

FOR LEASE

Marwaha TOWER III

Class A Office

2221 Edward Holland Drive
Henrico, VA 23233

5% co-broker commission
for any new 5-year lease
executed before 12/31/26

MARWAHA
TOWER III



COMMONWEALTH

Marwaha Tower III

- 192,807± SF Class A office building spanning six floors
- Excellent visibility and accessibility at the Staples Mill Road/I-64 interchange
- Generous parking ratio of 5.2 spaces per 1,000 SF
- Exterior building signage opportunities for larger users
- Tenant amenities include a refreshment area, loading facilities, and covered outdoor patio
- Under new ownership!
- Shared conference facility
- On-site security
- Asking rate: \$24.50/SF

For More Information:

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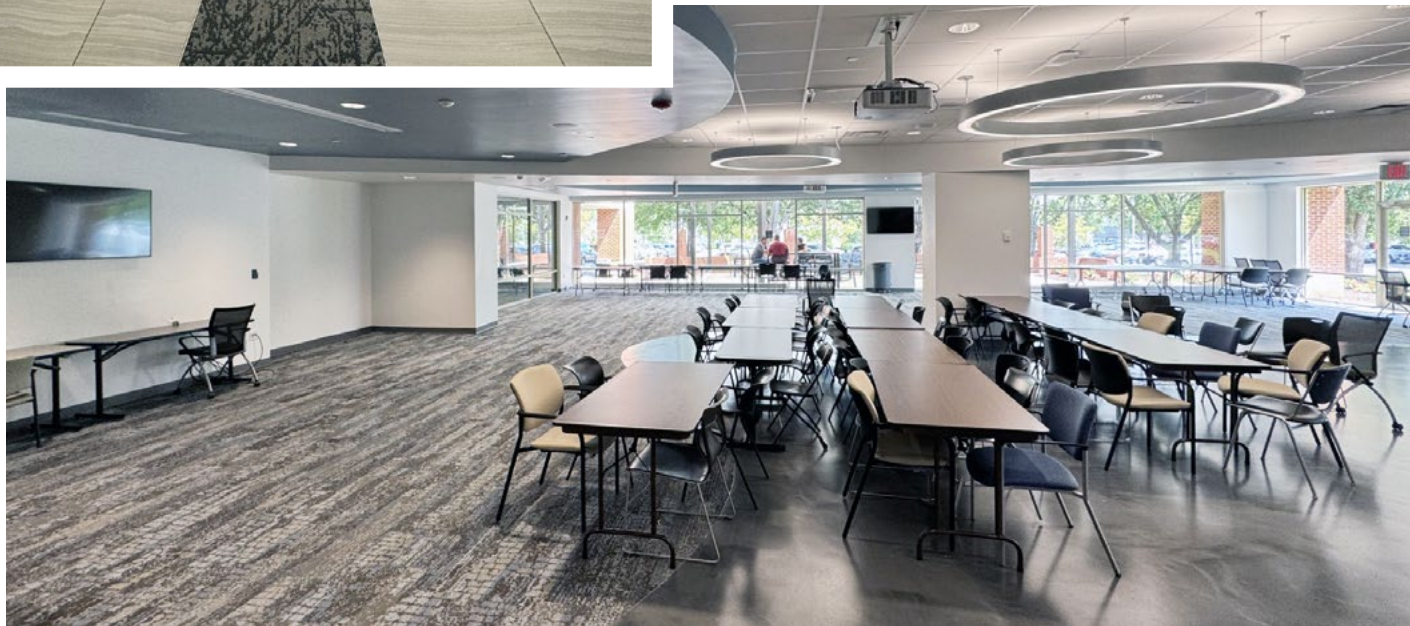


