

FOR
SUBLEASE

WINCHESTER BUILDING

10800 MIDLOTHIAN TURNPIKE



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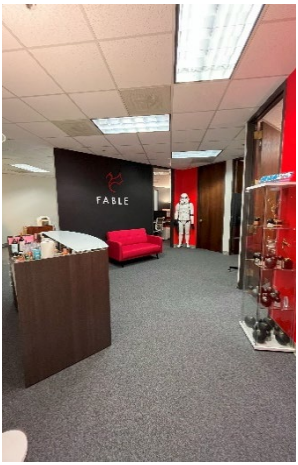
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THALHIMER



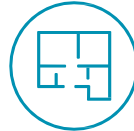
BUILDING
PHOTOS



SF

Suite 152 - 2,391 RSF

Sublease runs through 8/31/2025



FLOOR PLAN

Move in ready

Modern finishes throughout

Reception area

2 conference rooms or open works rooms

5 private offices

Snazzy pantry

Windows into atrium



BUILDING AMENITIES

Renovated lobby with three-story atrium
and water feature

Free conference room

On-site café

Renovated common area restrooms

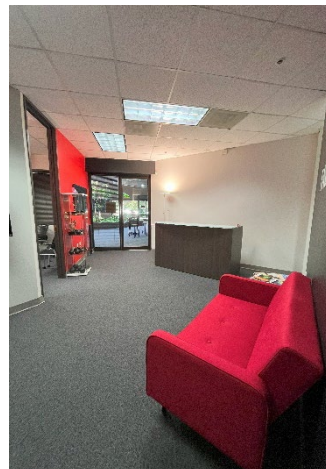
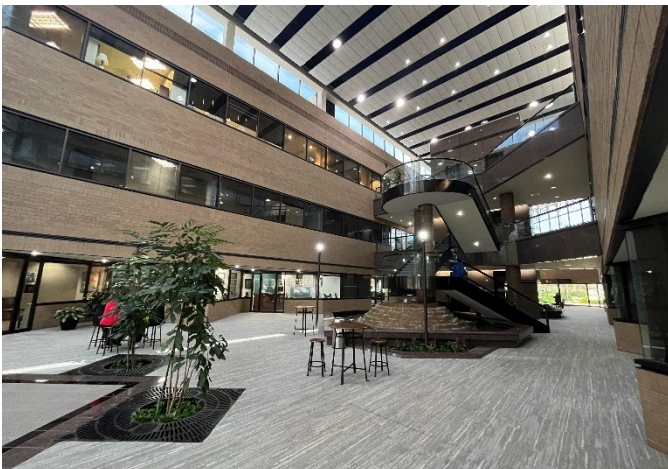


PARKING

4:1,000 SF in surface lot surrounding building

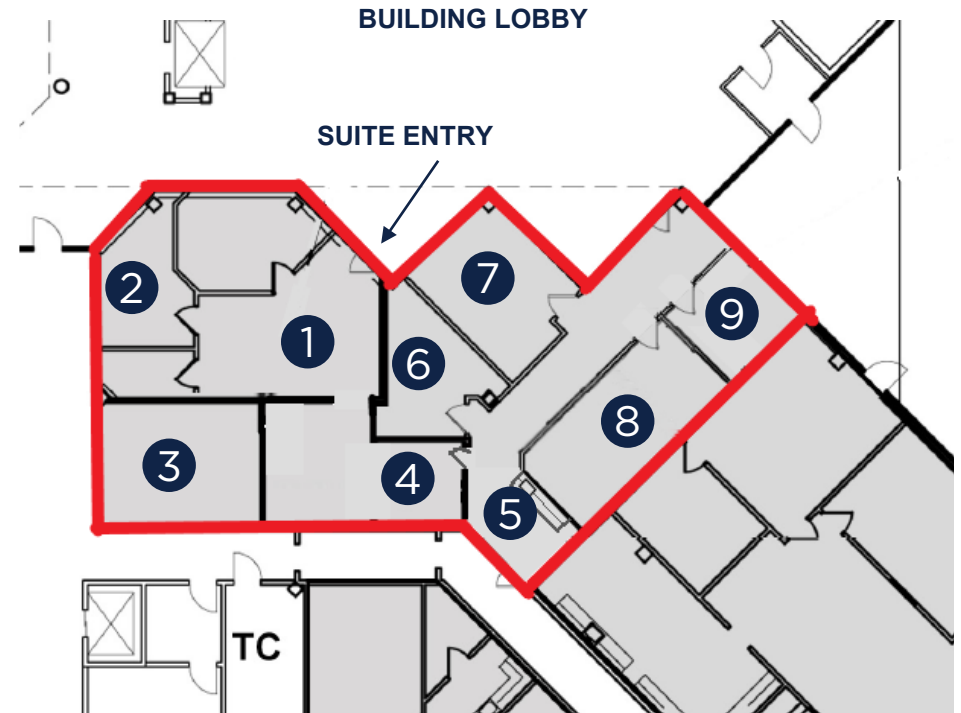
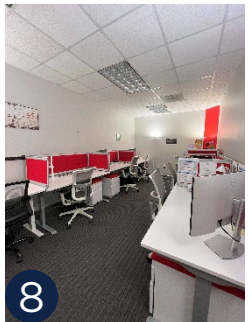
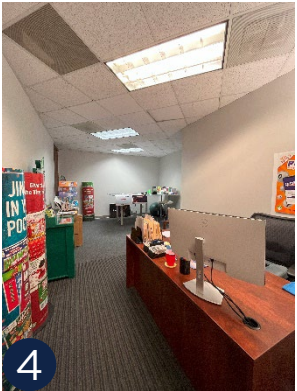
2,391 RSF
SUBLEASE

