

# OFFERING MEMORANDUM (New pricing)

## Office | Investment Opportunity

COLLIERS INTERNATIONAL | RICHMOND | CAPITAL MARKETS GROUP  
IS PLEASED TO PRESENT A UNIQUE OFFERING

DUE DILIGENCE WEBPAGE [www.hsopsale.com](http://www.hsopsale.com)



## HUNGARY SPRING OFFICE PARK

Three single-story office buildings totaling 46,767 SF located one block off of West Broad Street in Henrico County and **priced at \$85.53 per/sf.**

Chris Wallace  
+1 804 591 2424  
[chris.wallace@colliers.com](mailto:chris.wallace@colliers.com)

Jason Hetherington SIOR  
+1 804 591 2407  
[chris.wallace@colliers.com](mailto:chris.wallace@colliers.com)

Marshall Burke CCIM, MAI  
+1 804 591 2430  
[marshall.burke@colliers.com](mailto:marshall.burke@colliers.com)

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive | Suite 200  
Richmond, VA 23226



Accelerating success.



# Investment Offering

DUE DILIGENCE WEBPAGE [www.hsopsale.com](http://www.hsopsale.com)

## HUNGARY SPRING OFFICE PARK



### > PROPERTY ADDRESS

Building I:  
3001 Hungary Spring Rd  
Richmond, VA 23228  
Henrico County

Building II:  
7760 Shrader Rd  
Richmond, VA 23228  
Henrico County

Building III:  
7740 Shrader Rd  
Richmond, VA 23228  
Henrico County

### > STORIES

Three single-story office buildings  
totaling 46,767 rsf.

### > OCCUPANCY

100% leased to 8 tenants

### > LARGEST TENANTS

Wells Fargo Bank (17,835 SF)  
FDIC (9,918 SF)  
County of Henrico (8,013 SF)  
Commonwealth of Virginia (5,617 SF)

### > LAND AREA

Building I: 1.5± acres  
Building II: 1.7± acres  
Building III: 2.2± acres

### > YEAR BUILT

Building I: 1985  
Building II: 1987  
Building III: 1989

### > PARCEL NUMBER

Building I - 765-752-7020  
Building II - 766-752-0308  
Building III - 766-751-3993

### > CONSTRUCTION

Wood Frame

### > ZONING

O-3

### > PARKING LOT

Building I: 4.00/1,000 SF ratio  
Building II: 5.39/1,000 SF ratio  
Building III: 3.84/1,000 SF ratio

### > ELECTRICAL

3-phase 208/120-volt service  
(for all 3 buildings)

### > SIGNAGE

Individual suite signage

### > HVAC

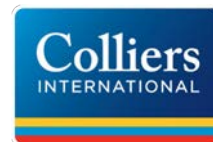
Building I: 7 rooftop units, gas heat  
Building II: 10 rooftop units, gas heat  
Building III: 11 rooftop units, gas heat

### > ROOF

2011 roof replacement - EPDM  
and shingles (for all 3 buildings)

### > OFFERING PRICE

\$4,000,000 (\$85.53/sf)



# Market & Area Overview

## TOP 10 PRIVATE EMPLOYERS IN THE AREA

1. Capital One Financial Corp. 11,262 Em
2. VCU Health System 9,313 Em
3. HCA Inc. 7,628 Em
4. Bon Secours Richmond 7,136 Em
5. Walmart 5,605 Em
6. Dominion Energy 5,433 Em
7. Food Lion 3,963Em
8. SunTrust Banks Inc. 3,810 Em
9. Altria Group Inc. 3,800 Em
10. Amazon 3,800 Em



## FORTUNE 1000 COMPANIES IN GREATER RICHMOND

RICHMOND REGION IS RANKED 2ND FOR THE TOTAL  
NUMBER OF FORTUNE 500 COMPANIES AND 13TH OVERALL

COMPANY	BUSINESS	FORTUNE RANK
Altria Group	Tobacco and wine products	149
Performance Food Group	Food Wholesaler	185
CarMax	Automotive retailer	191
Dominion Energy	Electric and gas utility	243
WestRock	Packaging	251
Owens & Minor	Healthcare wholesaler	303
Genworth Financial	Insurance	306
Markel	Insurance	476
Brink's	Security Services	714
Universal	Tobacco wholesaler	902
NewMarket	Chemicals	934





# Tenant Snapshot



Tenant Name	Wells Fargo
Website	www.wellsfargo.com
Size	17,835 SF
Original Commencement	Jul-94
Rent Increases	Annual
Options	One two-year term, then one three-year term

