



**Specter** Properties, Inc.

P.O. Box 2455  
9401 Courthouse Road, Suite C  
Chesterfield, VA 23832  
804-777-7070



- Parcel #757705937500000  
Building: 13,950 +/- sq. ft.
- Year built: 1978
- Abundant parking
- Originally used as bank headquarters and then a law firm
- Zoned C-3
- Possibility of subdividing into multiple suites—prices to be determined
- Owner/Agent

OFFERING AT  
**\$12 psf NNN**

**8310 Midlothian Turnpike  
Midlothian, VA**

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All information herein deemed reliable but in no way guaranteed and is subject to change or withdrawal without notice. The Owner and Specter Properties, Inc. are making no guarantees concerning the accuracy of the information in this report. Specter Properties, Inc. represents the Owner of this property.



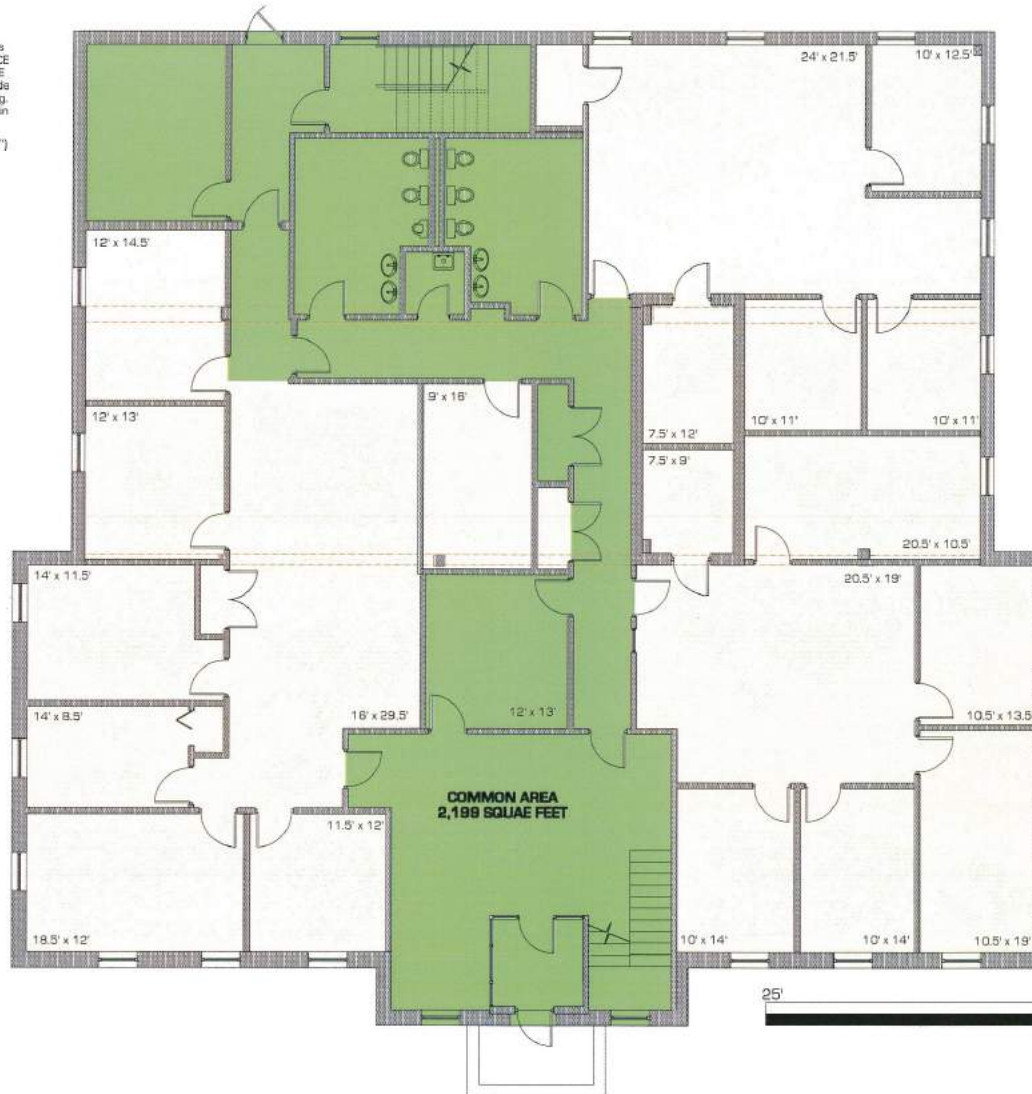
The SQUARE FOOTAGE for the BUILDING was calculated by measuring to the OUT-SIDE FACE of the BRICK. The BUILDING is a RECTANGLE that is 80' wide by 81' deep. There are 3' wide by 36' long "wings" on each side of the building. And an entry projection of 5' in depth by 37' in length, THEREFORE:

$$(80' \times 81') + (5' \times 36') + (5' \times 36') + (5' \times 27')$$

$$6,480 + 180 + 180 + 135$$

**6,875 PER FLOOR**

The SQUARE FOOTAGE for the COMMON AREA was calculated by measuring to the OUT-SIDE FACE of the BRICK at the EXTERIOR WALLS and the CENTER-LINE of the INTERIOR WALLS.



**6,875 SQ FT : 1st FLOOR TOTAL**  
**- 2,199 SQ FT : 1st FLOOR COMMON AREA**  
**4,776 SQ FT : 1st FLOOR LEASABLE**

2,199 / 4,776 IS 46% OF THE LEASABLE SQUARE FEET ON THE 1st FLOOR

THEREFOR on the 1st FLOOR FOR EVERY 1 FOOT LEASED A FACTOR OF 0.46043 (OR 46%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$4,776 + (4,776 \times 0.46043) =$$

$$4,776 + 2,199 = 6,975 \text{ sq.ft.}$$

HOWEVER, This DOES NOT ACCOUNT for the COMMON AREA on the 2nd FLOOR.

SO.....

6,975 SQ FT : 2nd FLOOR TOTAL  
 + 6,975 SQ FT : 1st FLOOR TOTAL

**13,950 SQ FT : BUILDING TOTAL**

1,861 SQ FT : 2nd FLOOR COMMON AREA  
 + 2,199 SQ FT : 1st FLOOR COMMON AREA

**4,060 SQ FT : BUILDING COMMON AREA TOTAL**

13,950 SQ FT : BUILDING TOTAL  
 - 4,060 SQ FT : BUILDING COMMON AREA TOTAL  
**9,890 SQ FT : BUILDING LEASABLE TOTAL**

4,060 / 9,890 IS 41.05% OF THE LEASABLE SQUARE FEET in the BUILDING

THEREFOR as a **TOTAL BUILDING FACTOR** FOR EVERY 1 FOOT LEASED A FACTOR OF 0.41052 (OR 41%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$9,890 + (9,890 \times 0.41052) =$$

