

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



ROCKWOOD OFFICE PARK

9401-9513 HULL STREET ROAD
RICHMOND, VA 23236

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

9401-9513 HULL STREET ROAD, RICHMOND, VA 23236



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service)
Building Size:	66,000 SF
Available SF:	200 - 1,500 SF

PROPERTY OVERVIEW

This 66,000 SF office park is located on Hull Street Road with exposure to an average of 43,000 VPD.

PROPERTY HIGHLIGHTS

- Easy access to Powhite Parkway, Chippenham Parkway and Midlothian Turnpike
- Small office spaces available for single user

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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	200 - 1,500 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
■ 9409 D-1	Available Soon	734 SF	4 Office Suite with Storage Room Available 6/1/21
■ 9413 D	Available	1,080 SF	5 Office Suite with Kitchenette
■ 9415 C	Available	1,080 SF	5 Office Suite
■ 9507 F-1	Available	225 SF	Single Office No windows
■ 9507 F-2	Available	250 SF	Single Office
■ 9507 G-2,4,6	Available Soon	540 SF	3 Office Suite Available 3/1/21
■ 9507 I	Available Soon	1,080 SF	5 Office Suite Available 2/1/21
■ 9509 D-4	Available	224 SF	Single Office
■ 9513 A	Available	1,500 SF	5 Office Suite
■ 9513 C-3	Available	225 SF	Single Office
■ 9513 C-4	Available	200 SF	Single Office
■ 9513 C-5	Available	225 SF	Single Office
■ 9513 C-6	Available	240 SF	Single Office

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ADDITIONAL PHOTOS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

AREA RETAIL

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AREA RETAIL | 5

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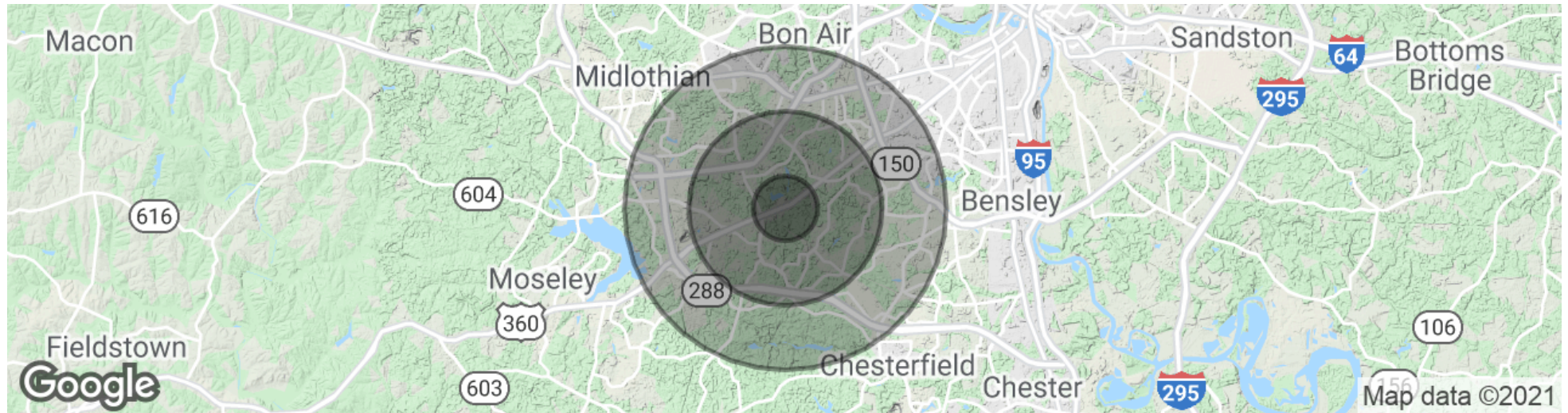
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,450	50,822	133,006

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,386	18,780	49,919
Average HH Income	\$103,888	\$91,834	\$86,451

**Based on 2020 ESRI data*

TRAFFIC COUNT	VPD
Courthouse Road	35,000
Hull Street Road	42,000



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