

FOR SALE/ LEASE

# 1525 HUGUENOT ROAD

MIDLOTHIAN, VA 23113

★ Reduced Lease Rate:  
\$15.50 psf Full Service



## FEATURES

- 12,648 sf, two-story, all brick free-standing office building in Huguenot Commons.
- Prime location near residential areas including Robious Road corridor, as well as a popular retail area with restaurants and shops including nearby Tazza Kitchen, and new Mellow Mushroom and Cava. Retail includes The Fresh Market, Best Buy, Lowes and Chesterfield Towne Center.
- The owner has taken good care of the building, replacing the roof, HVAC units as needed + windows since purchasing the property.
- Abundant surface parking around the front entrance.
- Zoned O-2.
- Elevator

**PATRICK SANDERSON**

Real Estate Broker / Attorney

804.651.6825 | Patrick@NeumannDunn.com

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COMMERCIAL  
REAL ESTATE

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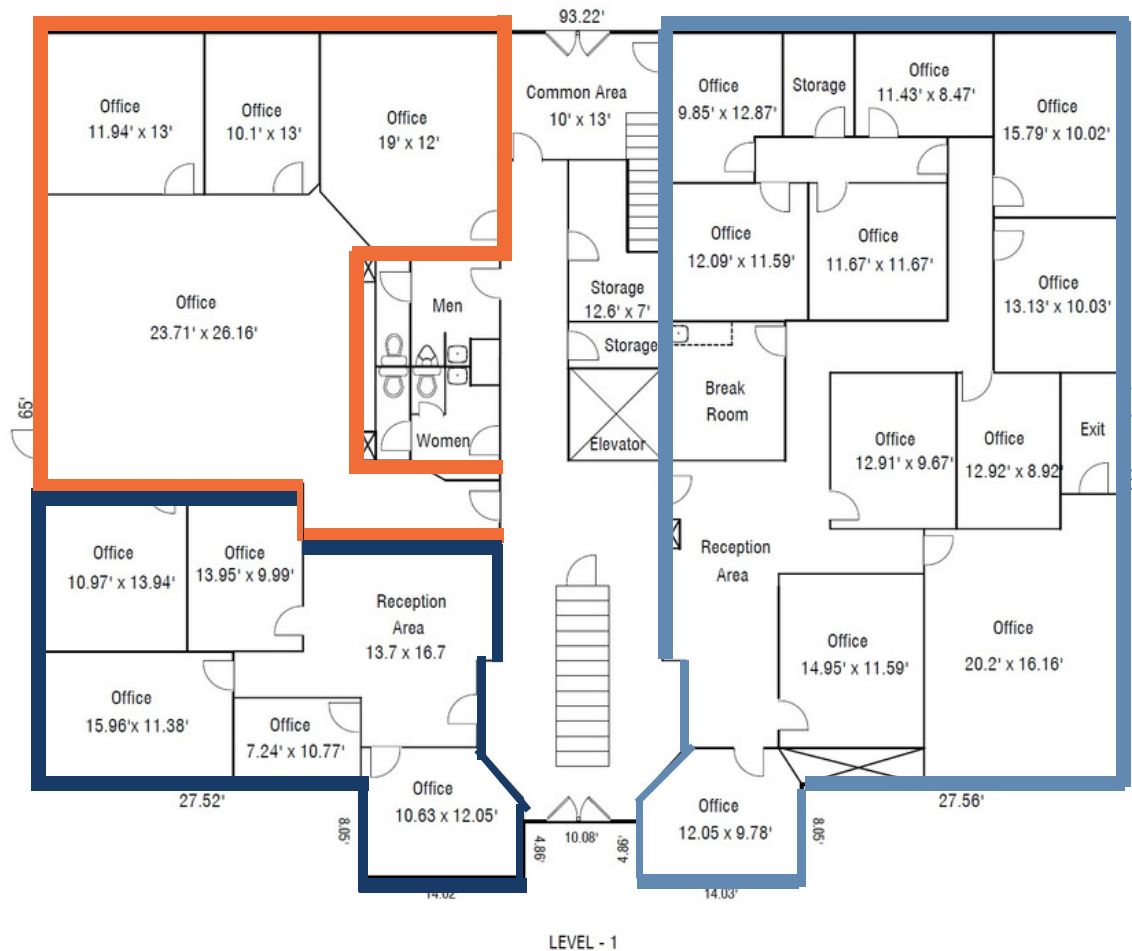
# 1525 HUGUENOT ROAD

