

±3,300 SF  
OFFICE/MEDICAL  
FOR SUBLEASE

7012  
MARLOWE  
ROAD

NEW CONSTRUCTION  
\$100+ PSF TENANT  
IMPROVEMENT ALLOWANCE

RICHMOND, VA 23225



EXCLUSIVE LEASING AGENT



CUSHMAN &  
WAKEFIELD

THALHIMER

BROKER BONUS | \$1.00 PSF VISA GIFT CARD



7012  
MARLOWE  
ROAD

**OFFICE/MEDICAL AVAILABLE**

±3,300 RSF

**SUBLEASE TERM**

Lease Expiration 2031

**\$100+ PSF TENANT  
IMPROVEMENT ALLOWANCE**

New Construction

Opportunity to Custom Design Space

**NEARBY MEDICAL PROVIDERS**

Chippenham Hospital

James River Cardiology

DaVita

Virginia Complete Care for Women-HCA Physicians

Commonwealth Pediatrics

Center for Physical Therapy & Sports Medicine, PC

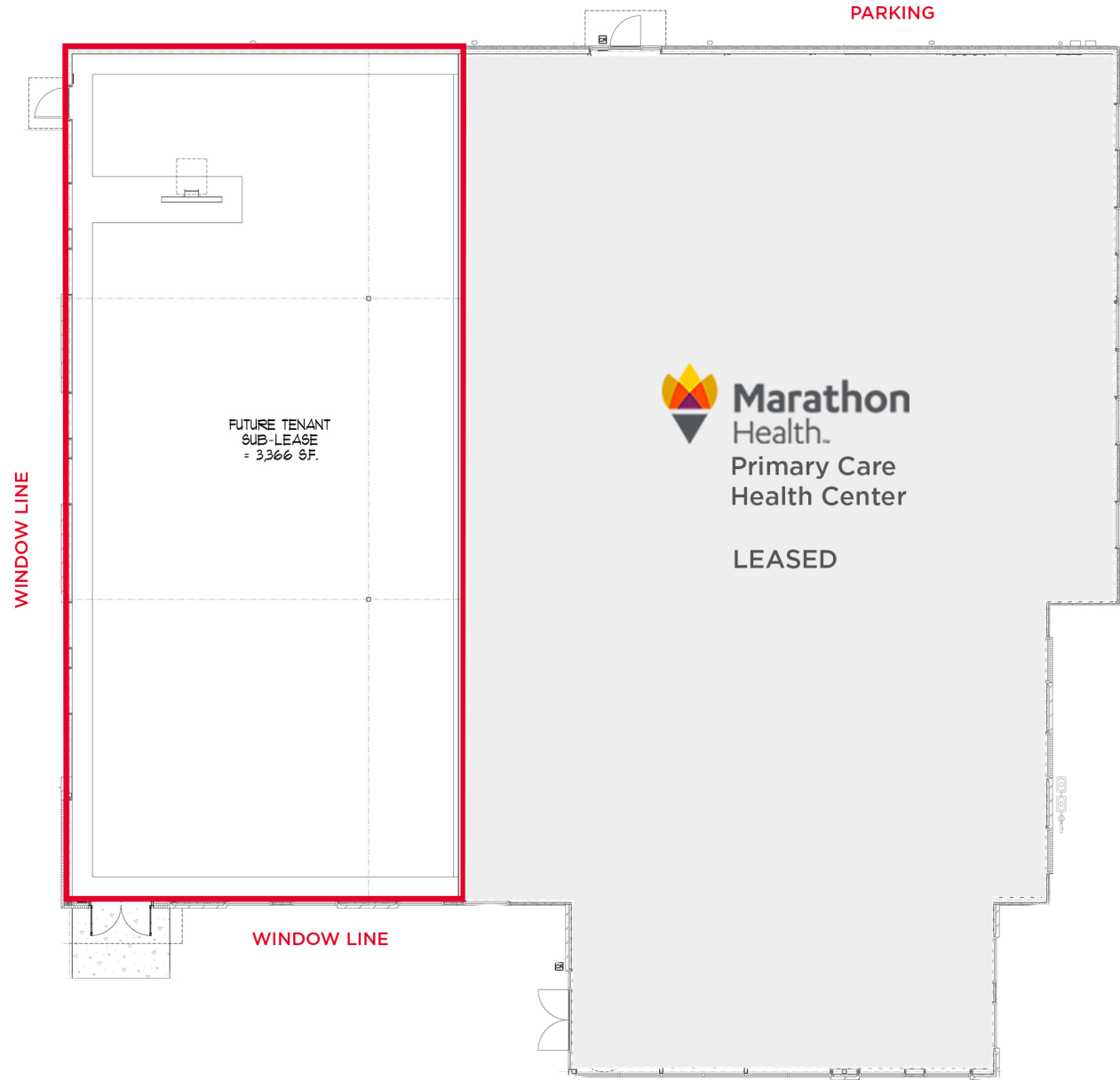
**AMENITIES**

- Private Entrance
- Building & Monument Signage
- Shell Space
- High Traffic Visibility
- Ample Onsite Parking
- Bus Service | Closest Bus Stop 1 Mile Away



7012  
MARLOWE  
ROAD

**POSSIBLE FLOORPLAN**  
±3,300 RSF





# 7012 MARLOWE ROAD



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