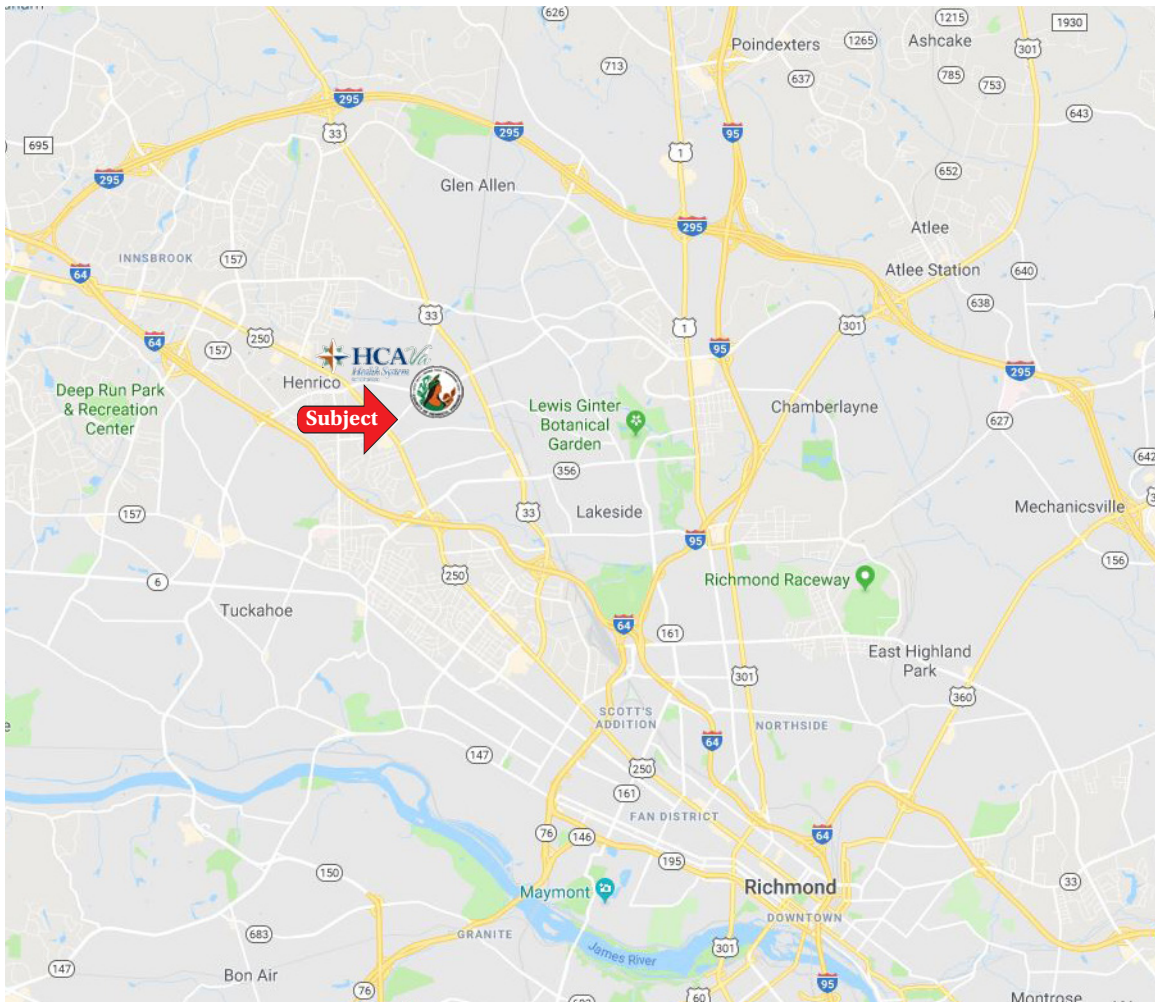


Tenant Name	FDIC
Website	<a href="http://www.fdic.gov">www.fdic.gov</a>
Size	9,918 SF
Original Commencement	Aug-99
Rent Increases	Annual
Options	None



Tenant Name	County of Henrico
Website	www.henrico.us
Size	6,111 SF & 1,902 SF
Original Commencement	Jul-06 & Feb-06
Rent Increases	Annual
Options	One two-year term & two one-year terms

## Map - Aerial



The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of MHR Properties and is not to be used for any other purpose or made available to any other person without the express written consent of Colliers International. The material is based in part upon information obtained from the Seller and in part upon information obtained by Colliers International from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous material used in the construction or maintenance of the building or located at the land site. No representations expressed or implied are made as to the foregoing matters by Colliers International or assignees. HSOP\_Sale rev 5-25-18



**HARRISON & BATES**  
Property Management