4198 Cox Road, Suite 200
Glen Allen, VA 23060

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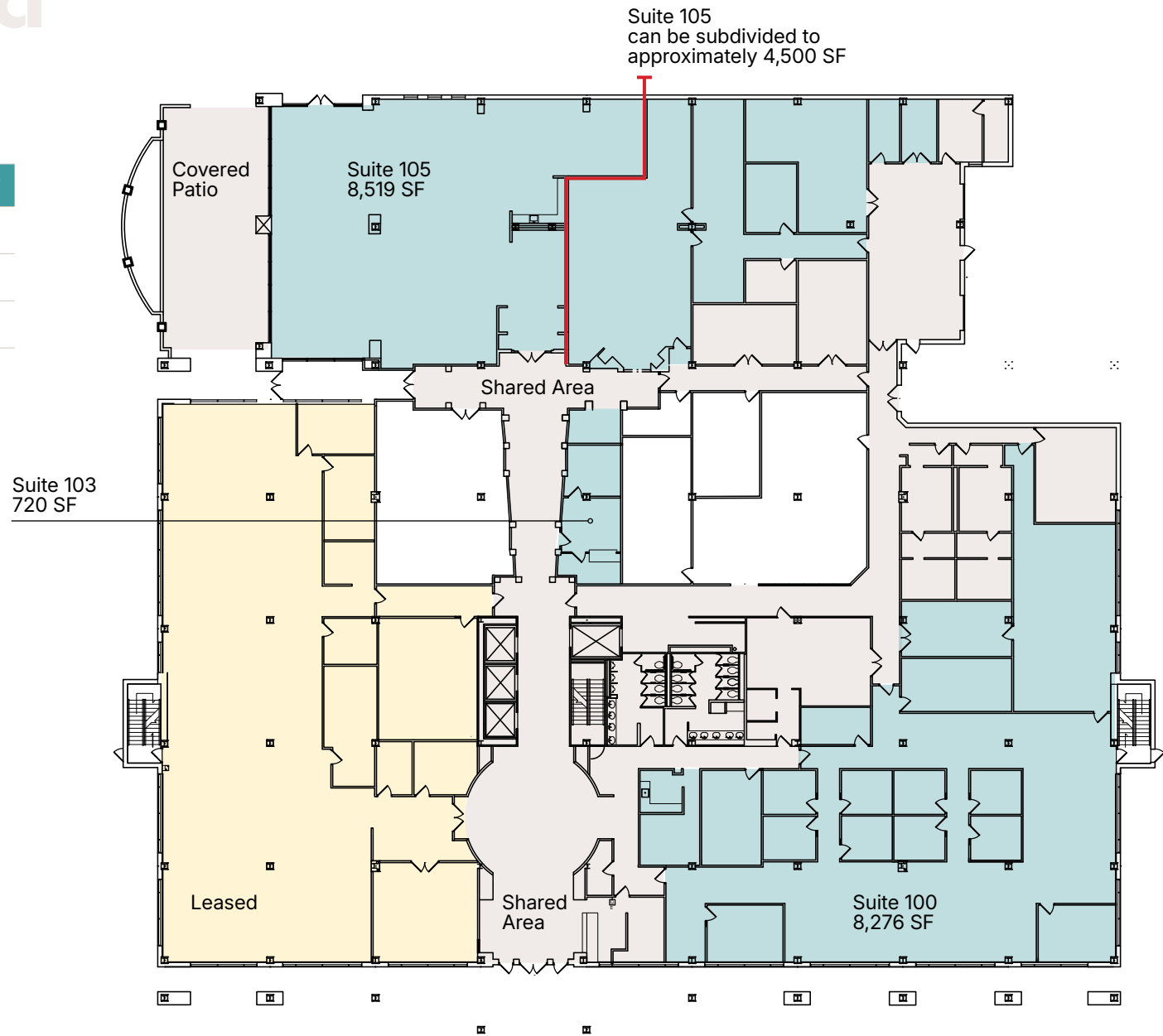




