

New Ownership!



# MARWAHA TOWER III MIDTOWN

2221 Edward Holland Dr., Richmond, VA



# MARWAHA

## TOWER III MIDTOWN

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Marwaha Tower III delivers class A office space in Henrico with premier amenities and a highly convenient location

- Six-story Class A suburban office building totaling 192,807 SF
- Prime location at Staples Mill Road; immediate access to I-64/ Staples Mill interchange
- Surface parking at 5.2/1,000
- Exterior building signage available for large users
- Building built in 1990; building systems renovated in 2009
- Building Amenities: refreshment lounge, loading dock and covered exterior patio
- Unparalleled access to Richmond area, close proximity to major roads, interstate, and retail

### AVAILABILITIES

<b>First Floor</b>	Suite 100: 8,276 RSF Suite 103: 720 RSF Suite 105: 8,519 RSF*
<b>Second Floor</b>	Suite 200: 29,483 RSF*
<b>Fourth Floor</b>	Suite 400: 31,829 RSF*
<b>Fifth Floor</b>	Suite 501: 5,765 RSF

\*Suites 105, 200 & 400 can be subdivided

All square footages are estimates and subject to field verification. Ownership is in the process of remeasuring the building to reflect planned amenity enhancements, which may modify the core factor and resulting rentable areas.



### NEW BUILDING AMENITIES COMING 2026!

- ✓ Expanded Cafe
- ✓ Gym Facility & Yoga Studio
- ✓ Conference Facility
- ✓ Showers & Locker Rooms



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- Available Space
- Covered exterior patio
- Shared Area
- Leased

