

OFFICE/CALL CENTER FOR LEASE
Pinehill Plaza

3333 S. Crater Road | Petersburg, VA



SRMC
SOUTHSIDE REGIONAL
MEDICAL CENTER

300 BEDS
1,500+ EMPLOYEES

Encompass Health
Rehabilitation Hospital of Petersburg

Allianz

FLAY
FROM MEDIC

SRMC
SOUTHSIDE REGIONAL
MEDICAL CENTER

Simon's
PIZZERIA

Petersburg Family
Eye Care

LabCorp

Davita
DIALYSIS

Southside
Pediatric
CENTER

PINEHILL PLAZA

Aaron's

KFC

SHOE SHOW
MEGA STORE

Bojangles
Famous Chicken 'n Biscuits

Arby's

S CRATER RD 12,000 VPD

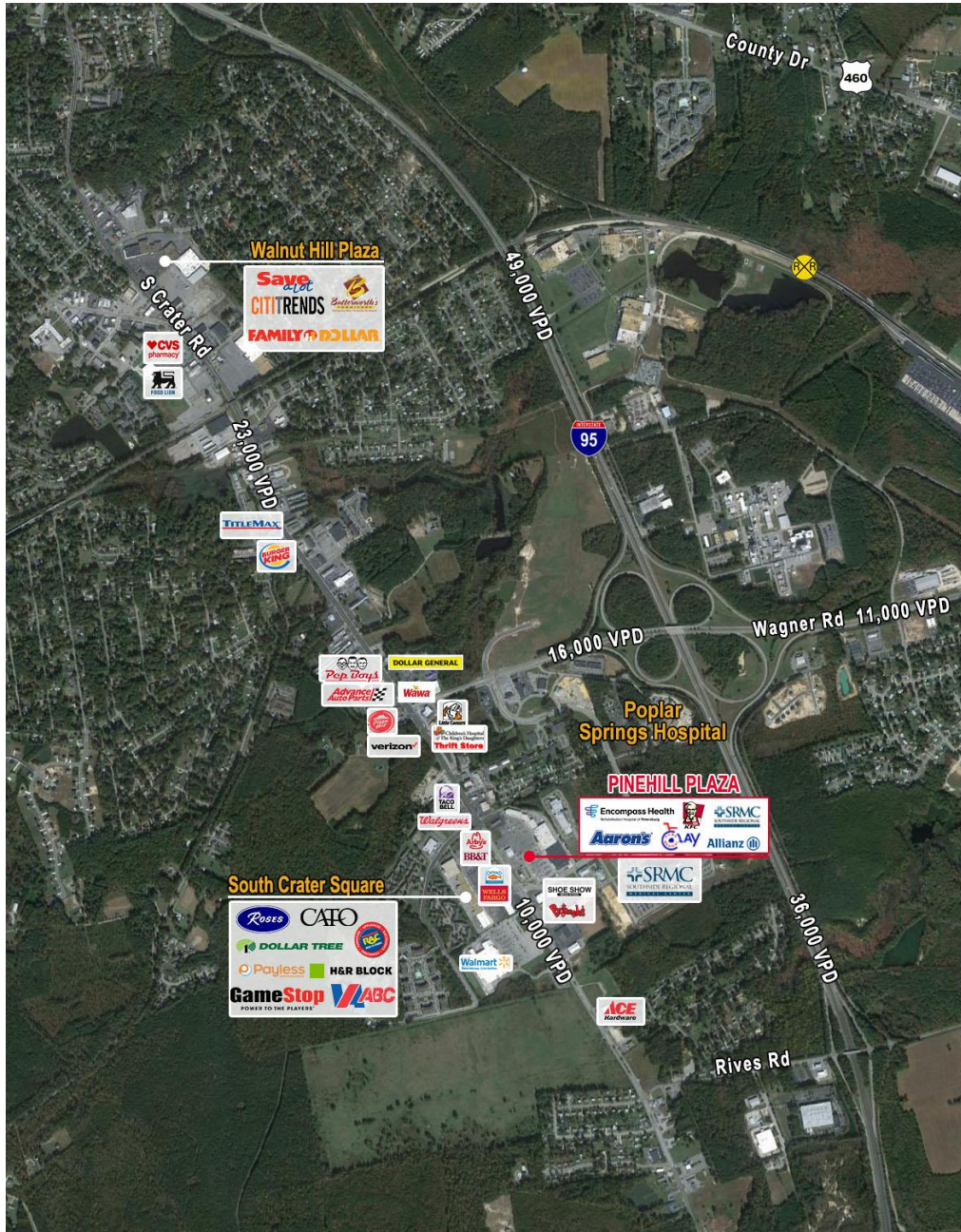
BB&T

CAPTAIN D'S
SEAFOOD KITCHEN

WELLS
FARGO

LIBERTY
DIALYSIS

SOUTH CRATER SQUARE



Property Features

- 24,210 SF of anchor space
- Join Southside Regional Annex, Clay Home Medical, Aaron's and Allianz
- 1,100 SF – 7,709 SF of retail/office/medical space also available
- Two signalized access points to S. Crater Road and Route 301
- Excellent access to I-95
- Located just outside Southside Regional Medical Center
- Pylon signage available
- Abundant parking for parking-intensive tenants
- Across the street from Walmart Super Center
- 5 miles to Richard Bland College
- 6 miles to Fort Lee

Demographics	1 Mile	3 Miles	5 Miles
Population	2,808	18,558	53,720
No. of Households	1,275	8,081	19,462
Avg. HH Income	\$58,307	\$61,807	\$53,914
No. of Businesses	224	645	1,908
Daytime Population	3,233	8,621	24,896

Traffic Counts	
I-95	36,000 VPD
Wagner Road	16,000 VPD
S. Crater Road	12,000 VPD



THALHIMER

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Specifications

HVAC Systems The premises is served by 6 units as identified below.