Tower III

First Floor Plan

Available	SF
Suite 100	8,276
Suite 103	720
Suite 105	8,519

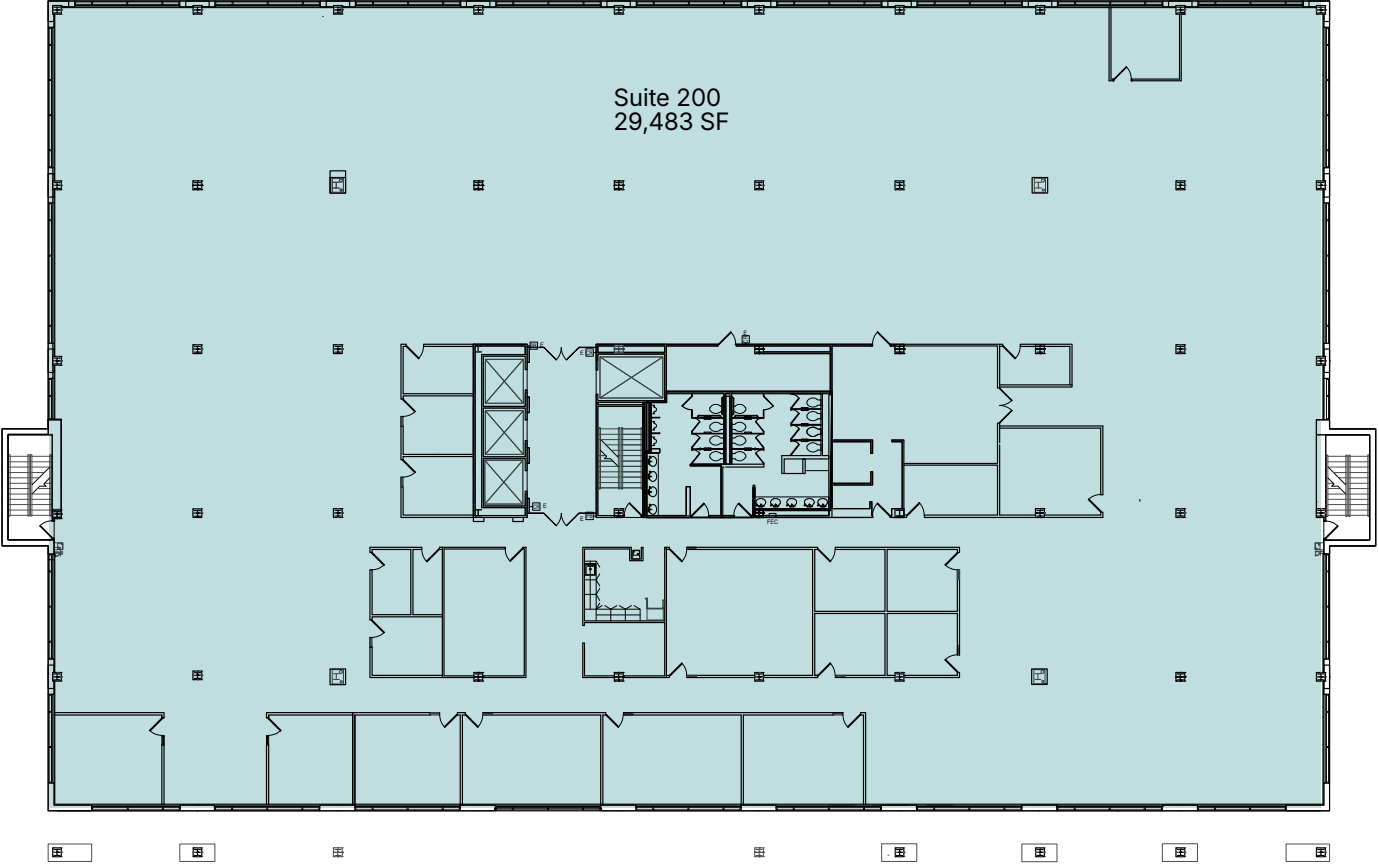


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Second Floor Plan

Available	SF
Suite 200	29,483



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Tower III