### First Floor

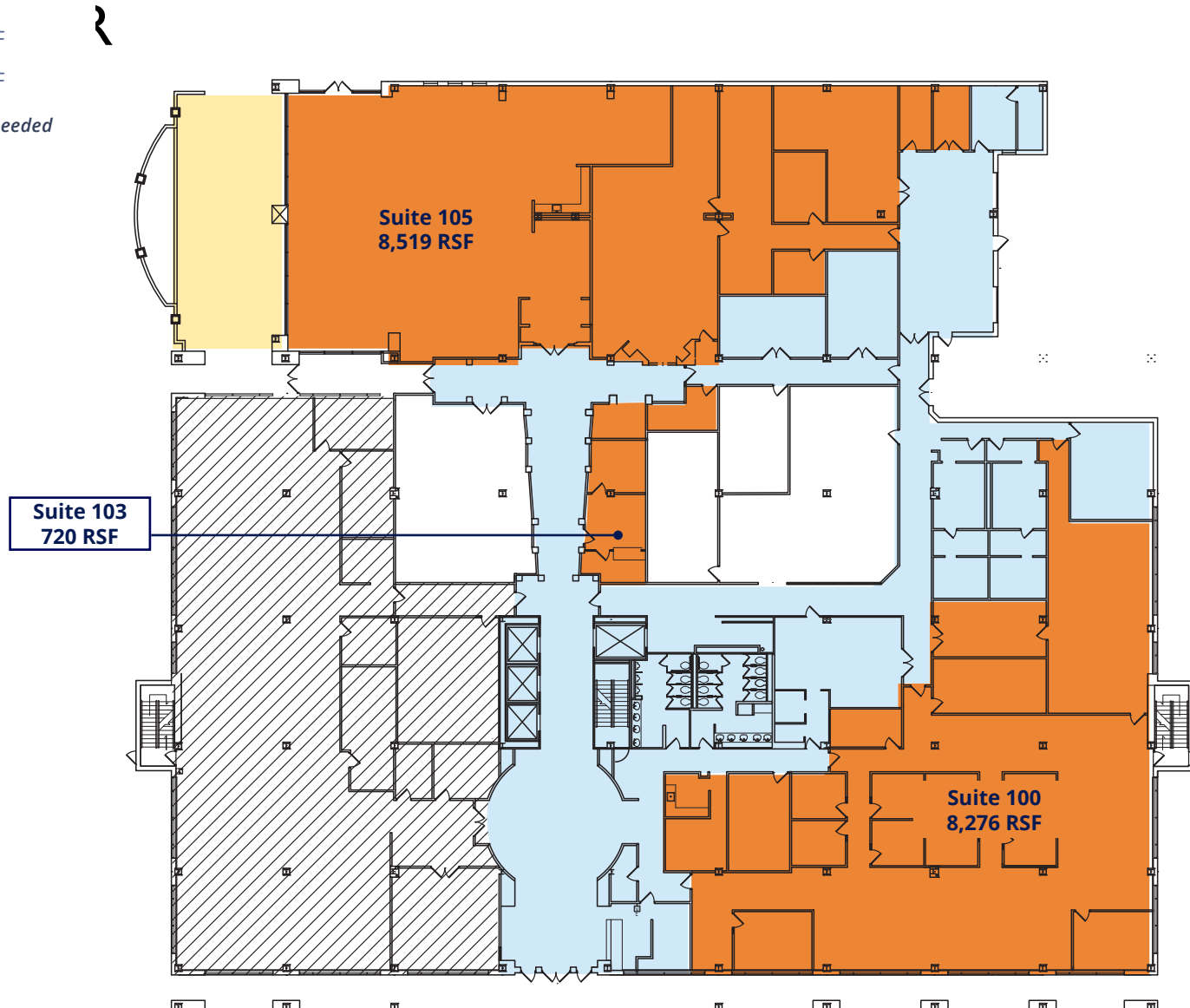
#### Available

Suite 100 8,276 RSF

Suite 103 720 RSF

Suite 105 8,519 RSF

Available 7/1/2026, or sooner if needed



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## TOWER III MIDTOWN

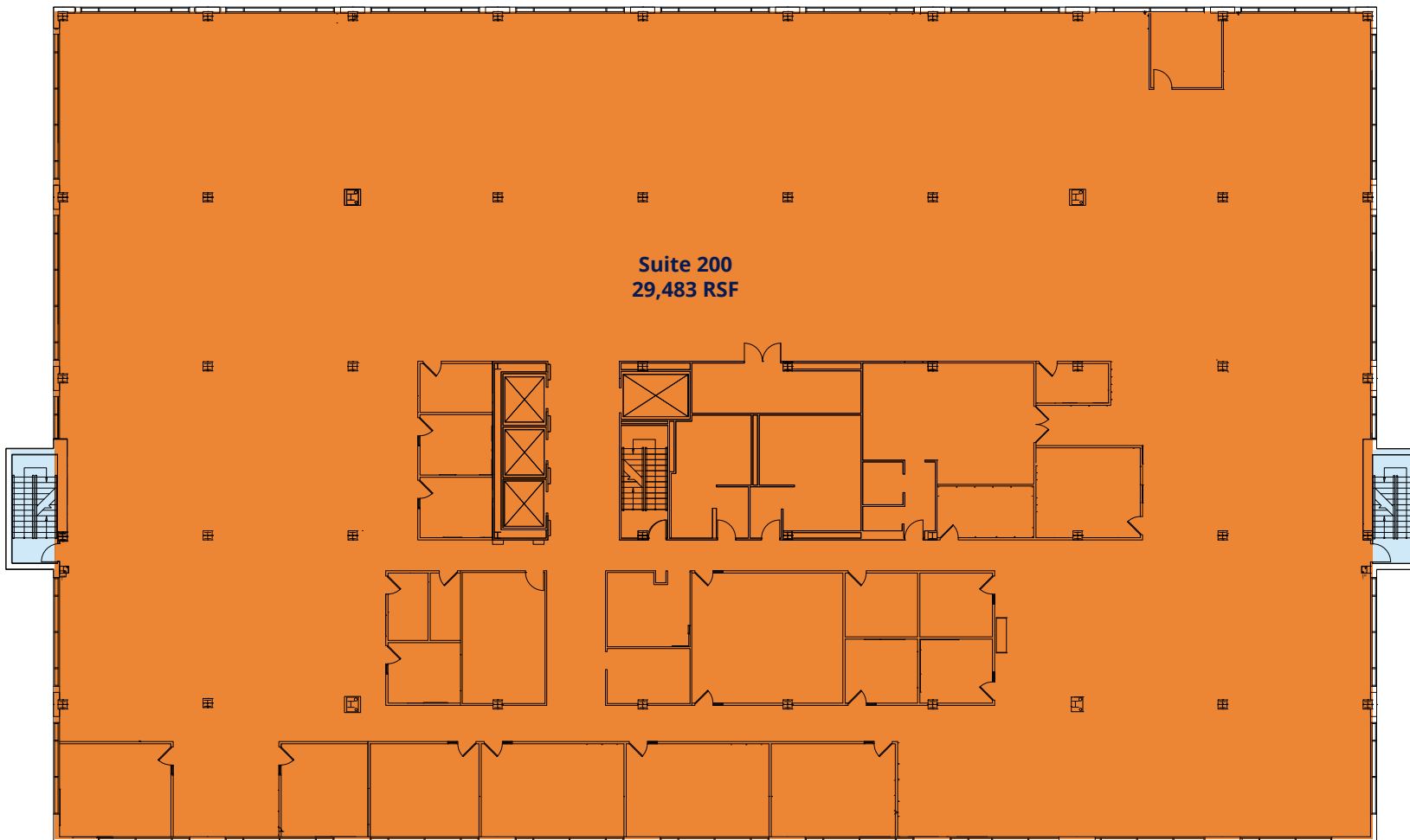
- Available Space
- Shared Area
- Leased

