



For Immediate Release

Cushman & Wakefield | Thalhimer's Capital Markets Group Completes Sale of Windsor IV in Henrico County, Virginia

RICHMOND, VIRGINIA, November 1, 2018 – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented the seller in the sale of Windsor IV, a single-story office building totaling 72,890 square feet, located at 8580 Magellan Parkway within the Windsor Business Park in Richmond, Virginia.

Windsor IV, built in 2001, is 100% occupied by Bon Secours Mercy Health (tenant) and is one of six buildings within the 62-acre Windsor Business Park. The tenant has a long-term lease at Windsor IV as well as other buildings in the park.

The Purchaser, Rich Uncles NNN REIT, Inc. of Costa Mesa, CA, acquired the asset on October 31, 2018 for \$10,516,000 (\$144 per square foot) from an affiliate of Fernau LeBlanc Investment Partners of Bethesda, Maryland. David Perduk, the Chief Investment Officer of Rich Uncles NNN REIT, Inc., said the property "is a great investment for our shareholders and is a strong addition to our growing portfolio of stable, single-tenant net lease assets." The sale was completed by Eric Robison, Senior Vice President of Cushman & Wakefield | Thalhimer's Capital Markets Group in Thalhimer's Richmond office and assisted by Evan Magrill, SIOR of the Cushman & Wakefield | Thalhimer leasing team.

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About Cushman & Wakefield | Thalhimer

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, VA; and Charleston, Greenville, SC. The company has over 100 broker professionals and employs over 400 associates. Thalhimer represents, on behalf of its clients, a property portfolio of over 53 million leasable square feet, and management of nearly 25 million square feet of commercial property, and over 7,250 multifamily units. In 2017 Thalhimer completed over 2,000 transactions with a transactional volume over \$1.3 billion.

Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, project management, asset management, and the sale and leasing of office, industrial and retail properties.

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Thalhimer's Capital Markets Group is the region's leading investment sales team made up of professionals focused solely on capital markets and the sale of income producing properties throughout Virginia. The team is experienced in office, industrial, retail and multi-family dispositions and since 2012 has completed 194 transactions totaling over \$3.83 billion and over 48.4 million square feet.

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About Cushman & Wakefield



Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value by putting ideas into action for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with 48,000 employees in approximately 400 offices and 70 countries. In 2017, the firm had revenue of \$6.9 billion across core services of property, facilities and project management, leasing, capital markets, advisory and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

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