



For Immediate Release

## **Cushman & Wakefield | Thalhimer Completes Sale of Commonwealth Centre**

*Anchor Financial Expands Richmond Presence*

**RICHMOND, VIRGINIA, January 23, 2019** – Cushman & Wakefield | Thalhimer announces the sale of Commonwealth Centre, located at 5309 Commonwealth Centre Parkway, a quickly-developing portion of Chesterfield County, Virginia, easily accessible via Route 288 and Hull Street Road.

The Anchor Group acquired the 63,000 square foot class A office building from 5309 Commonwealth LLC on January 22, 2019 for \$4,800,000. To accommodate aggressive growth plans, Anchor Financial will partially occupy three floors of the four-story building. Ryan Leggett, President & CEO comments “we are thrilled about the possibilities this acquisition and renovation will provide both to the clients that we serve as well as our fast growing group of professionals. With our unique approach and comprehensive client first solutions platform this will allow us to further advocate and support the underserved business and personal markets that miss opportunities daily due to the lack of integrated solutions available in the marketplace today.”

Anchor Financial has retained Baskervill for renovations of Commonwealth Centre’s common areas, the addition of a conference facility, and other shared building amenities. In partnership with Thalhimer, Baskervill kicked off the design process with rigorous space analysis and cost estimation efforts to mirror Anchor’s bold aspirations for the office environment without breaking any budgets. “From day one, it was clear to the design team that Anchor Financial wants to break down the common preconceived notions people have about financial planning,” explains Baskervill Principal and Director of Workplace Strategies Susan Orange. “Our mandate has been to deliver a technology-rich environment with an ultra-modern aesthetic to spark collaboration among staff while also enabling lead planners to foster deeper connections with clients.”

The community-centric first floor will feature a double-height lobby with flexible areas and amenities for the use of other tenants and Anchor’s non-profit partners.. True to its mission of shaking off the “old fashioned ways of working,” the second floor does away with static work stations—opting for unassigned bench seating that allows people to interact with the space and each other in dynamic ways.

Anchor plans to move into the space no later than September of 2019. “We’re certainly moving at lightning speed,” adds Orange. “But it’s been a seamless process because Anchor Financial has such a clear vision—and they’ve trusted us to run with it and deliver.”

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**Baskervill**

Brian K. Berkey of Cushman & Wakefield | Thalhimer represented the purchaser in the sale of Commonwealth Centre, and Evan M. Magrill, SIOR, also with Thalhimer, represented the seller. Katie Chalmers, Project Manager with Thalhimer is overseeing construction plans.



#### **About the Anchor Group**

Focused on integrated solutions that both empower and educate clients the Anchor group consists of 4 primary divisions providing financial services, insurance, accounting, and merchant solutions. They work together to create a unique one of a kind solution that brings expertise and value to all areas of ones financial needs. Anchor primarily focuses on advanced tax strategies and business solutions driving value and growth opportunities for business nationwide as well as wealth preservation and growth for retirees and individuals facing high annual tax burdens.

#### **About Baskervill**

Rooted in the belief that great design is the result of asking the right questions and truly listening to the answers, Baskervill offers creative architectural, interior design, and MEP engineering solutions to a varied client base, from hotels + resorts to workspace, healthcare, manufacturing, and cultural institutions. Founded in Richmond, Virginia, in 1897, Baskervill is one of the nation's oldest continually operating architectural firms. While a sense of history grounds us, it's the idea that design can solve problems of the future that keeps us inspired. To learn more about who we are, how we work, and what we've designed, visit [www.baskervill.com](http://www.baskervill.com).



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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 56 million leasable square feet, and management of over 30 million square feet of commercial property, and over 8,000 multifamily units. In 2018 Thalhimer completed nearly 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. To learn more, visit [www.thalhimer.com](http://www.thalhimer.com) or follow [@Thalhimer](https://twitter.com/Thalhimer) on Twitter.

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 222 transactions totaling over \$4.1 billion and over 51 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](http://www.cushmanwakefield.com) or follow [@CushWake](https://twitter.com/CushWake) on Twitter.

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