Second Floor Plan | Conceptual Subdivision Plan

Available	SF
Suite 200	29,483

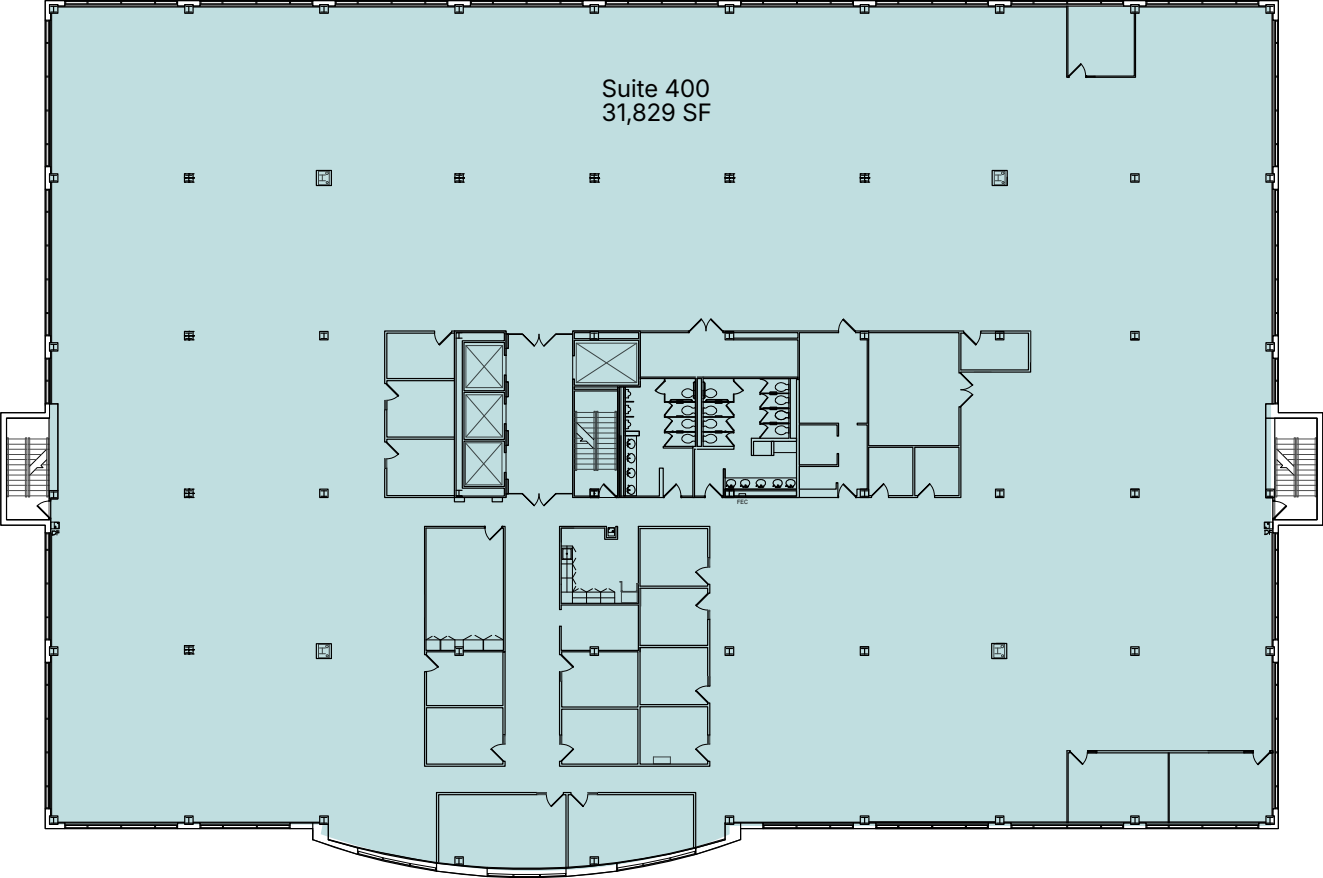


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Tower III

Fourth Floor Plan

Available	SF
Suite 400	31,829

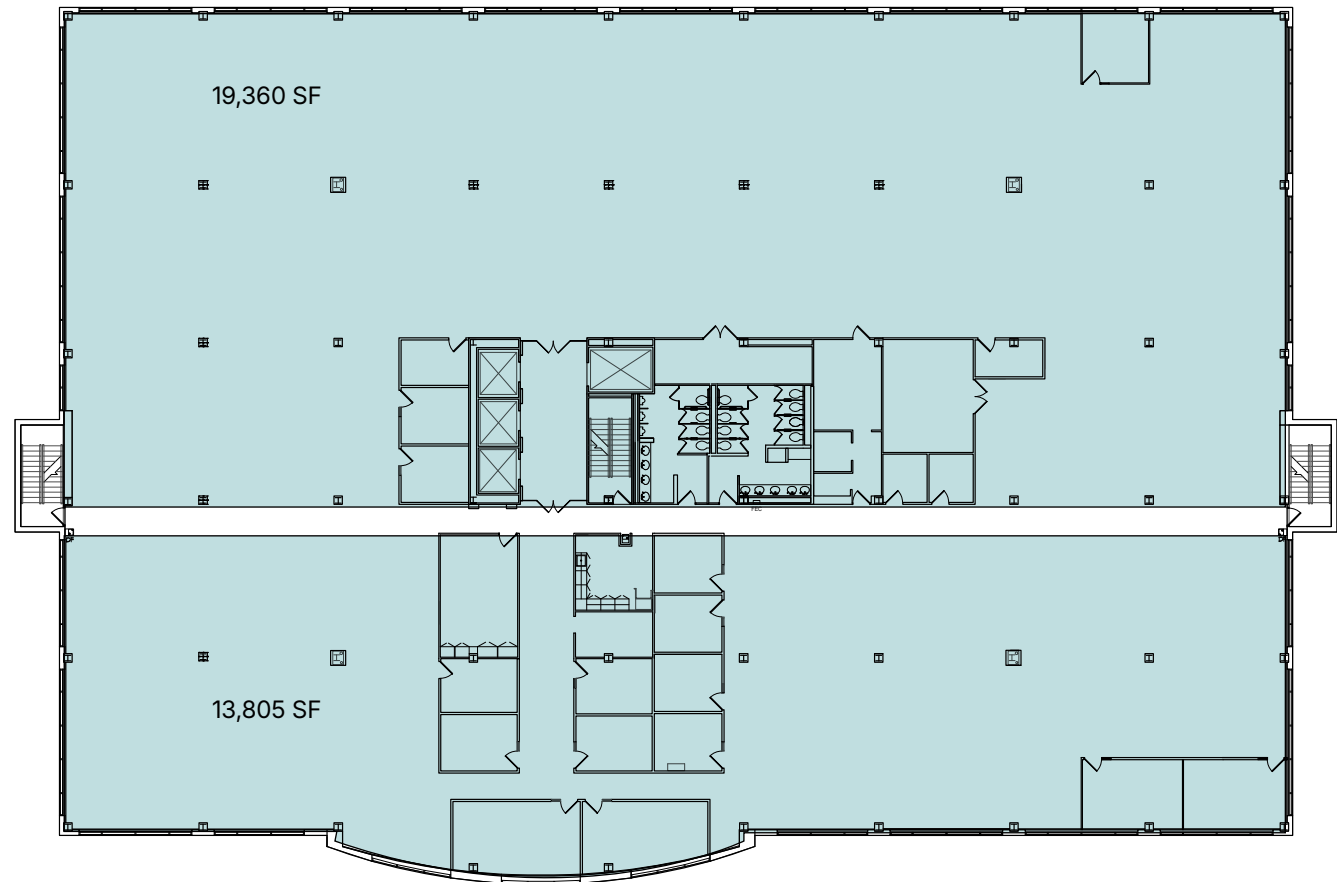


Marwaha

Tower III

