

OFFICE FOR LEASE
CLOCKTOWER OFFICE BUILDING
7443 Lee Davis Road | Mechanicsville, VA



PERFECT FOR OFFICE OR MEDICAL

UP TO 15,000 RSF
AVAILABLE

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CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



SUITE 301B – MOVE IN READY, FURNITURE AVAILABLE!



FEATURES

- Best multi-tenant building in submarket
- Convenient access to I-295
- Major interior renovations including new roof, re-sealed parking lot, new HVAC, and re-sealed windows
- Convenient access to many retailers and restaurants



TIMING

Available immediately



SQUARE FOOTAGE

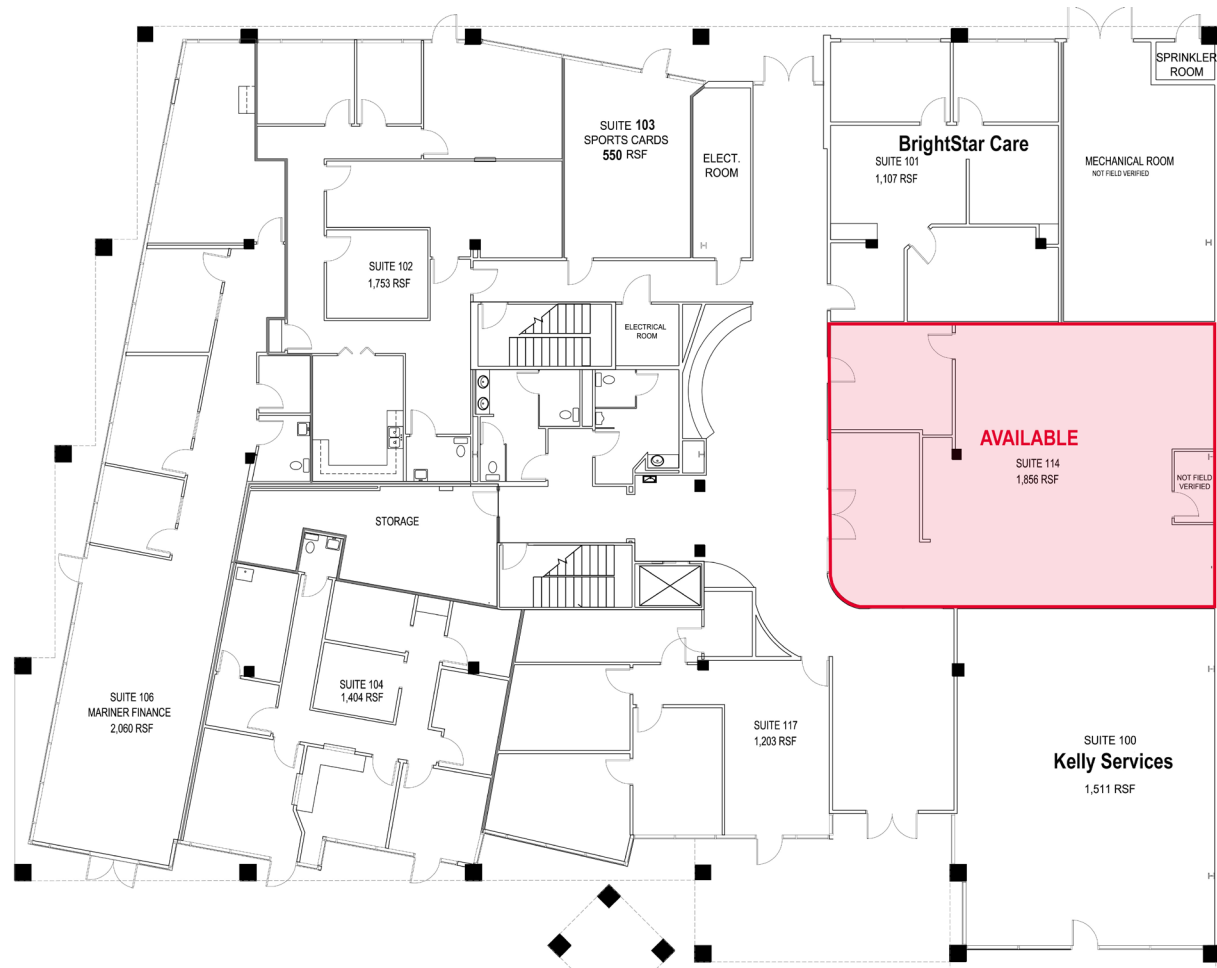
- Suite 114 – 1,856 RSF
- Suite 201 – 2,632 RSF
- Suite 202 – 3,743 RSF
- Suite 205 – 5,670 RSF
- Suite 305 – 4,012 RSF



