

HENRICO**LOCATION**

Address:	7818 E Parham Rd
City:	Henrico
State:	VA
Zip Code:	23294
Locality:	Henrico
Virginia Enterprise Zone:	No
Technology Zone:	No
Foreign Trade Zone:	No
Hub Zone:	No
Property ID:	265482

SALE/LEASE INFORMATION

Sale:	Yes
Lease:	No
Sublease:	No
Publicly Owned:	No

PROPERTY INFORMATION

Year Built:	1974
Total Space:	234,234 sq ft / 21,761.05 sq m
Available:	234,234 sq ft / 21,761.05 sq m
Contiguous:	234,234 sq ft / 21,761.05 sq m
Construction	
Floor :	Concrete
Walls:	Masonry
Parking Spaces:	634
Site Size:	15.253 ac /6.17 hec
Zoning:	O-3
Former Use:	Office/Data Center

TRANSPORTATION

Closest Interstate:	I-64, (1.3 mi /2.08 km)
Closest 4-Lane Highway :	Parham Road (0 mi /0 km)
Closest Commercial Airport:	Richmond International Airport (20 mi /32 km)
Closest General Aviation Airport:	Richmond International Airport (20 mi /32 km)

**COMMENTS**

Former SunTrust Operations Center; prime location; 2.66 parking spaces per 1,000 sq. ft.; 4 passenger elevators and 1 freight elevator; three loading docks; two (2) 1,250 kW generators.

Recent Capital Improvements: --Roof replacement in 2008 -- Centrifugal chillers in 2004 --UPS (450 kVA) in 2007 --Cooling towers in 2009 --Fire pump in 2011 --Smoke detectors in 2014

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UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Uninterruptible Power Supply:	No
Backup Generator:	No
Natural Gas:	City of Richmond
Water:	Henrico County
Sewer:	Henrico County
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No

CONTACT

Grace Festa
gfesta@grpva.com
804-643-3227