Zoning and other specifics should be located in HVAC section of building drawings. Landlord will be able to assist new tenant with tstat operations and maintenance schedules. Landlord can provide history on Quarterly PM's and repair history.

The server room is served by two Trane units with 10 tons per unit

<i>RTU 2</i>	15-ton
<i>RTU 4</i>	15-ton
<i>RTU 5</i>	15-ton
<i>RTU 8</i>	5-ton
<i>RTU 9</i>	5-ton
<i>RTU 11</i>	12.5-ton
<i>Crac 1 & 2</i>	10 tons each (located in server room)

Electrical In the center of the space is an electrical equipment room that contains all electrical equipment with 2 panels (1,200 & 800 amps) with a total of 2,000 amps served by Dominion Virginia Power. 3-phase electrical service is available

Switch Room (Telephone, Server & UPS) Within the center of the premises is a 1,008 square foot switch room which houses telephone equipment, computer server, and UPS system. All cabling from the call center work stations, as well as other office areas, terminates in the switch room. This room also contains two Trane HVAC units, 10-tons each. The switch room is served by an FM 200 gas suppression system and no water sprinkler exists in this room.

Phone System & Computer Connectivity Our best information is that a Verizon landline provides service to the building and it was installed when the retail space was converted to a call center. The server cabinet houses equipment by Aspect Communications (service rep info inside panel). We believe that the internet service provider is Verizon and the type of service is T3 Fiber Optic.

Specifications

Battery Backup Behind the server and telephone equipment is battery backup for those systems. New batteries were installed in 2008.

