

Rare opportunity available

Headquarter Building and Property
12560 W Creek Pkwy, Richmond, VA 23238

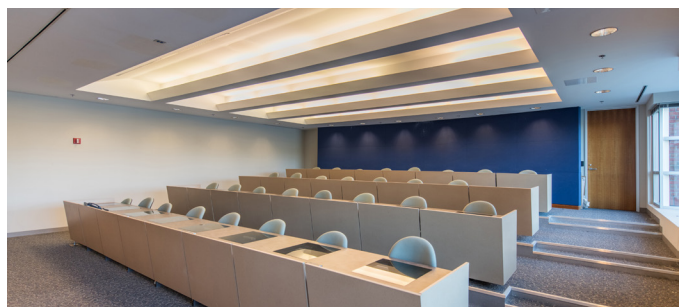
Full building available



Overview and amenities

12560 West Creek Parkway is a Class A HQ building located in Richmond, Virginia. The property is located in the West Creek Business Park, which is known for its business-friendly environment and convenient access to major transportation routes. It is situated in Goochland County, offering ease of access to Richmond's diverse labor pool. The property is a modern and well-maintained office building, offering a professional and inviting environment supportive of an engaging workplace culture. It provides ample parking space for employees and visitors and is equipped with state-of-the-art systems and infrastructure to support the needs of various businesses. Additionally, situated on 49.4 acres, the site offers an opportunity for expanded or alternative development potentially tailored to support the growing residential base.

12560 West Creek Parkway offers various amenities designed to enhance the work experience for occupants. These amenities include well-appointed common areas, conference rooms, on-site fitness facility and café, complemented by engaging outdoor spaces. The location of the property provides proximity to numerous local amenities, including restaurants, shops, and hotels. This makes it convenient for employees and clients alike.



Specifications



Well suited for a large occupier



830 surface parking spaces



24 hr. card access security



Full building back-up generators



Dedicated on-site water tank



Furniture available

Amenities that Inspire



Water views and walking trails



On-site café and outdoor patio



Tenant-only fitness center

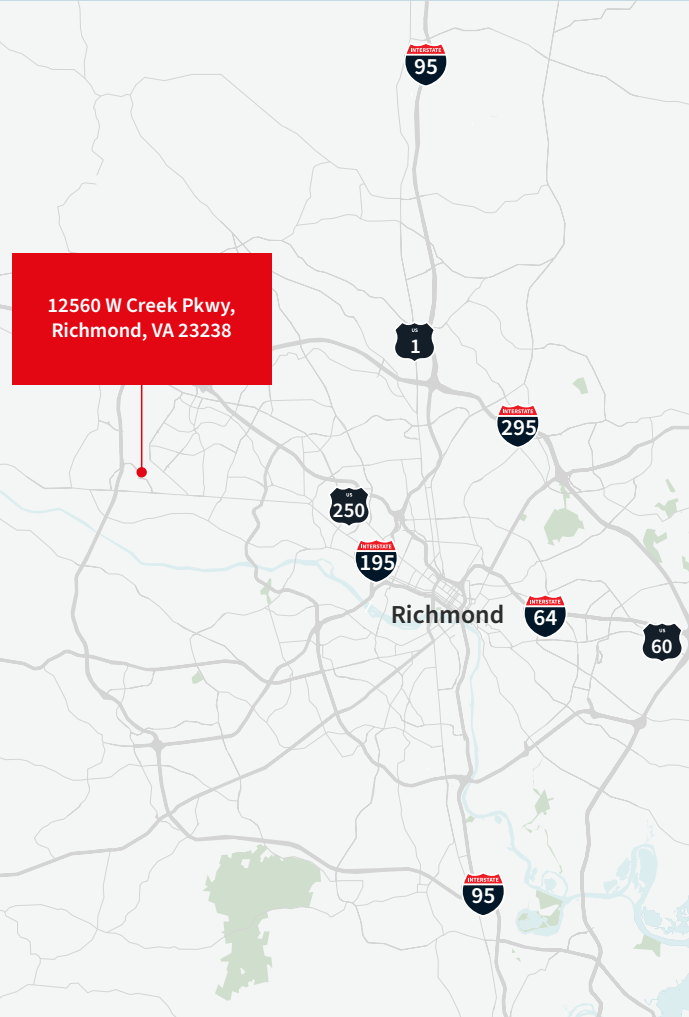
West Creek Business Park

West Creek Business Park is a prominent mixed-use park located in Goochland County, Richmond, Virginia. It is known for its attractive landscaping and natural surroundings. The park is situated in a prime location with convenient access to Interstate 64 and Route 288. West Creek maintains a wide range of businesses, including professional services, technology companies, financial institutions, and more.