### Second Floor | Existing as built

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



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## TOWER III MIDTOWN

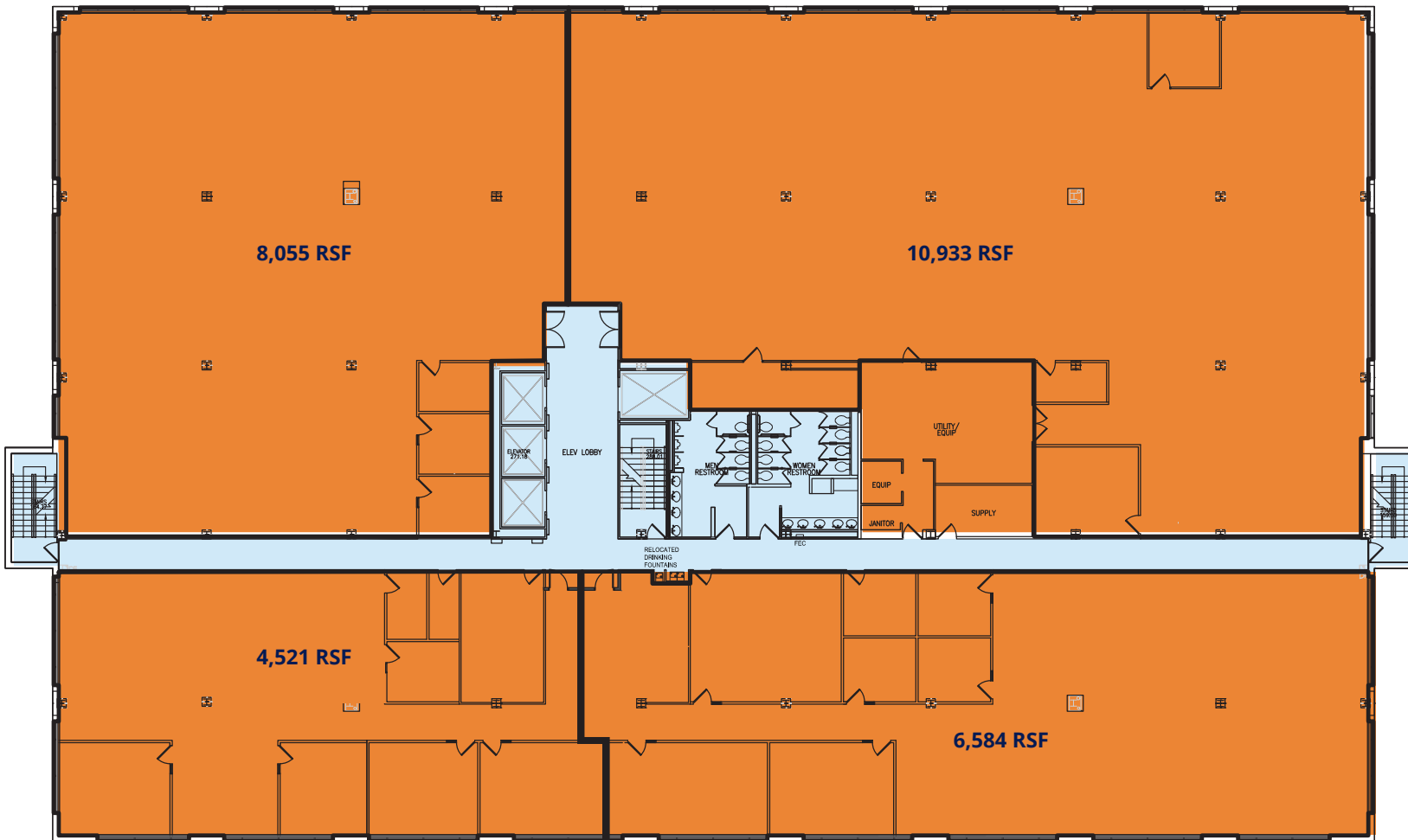
- Available Space
- Shared Area
- Leased