Fourth Floor Plan | Conceptual Subdivision Plan

Available	SF
Suite 400	31,829

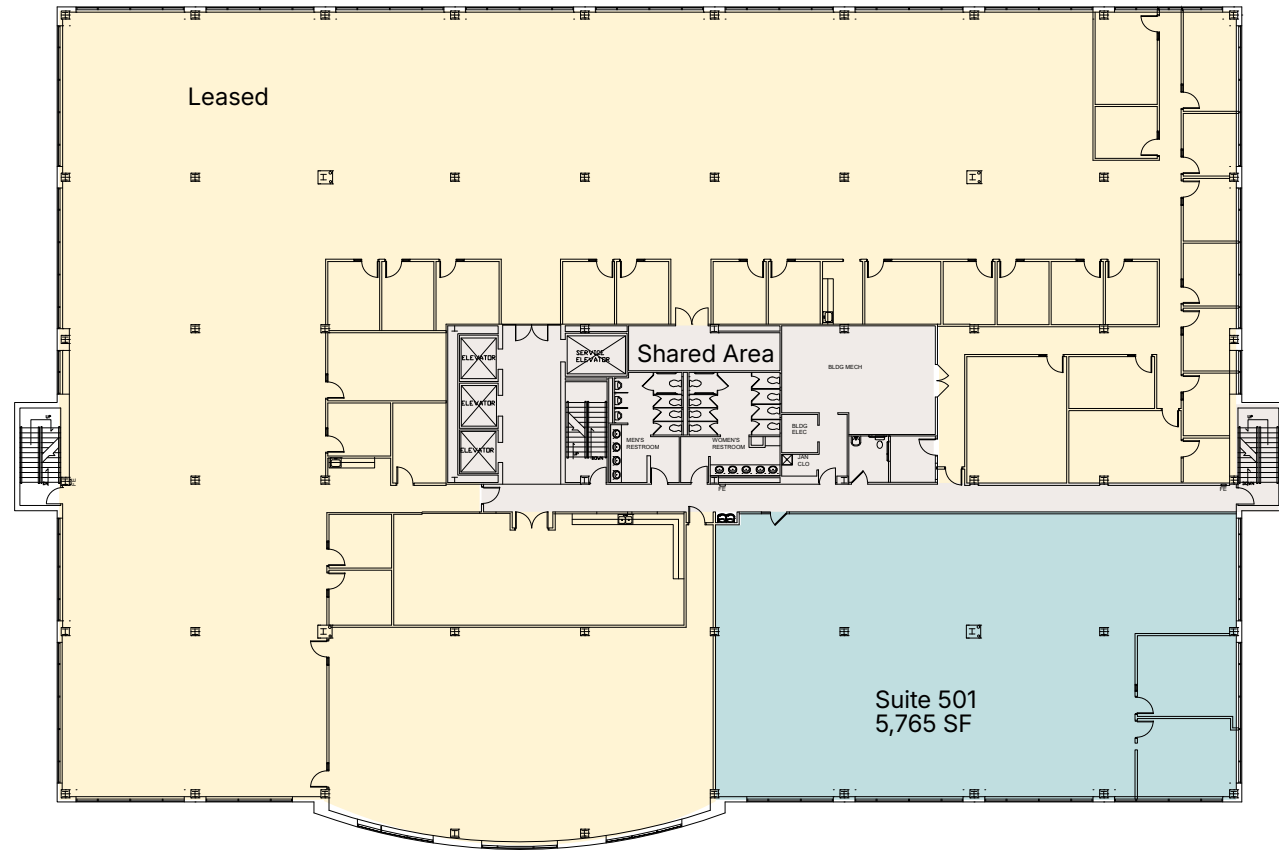


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Tower III

Fifth Floor Plan

Available	SF
Suite 501	5,765





The Shops at Willow Lawn

It offers a variety of retail and dining options, making it a popular destination for both locals and visitors.

3 Minutes
0.9 Miles



Rapidly Growing Midtown

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

Libbie Place Shopping Center

The shopping center offers a variety of retail options and is known for its convenient location and accessibility.