AVAILABLE IMMEDIATELY



SUITES 152 FLOOR PLAN

2,391 RSF - SUBLEASE





Residence Inn



Chesterfield Towne Center



0.2 MILES
TO JOHNSTON-WILLIS,
RESIDENCE INN,
HUGUENOT PARK



Huguenot Park



Winterfield Crossing

6 MINUTES
TO I-76



Johnston Willis Hospital



3 MINUTES
TO CHESTERFIELD TOWNE CENTER -
TORCHY'S TACOS, RAISING CAINES, &
PIZZA, CHICK FIL A, ISLAND SHRIMP CO



Island Shrimp Co

10 MINUTES
TO WINTERFIELD CROSSING - TRIPLE
CROSSING, WONG'S TACOS, FOUR SEASONS,
CYCLE BAR



MIDLOTHIAN

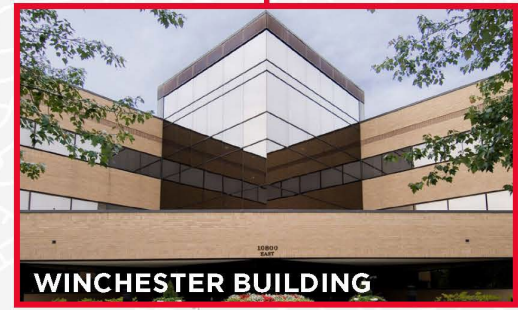
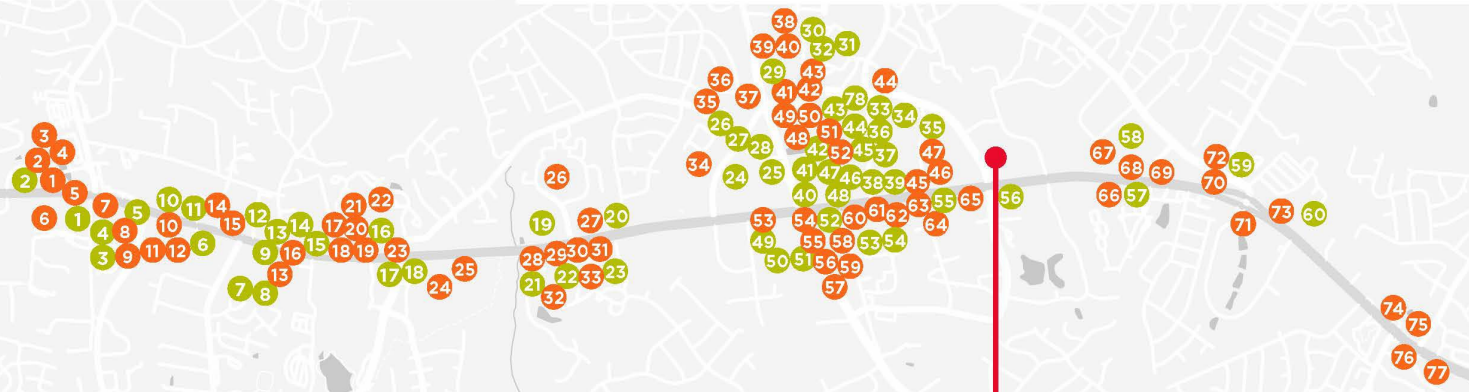
Midlothian is on the rise! With population growing rapidly, new construction single family homes and townhomes are delivering in Midlothian at a record-setting pace. New retail destinations like Winterfield Crossing bring destination dining like Wong's Tacos and Triple Crossing Brewery and shopping to the Midlothian Turnpike corridor. New fast-casual restaurants like Torchy's Tacos and Raising Caine near the Chesterfield Town Center add to established lunch options like Tazza and First Watch near the Winchester Building. Access to interstates and excellent public schools continue to make Midlothian an excellent location for employers.