### Second Floor | Conceptual Subdivision Plan

Available SF

Suite 200 29,483 RSF

Available 7/1/2026, or sooner if needed



# MARWAHA

## TOWER III MIDTOWN

- Available Space
- Shared Area
- Leased

### Fourth Floor | Existing as built

Available	SF
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Suite 400	31,829 RSF
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*Available 7/1/2026, or sooner if needed*



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## TOWER III MIDTOWN

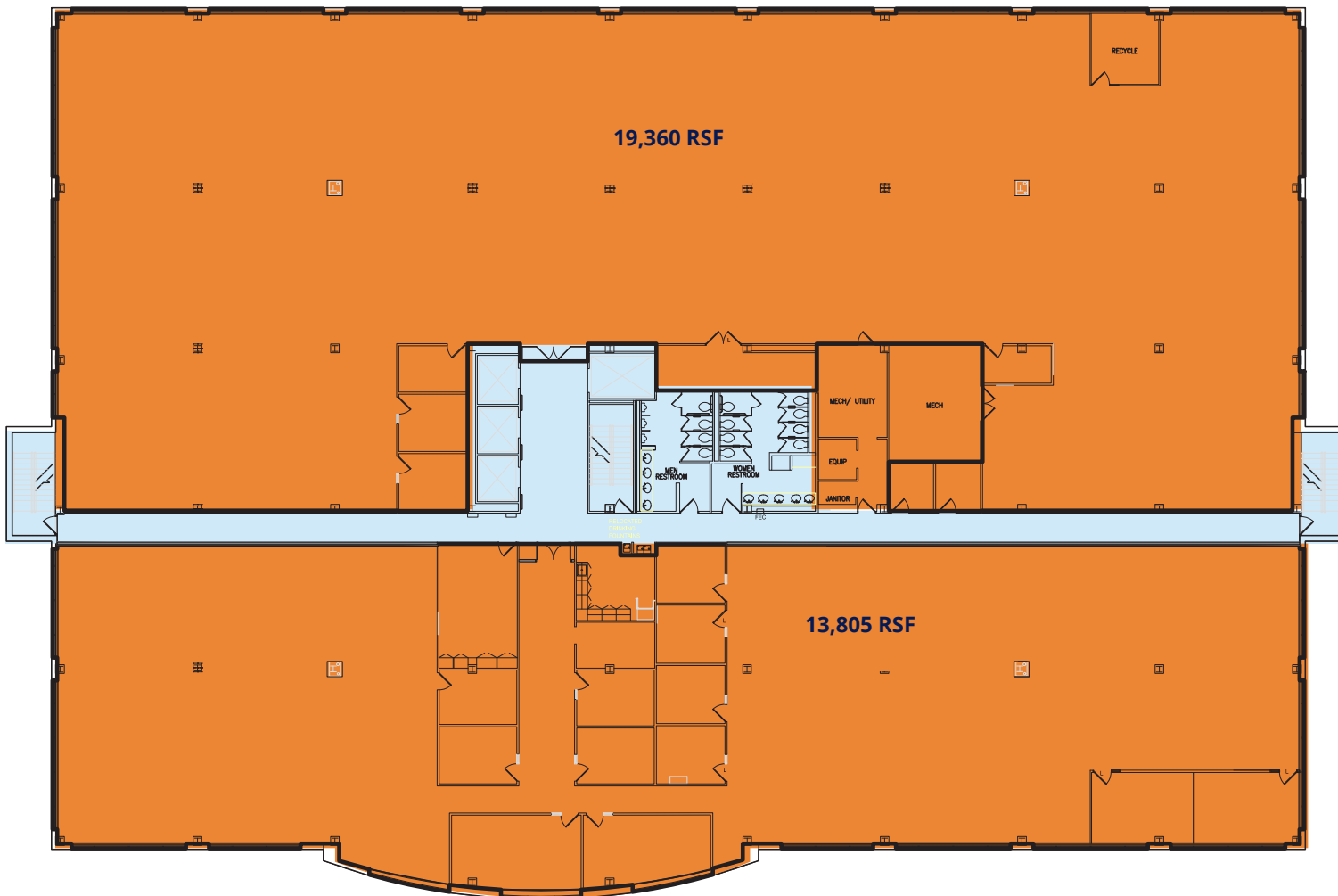
- Available Space
- Shared Area
- Leased

