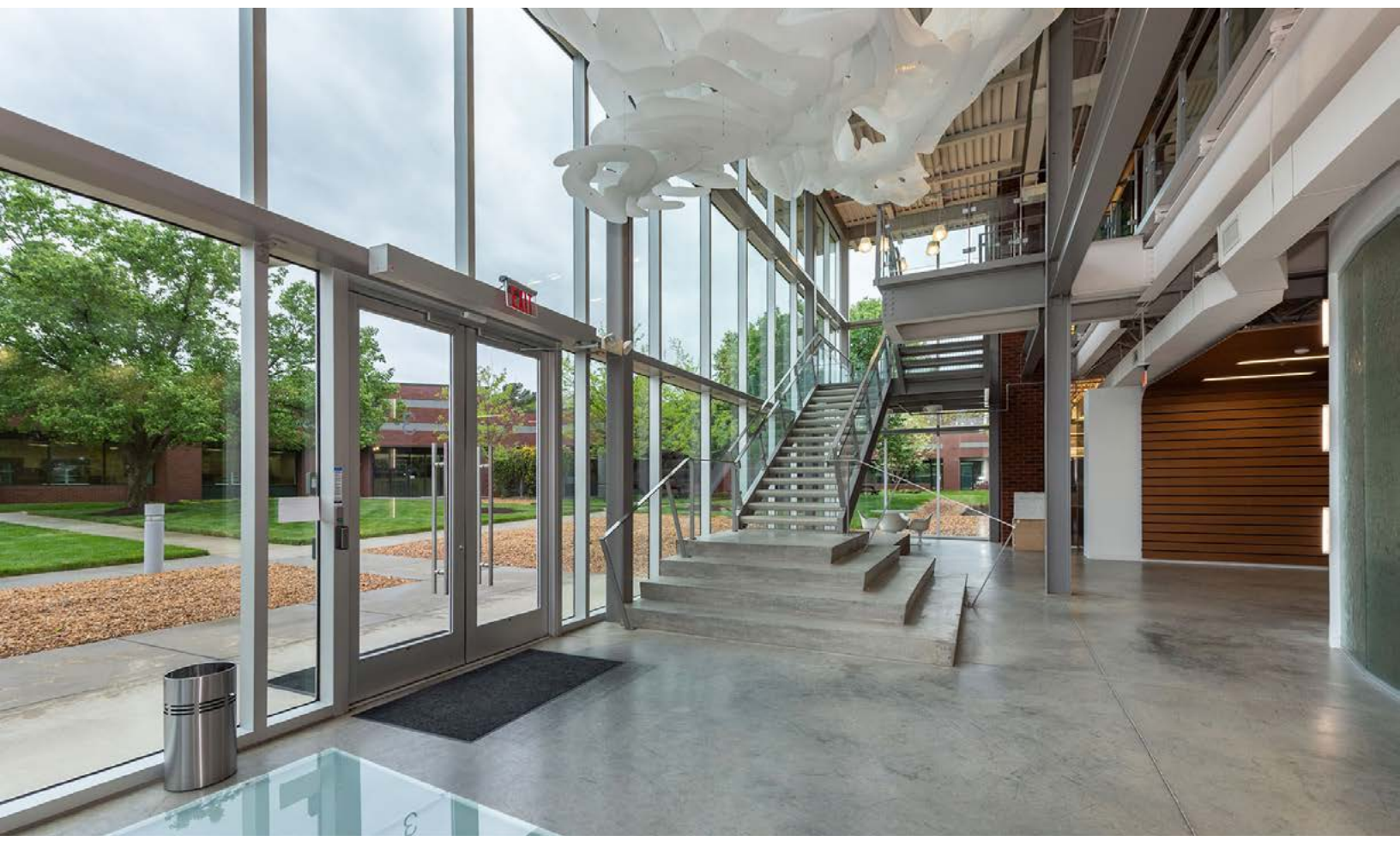
1950 E PARHAM ROAD

FIRST FLOOR



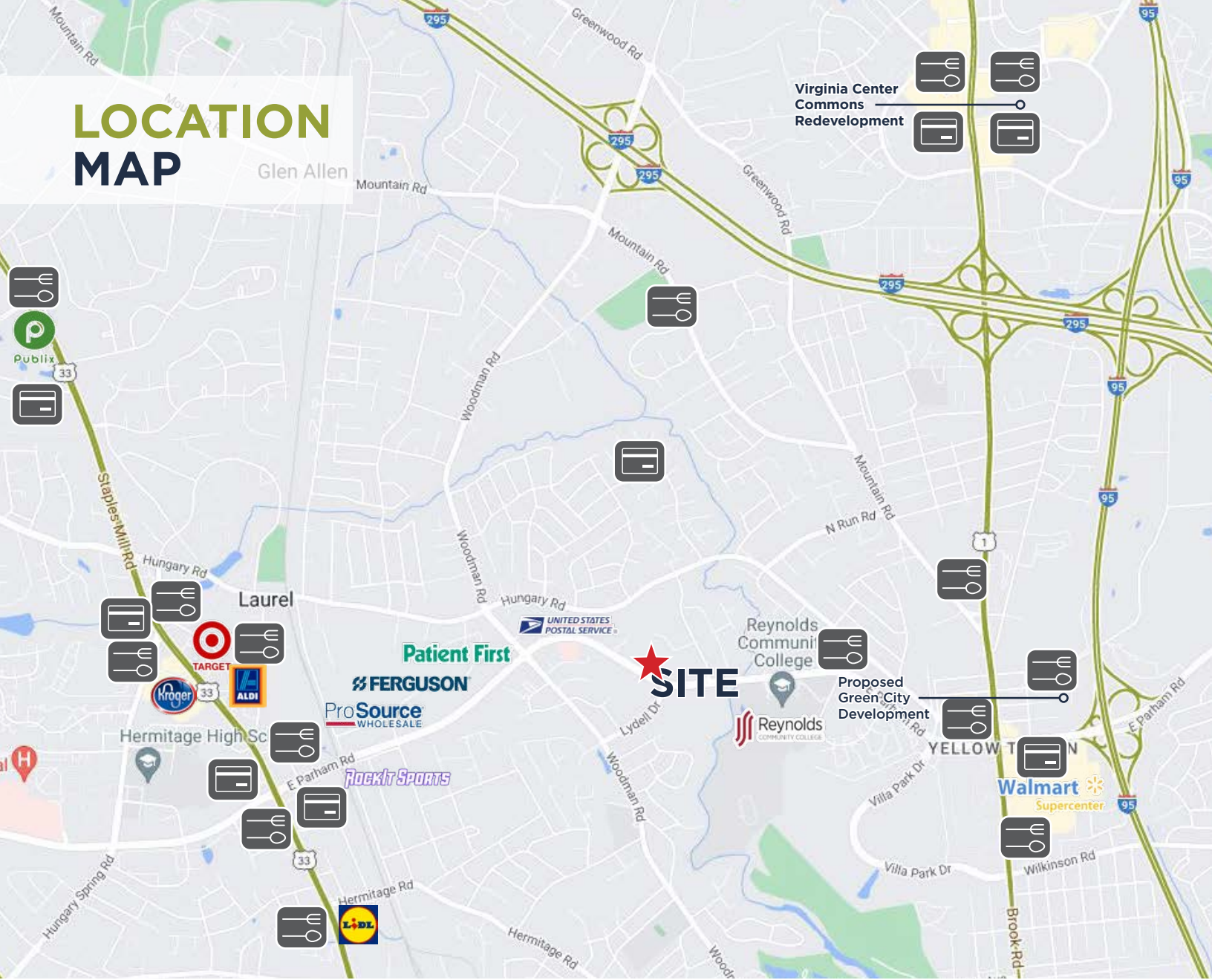
SECOND FLOOR







# LOCATION MAP



- ALDI
- Atlantic Union Bank
- AT&T Store
- Auto Plus
- Big Lots
- CVS
- Discount Tire
- Dollar Tree
- FedEx Office
- Food Lion
- GameStop
- Great Clips
- Hair Cuttery
- Kroger
- Lidl
- Lowe's
- Marshalls
- NAPA Auto Parts
- Petco
- Red Wing
- Target
- Truist
- T-Mobile
- Walgreens
- Walmart
- Wells Fargo
- Verizon Wireless



- Apple Spice Junction
- Bella Luna
- Boil Bay Cajun Seafood
- Bojangles
- Burger King
- Chipotle
- Dairy Queen
- Dunkin'
- Firehouse Subs
- Franco's Italian
- FRIDA'S
- Hardee's
- Hawk's BBQ
- Jersey Mike's
- Jimmy John's
- Little Caesars
- McDonald's
- Panda Express
- Panera Bread
- Popeyes
- Potros Mexican
- Roma Ristorante
- Starbucks
- Subway
- Taco Bell
- Waffle House
- Wawa
- Wendy's
- WHISK
- Wingstop
- Wing Zone
- Zaxby's

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	69,217	177,772	576,621
AVERAGE HH INCOME	\$78,488	\$91,169	\$97,115