



For Immediate Release

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

RICHMOND, VIRGINIA, March 12, 2019 – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented the seller in the sale of Windsor I, a single-story office flex building totaling 58,000 square feet, located at 8550 Magellan Parkway within the Windsor Business Park in Richmond, Virginia.

Windsor I, built in 1999, is 100% occupied by Bon Secours Nursing School and Patterson Dental Supply. Windsor I is one of six buildings within the 62-acre Windsor Business Park.

The Purchaser, JBW Windsor Investment Company, acquired the asset on March 1, 2019 for \$7,500,000 (\$130 per square foot) from Magellan Investors, LLC an affiliate of Fernau LeBlanc Investment Partners of Bethesda, Maryland and John B. Levy & Company of Richmond, Virginia. 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. Gregg W. Beck, also with Thalhimer, represented the purchaser.

For Further Information Contact:

Eric Robison
Senior Vice President, Capital Markets Group
+1 804 697 3475
eric.robison@thalhimer.com



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 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.

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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](https://twitter.com/CushWake) on Twitter.

-END-