The park is known for its scenic beauty, with abundant greenery, trees, and water features. This natural environment creates a peaceful and aesthetically pleasing setting for businesses and their employees. Overall, West Creek is an exceptional business hub that offers a convenient location, diverse tenant mix, and attractive amenities. It is a sought-after destination for businesses looking to establish their presence or expand their operations in the Richmond area.



Excellent location and highway access



Route 288	1.2 Miles
I - 64	7 Miles
Short Pump	7 Miles
I - 95	13 Miles

Abundant area amenities



Restaurants

1. Deep Run Roadhouse
2. Awful Arthurs Seafood Co. Raw Bar &
3. Grapevine | The Greek & Italian Restaurant
4. Arby's
5. Frank's West Italian Restaurant & Pizzeria
6. Greek Cuisine
7. Chez Max Restaurant
8. European Taste
9. Portico Restaurant

Hotels

1. Aloft Richmond
2. Courtyard by Marriott
3. Residence Inn by Marriot
4. Hampton Inn by Hilton
5. Hilton Garden Inn
6. Hyatt Place

Parcel map



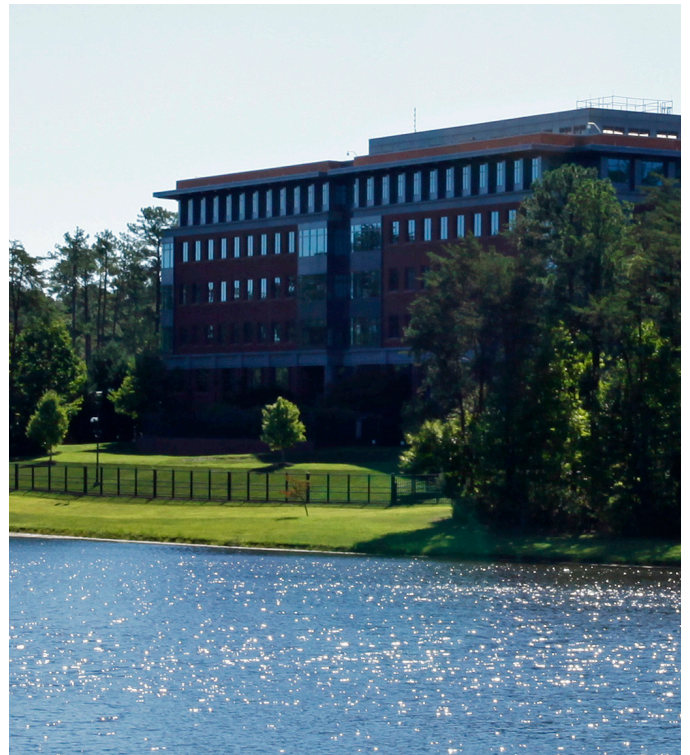
Additional Density

This 49.4-acre site has ample opportunity to expand or develop additional property. Subject to zoning, county and park approvals, the site has several possibilities to include potential office, medical office, multi-family, and retail. Seller makes no representations of what can be done on site.



Building specs

Available space	219,450 SF (full building)
Acres	49.4
Floor size	36,575 RSF
Floors	6
Year built	1997
Construction	Structural steel with concrete slab; Brick and glass curtain wall façade
Ceiling height	12' slab-to-slab
Column spacing	20' x 20'
Floor load	50lbs. PSF live load
Electrical capacity/distribution	Dominion Power; 480v 3phase (2) 1700KW transformers / electrical distribution panels



Base Building HVAC

- (2) 300 Ton Trane water cool chillers and (1) 200 ton Trane air cool chiller backup for data center.
- Cooling/water-side economizer.
- Electric heat/cooling VAV boxes service each floor. Two BAC cooling towers are located on roof with condenser water pumps, outside air fan, and primary and secondary chill water pumps located in the penthouse. Tridium Niagara Automation was also installed in 2013.