PARKING

5/1,000 spaces

FIRST FLOOR FLOOR PLAN

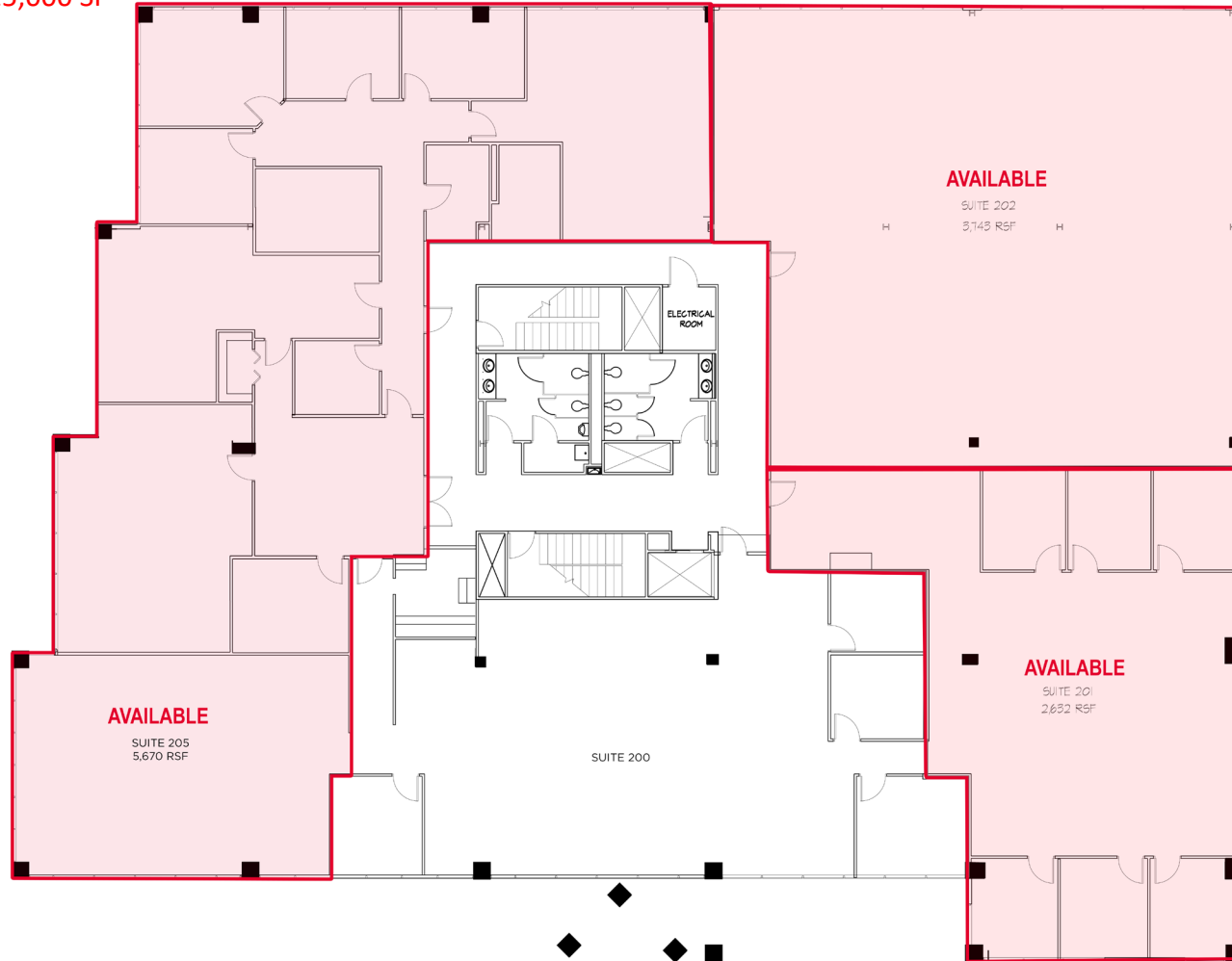


Tenant List

TENANT	SUITE	SQUARE FOOTAGE
Kelly Services Inc.	100	1,511
BrightStar Care	101	1,107
American Expediting	102	1,753
Sports Cards & Collectibles	103	550
Leased	104/117	2,607
Mariner Finance	106	2,060
AVAILABLE	114	1,856