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**SUITE 1:**  
1,716 SQ FT

**SUITE 2:**  
1,277 SQ FT

**SUITE 3:**  
3,258 SQ FT



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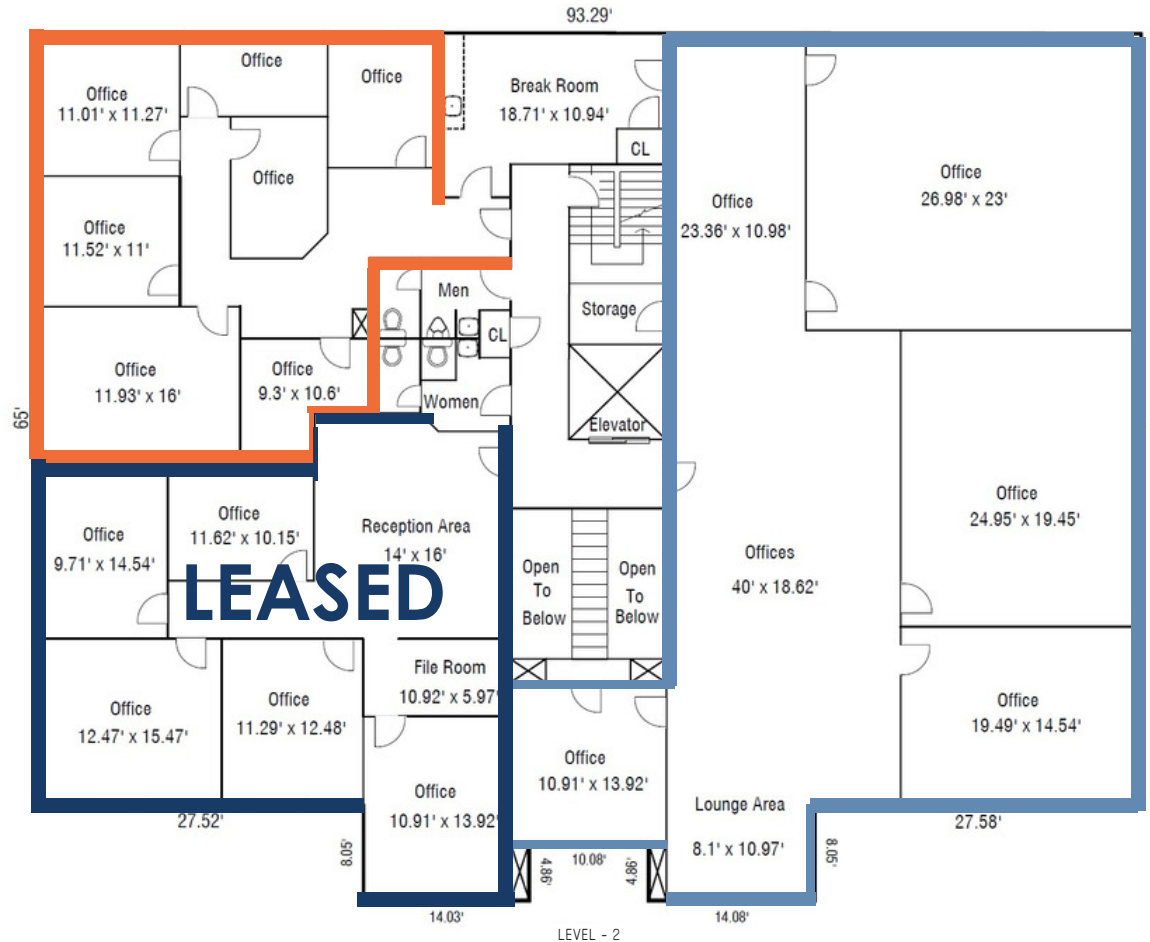
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**SUITE 4:**  
1,164 SQ FT



**SUITE 5:**  
3,546 SQ FT

**LEASED**

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