

For Immediate Release

## **Cushman & Wakefield | Thalhimer's Capital Markets Group Completes \$24MM Sale of Crossways I & II in Chesapeake, Virginia**

**RICHMOND, VIRGINIA, September 14, 2022** – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented the Seller in the sale of Crossways I & II, a 213,955 square foot Class-A office building located in the exclusive Greenbrier submarket of the Norfolk, Virginia MSA at 1434 Crossways Blvd. in Chesapeake, Virginia.

Originally developed in 1999 and expanded in 2002, Crossways I & II is 100% leased. The unique layout of the two-story building lends itself to the current tenant mix, which is anchored by Conduent Business Services, LLC (NASDAQ: CNDT) – a multi-industry international business service provider that specializes in healthcare and human resources solutions that occupies over 50% of the property. The remaining space is occupied by a diverse tenant mix covering the insurance, education, and finance industries.

Seminole Trail Properties acquired the asset on September 13, 2022, for \$24,000,000 and will be managed by Seminole Trail Management. Sale negotiations were handled by Eric Robison and Bo McKown of Cushman & Wakefield | Thalhimer's Capital Markets Group, along with Christine M. Kaempfe, CCIM, SIOR who handles office and flex industrial leasing in the market. Kenneth D. Penrose, Jr., also with Thalhimer, represented the purchaser.

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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. The company has nearly 100 broker professionals and employs over 425 associates. Thalhimer represents, on behalf of its clients, a property portfolio of over 55 million leasable square feet, and management of over 30 million square feet of commercial property, and over 10,000 multifamily units. In 2021, Thalhimer completed over 2,300 transactions with a transactional volume more than \$2.2 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 313 transactions totaling over \$4.96 billion and over 57.4 million square feet.

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### **About Cushman & Wakefield**

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and approximately 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, and valuation 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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