

# Rental Rate Reduction



## For Sublease

**Premier Westchase sublease opportunity – Brand new!**

### **Richmond Centre:**

- **Total space available:** ±18,545 s.f. on the 3<sup>rd</sup> floor
- **Sublease term:** Through August 31, 2021
- **Gross rate:** \$15.00/r.s.f.
- **Availability:** Immediately
- **Operating expenses:** Base year 2018
- **Parking:** 4/1,000 (half surface, half covered) at no charge

### **Features:**

- Strategically located on Richmond just outside the Beltway with easy means of ingress/egress
- Elevator lobby exposure on both floors
- “Plug and play” opportunity
- Furniture negotiable
- Built-in coffee bars
- Space was built out in 2015 (brand new)
- Complete lobby renovation in 2015

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± 18,545 r.s.f. available for sublease

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Site plan – 3<sup>rd</sup> floor ±18,545 r.s.f.