SECOND FLOOR FLOOR PLAN

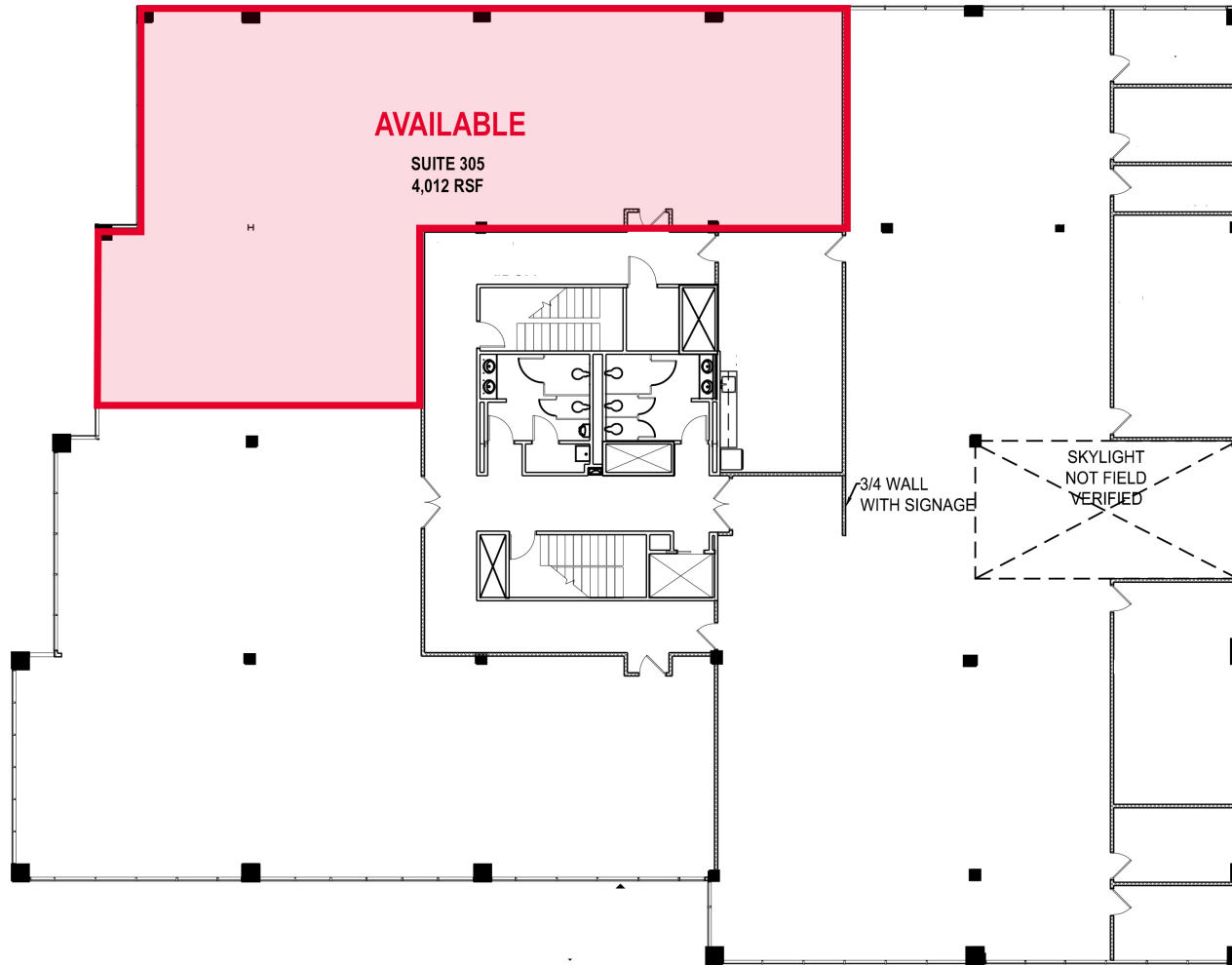
Can be combined up to 15,000 SF



Tenant List

TENANT	SUITE	SQUARE FOOTAGE
Leased	200	2,955
AVAILABLE	201	2,632
AVAILABLE	202	3,743
AVAILABLE	205	8,625

THIRD FLOOR FLOOR PLAN



Tenant List

TENANT	SUITE	SQUARE FOOTAGE
Leased	300	4,059
Leased	301B	4,439
AVAILABLE	305	4,012

LOCATION OVERVIEW





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