$$9,890 + 4,060 = 13,950 \text{ sq.ft.}$$

**8310 MIDLOTHIAN TURNPIKE**  
 MIDLOTHIAN, VIRGINIA



**1st FLOOR**

21 August 2018

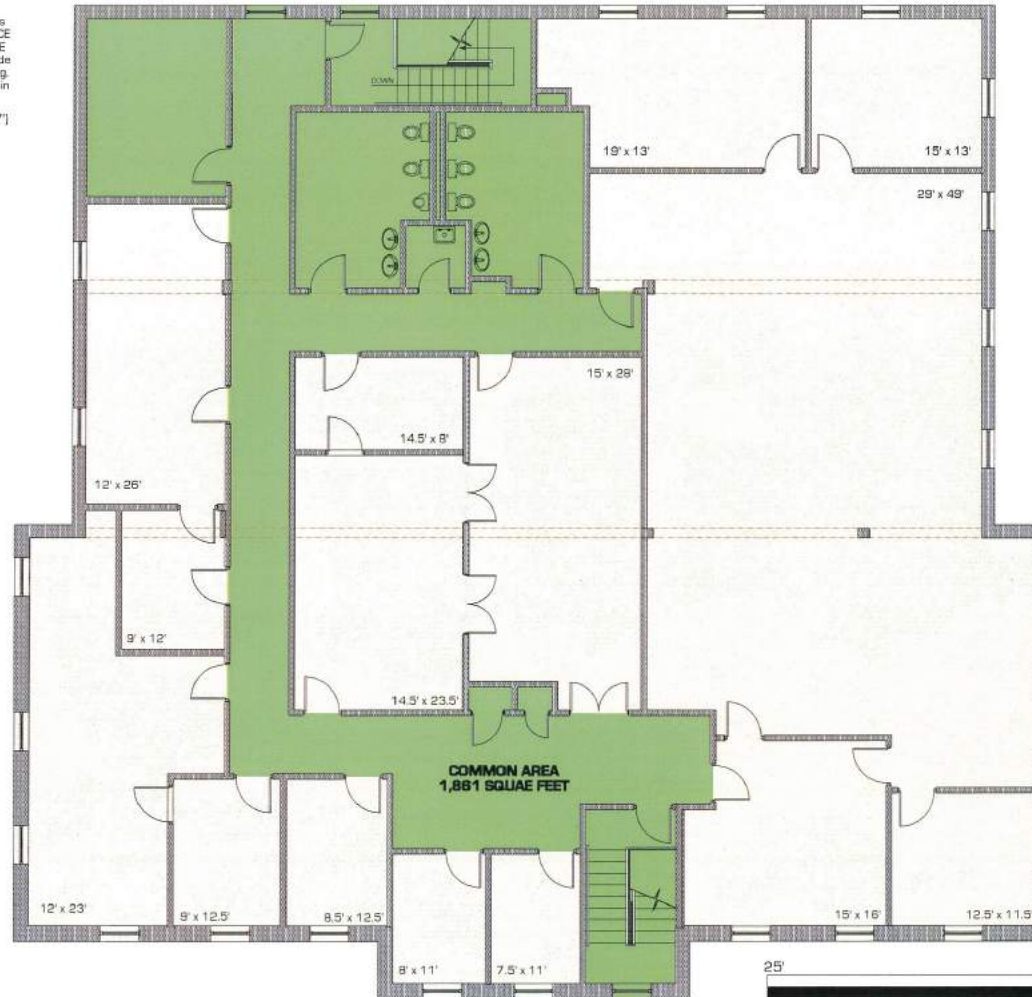


The SQUARE FOOTAGE for the BUILDING was calculated by measuring to the OUT-SIDE FACE of the BRICK. The BUILDING is a RECTANGLE that is 80' wide by 81' deep. There are 5' wide by 35' long "wings" at each side of the building. And an entry projection of 5' in depth by 37' in length. THEREFORE:

$$(80' \times 81') + (5' \times 35') + (5' \times 35') + (5' \times 27') = 6,480 + 180 + 180 + 135$$

**6,975 PER FLOOR**

The SQUARE FOOTAGE for the COMMON AREA was calculated by measuring to the OUT-SIDE FACE of the BRICK at the EXTERIOR WALLS and the CENTER-LINE of the INTERIOR WALLS.



**6,975 SQ FT : 2nd FLOOR TOTAL**  
**- 1,861 SQ FT : 2nd FLOOR COMMON AREA**  
**5,114 SQ FT : 2nd FLOOR LEASABLE**

1,861/5,114 IS 36.4% OF THE LEASABLE SQUARE FEET ON THE 2nd FLOOR

THEREFOR on the 2nd FLOOR FOR EVERY 1 FOOT LEASED A FACTOR OF 0.364 (OR 36.4%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$5,114 + (5,114 \times 0.3639) = 5,114 + 1,861 = 6,975 \text{ sq.ft.}$$

HOWEVER..... This DOES NOT ACCOUNT for the COMMON AREA on the 1st FLOOR.

SO .....

6,975 SQ FT : 2nd FLOOR TOTAL  
 + 6,975 SQ FT : 1st FLOOR TOTAL

**13,950 SQ FT : BUILDING TOTAL**

1,861 SQ FT : 2nd FLOOR COMMON AREA  
 + 2,199 SQ FT : 1st FLOOR COMMON AREA

**4,060 SQ FT : BUILDING COMMON AREA TOTAL**

13,950 SQ FT : BUILDING TOTAL  
 - 4,060 SQ FT : BUILDING COMMON AREA TOTAL

**9,890 SQ FT : BUILDING LEASABLE TOTAL**

4,060/9,890 IS 41.05% OF THE LEASABLE SQUARE FEET in the BUILDING

THEREFOR as a **TOTAL BUILDING FACTOR** FOR EVERY 1 FOOT LEASED A FACTOR OF 0.41052 (OR 41%) WILL NEED TO BE ADDED TO OBTAIN THE TOTAL LEASABLE VALUE.

$$9,890 + (9,890 \times 0.41052) = 9,890 + 4,060 = 13,950 \text{ sq.ft.}$$

**8310 MIDLOTHIAN TURNPIKE**  
 MIDLOTHIAN, VIRGINIA



**2nd FLOOR**

21 August 2018