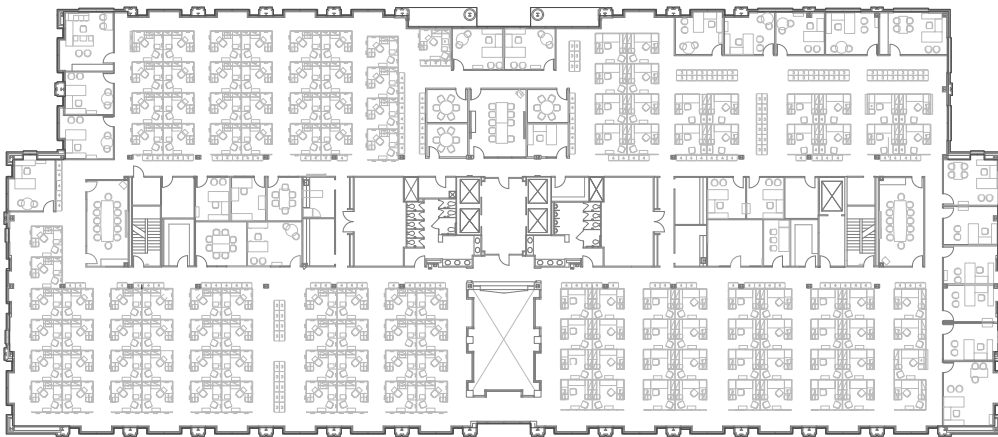
Elevators	Passenger (4) Freight (1)
Telecom providers	Verizon, AT&T, Dish network
Loading docks	Full loading dock
Emergency generator #1, #2, #3	1750kw Caterpillar diesel with 4000 gallon tank
Roof	Ballast roof with single ply membrane main building in service 1997 Firestone membrane roof on other buildings in-service 2007
Fire/life safety	Fire Finder fire system panel with 24/7 central station monitoring
Plumbing	(2) 80 gallon electric water heaters serving floors and (1) 80 gallon electric water heat serving kitchen
Water	Goochland County
Water tank	Well water capacity tank 23,000 domestic and 65,000 fire water tank
Electric/gas	Dominion Power
Parking	830 surface spots, including 38 handicap
Zoning	M-1
Parcel address	64-20-0-11-0 / 64-20-0-10-0T / 64-20-0-12-0 / 64-20-0-13-0

Full building available – Spaces up to 219,450 SF

Floor 1



Floor 2



Floor 3



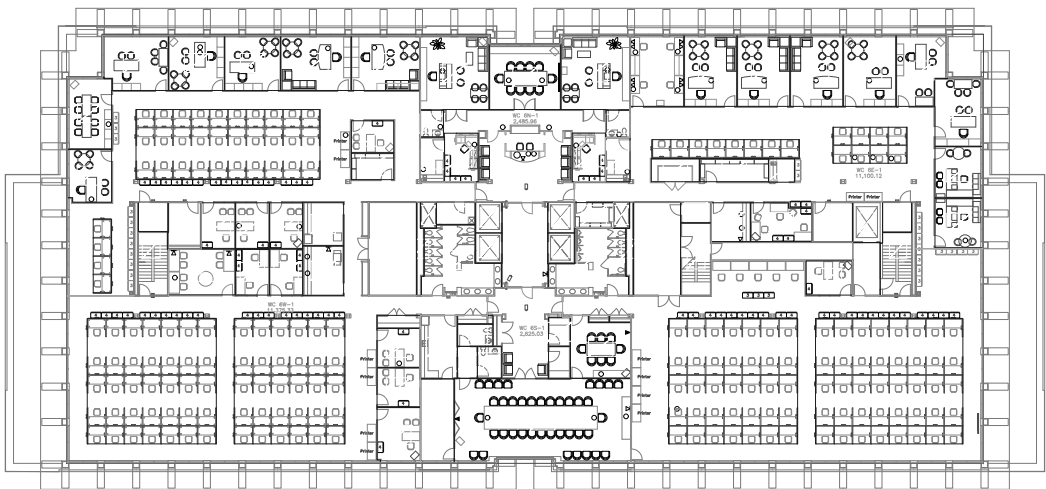
Floor 4



Floor 5



Floor 6



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