RETAIL

- | | | |
|------------------------|--------------------------|------------------------|
| 1 KROGER | 21 PARTY CITY | 41 MACY'S |
| 2 ALDI | 22 PETCO | 42 BARNES & NOBLE |
| 3 PUBLIX | 23 WEGMANS | 43 AT HOME |
| 4 VIRGINIA ABC | 24 GOODWILL | 44 JCPENNEY |
| 5 SHERWIN-WILLIAMS | 25 VILLAGE BANK | 45 TJ MAXX |
| 6 FIRESTONE | 26 DSW | 46 HOMEGOODS |
| 7 PLEASANTS HARDWARE | 27 OFFICE DEPOT | 47 OLD NAVY |
| 8 YOUFIT GYM | 28 THE FRESH MARKET | 48 GAMESTOP |
| 9 VILLAGE BANK | 29 BEST BUY | 49 MICHAELS |
| 10 JOS A. BANK | 30 DICK'S SPORTING GOODS | 50 ADVANCE AUTO |
| 11 ATLANTIC UNION BANK | 31 LOWE'S | 51 BED BATH & BEYOND |
| 12 TRUIST | 32 COSTCO | 52 HAVERTYS |
| 13 WELLS FARGO | 33 LIDL | 53 KOHL'S |
| 14 FLAGSTOP CAR WASH | 34 THE HOME DEPOT | 54 TARGET |
| 15 SHELL | 35 DOLLAR TREE | 55 ATLANTIC UNION BANK |
| 16 CVS | 36 PETSMART | 56 WELLS FARGO |
| 17 FIRST CITIZENS BANK | 37 STAPLES | 57 O'REILLY |
| 18 WALGREENS | 38 ROSS | 58 BURLINGTON |
| 19 WALMART | 39 FIVE BELOW | 59 TOTAL WINE |
| 20 SAM'S CLUB | 40 ULTA | 60 MARSHALLS |

RESTAURANTS

- | | | | |
|--------------------------------|------------------------|--------------------|--------------------|
| 1 STARBUCKS | 21 KABUTO | 41 TEXAS ROADHOUSE | 61 STARBUCKS |
| 2 FOUR SEASONS MIDLOTHIAN | 22 SAHEB INDIAN BISTRO | 42 OASIS MEXICAN | 62 MEZEH |
| 3 TRIPLE CROSSING BREWERY | 23 MCDONALD'S | 43 CHICK-FIL-A | 63 MCDONALD'S |
| 4 WONG'S TACOS | 24 JO-JO'S PIZZA | 44 POPEYES | 64 HARDEE'S |
| 5 CHIPOTLE | 25 BURGER BACH | 45 STARBUCKS | 65 ARBY'S |
| 6 PAPA JOHN'S | 26 DOMINO'S PIZZA | 46 SONIC | 66 SUBWAY |
| 7 MOE'S | 27 ZAXBY'S | 47 IHOP | 67 CHUCK E. CHEESE |
| 8 O'TOOLLES | 28 TACO BELL | 48 ISLAND SHRIMP | 68 KICKBACK JACK'S |
| 9 DAIRY QUEEN | 29 101 CRAFTHOUSE | 49 RED ROBIN | 69 TACO BELL |
| 10 TWO COMPADRES | 30 MISSION BBQ | 50 CASA DEL BARCO | 70 WAFFLE HOUSE |
| 11 KATANA SUSHI | 31 PANDA EXPRESS | 51 CHICK-FIL-A | 71 APPLEBEE'S |
| 12 CAPITAL ALE HOUSE | 32 BLAZE PIZZA | 52 FIVE GUYS | 72 PAPA JOHN'S |
| 13 GREAT HARVEST BREAD COMPANY | 33 TAZIKI'S | 53 PANERA | 73 OLIVE GARDEN |
| 14 DUNKIN | 34 AMC DINE-IN | 54 TRES MACHOS | 74 KFC |
| 15 OCEANO COASTAL | 35 TAZZA | 55 CHANELLO'S | 75 MCDONALD'S |
| 16 BRICK HOUSE DINER | 36 COLD STONE CREAMERY | 56 DUNKIN | 76 STARBUCKS |
| 17 CHICKEN FIESTA | 37 NOODLES AND COMPANY | 57 CICIS | 77 SUSHI KING |
| 18 LITTLE CASEARS | 38 MELLOW MUSHROOM | 58 PLAZA AZTECA | 78 TORCHY'S TACOS |
| 19 ARBY'S | 39 FIRST WATCH | 59 SMALLCAKES | |
| 20 COAL MINE COFFEE | 40 CAVA | 60 BURGER KING | |



WINCHESTER BUILDING

AREA AMENITIES

WINCHESTER BUILDING

10800 MIDLOTHIAN TURNPIKE

LEASING INFORMATION

PLEASE CONTACT

10800
EAST

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