### Fourth Floor | Conceptual Subdivision Plan

Available SF

Suite 400 31,829 RSF

Available 7/1/2026, or sooner if needed



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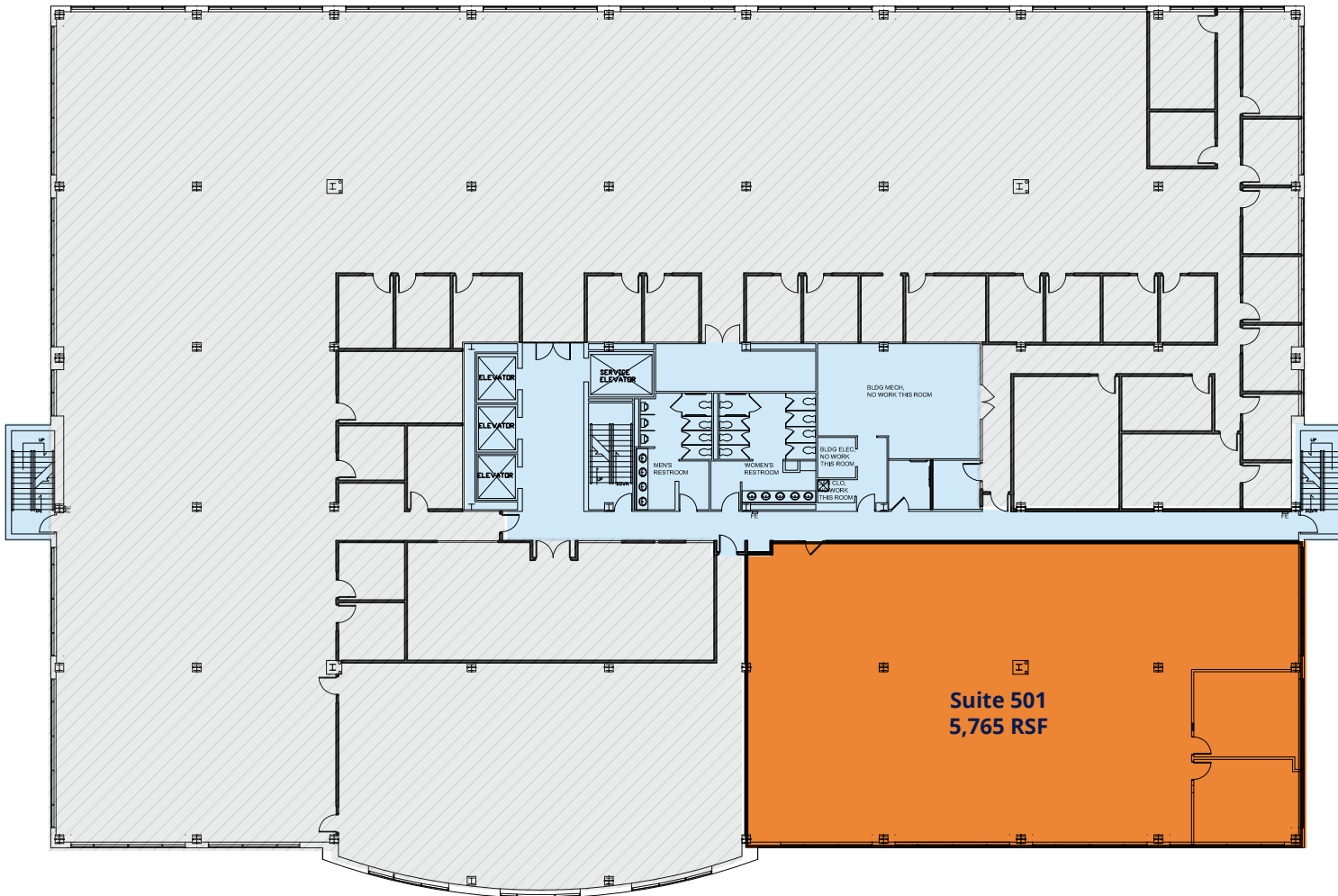
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- Available Space
- Shared Area
- Leased