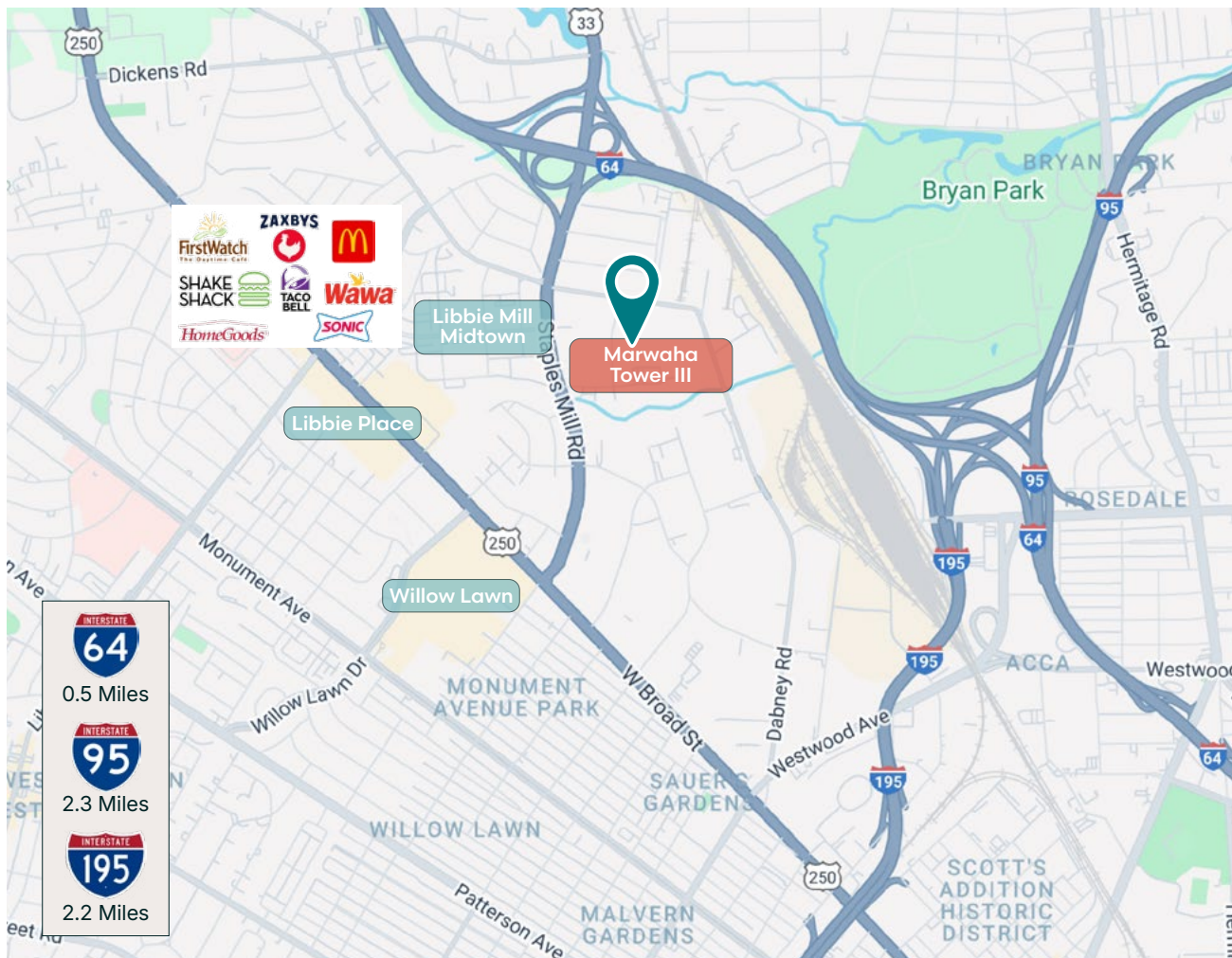
5 Minutes
1.1 Miles



2 Minutes
0.4 Miles

Libbie Mill – Midtown

RVA's newest and most livable community, forming the heart of the Midtown area. Located between Staples Mill Road and Libbie Avenue, just south of I-64.





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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