

DABNEY XI

2221-2245 DABNEY ROAD
HENRICO, VA



BUILDING HIGHLIGHTS

- ◆ 45,250 SF office/service facility
- ◆ Central location allows for easy and immediate access to all areas of Greater Richmond via West Broad Street (Rt. 250), I-195, I-64, Route 76 and I-95
- ◆ Zoned M-2
- ◆ Fully conditioned office area; gas heated warehouse area
- ◆ Individually controlled and metered HVAC and electrical
- ◆ 16' average ceiling height in warehouse areas
- ◆ Fully sprinklered
- ◆ Dock height loading with 10' x 8' service doors
- ◆ Skylights in warehouse areas for efficient lighting
- ◆ Exterior tenant signage
- ◆ Superior building management featuring **eTenants**, an exclusive web-based tenant resource

BrandywineRealtyTrust

300 Arboretum Place, Suite 330
Richmond, VA 23236

For more information:

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Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we together build. Our deep commitment to our communities was recognized by **NAIOP naming Brandywine the 2014 Developer of the Year**—the highest honor in the commercial real estate industry.



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