### Fifth Floor

Available SF

Suite 501 5,765 RSF



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**Former Genworth Site**  
 150,000 SF of new retail/entertainment planned, Hotel, 1,000+ planned multifamily units

Glen Forest Office Park

Libbie Mill Midtown  
 YELLOW UMBRELLA PRODUCTIONS  
 RICHMOND CRAFTED  
 Starbucks  
 THE BRASS TAP CRAFT BEER BAR  
 burn boot camp  
 [solidcore]  
 SHAGBARK

Reynolds Crossing  
 Starbucks DRIVE THRU  
 Walmart  
 Orangetheory FITNESS  
 Jersey Mike's  
 Chipotle Mexican Grill  
 mezeh RESTAURANT & BOWL  
 P!KE SUSHI BOWL  
 Marco's PIZZA

BARNES & NOBLE BOOKSELLERS  
 Target  
 PETSMART  
 FedEx  
 DUNKIN' DONUTS  
 BAGELS

Willow Lawn  
 Panera  
 Kroger  
 CAVA  
 STAPLES  
 Starbucks DRIVE THRU  
 CHOP'T  
 NOODLES & COMPANY  
 Chick-fil-℥

KINSALE INSURANCE  
 Anthem

Scott's Addition  
 BRENNERPASS  
 VÄSEN BREWING COMPANY  
 TAZZA KITCHEN  
 BRAMBLY PARK  
 KING POPS  
 CRACKCH  
 ARDENE  
 STELLA'S  
 Peter Chang LUNCHEON SUPPER

Libbie Ave. Retail  
 PALM DRIVE WELL-BUILT FOOD  
 GRIT COFFEE  
 Stuffys  
 CAMEO  
 Libbie Market

Patterson Ave. Retail  
 Westhampton Pastry Shop  
 Grill  
 CONEJO The Wooden Spoon  
 SuperstarsPizza

Grove Ave. Retail  
 BEIJING  
 THE BREWERY  
 genji celesti  
 TASTE  
 CONTINENTAL

CONTACT US



**Catherine Walker**  
 Vice President  
 +1 804 968 1978  
 catherine.walker@colliers.com

**John Carpin**  
 Senior Vice President  
 +1 804 267 7216  
 john.carpin@colliers.com

**Frank Hargrove, III**  
 Vice President  
 +1 804 339 2912  
 frank.hargrove@colliers.com

**Malcolm Randolph, SIOR**  
 Senior Vice President  
 +1 804 267 7208  
 malcolm.randolph@colliers.com