UPS System The UPS System provides standby power in the Server Room for computers in the event of power failure. The function of this unit works that if house power fails and the generator fails, the UPS System will supply power to the computers. The UPS System is housed in one cabinet within the Switch Room and it is a Liebert NPower (uninterruptable power system). A label on the equipment states Emerson Network Power 0000KVA. This cabinet is serviced by Precision Power Services Group (PPSG) 1.800.578.5702

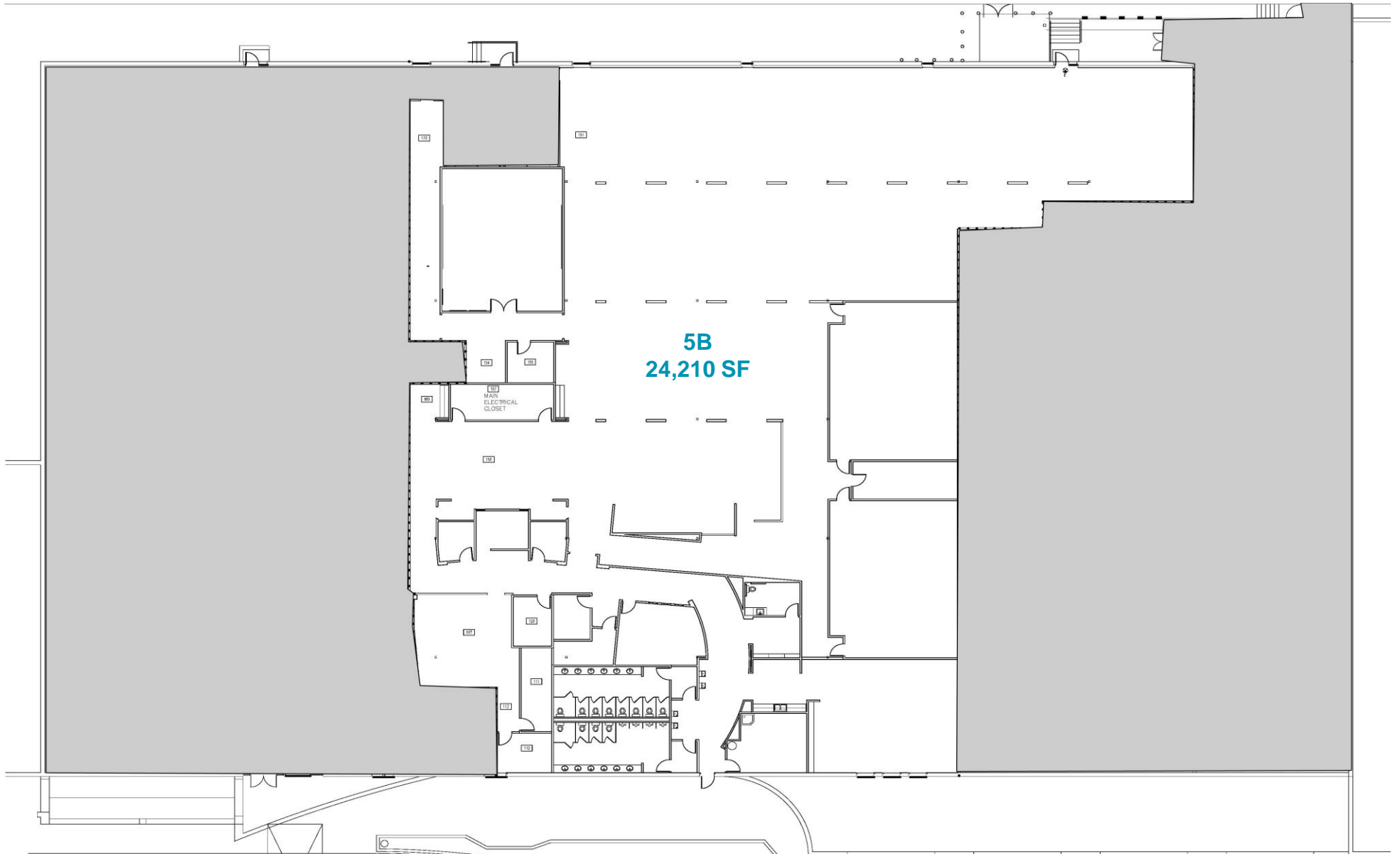
Cabling It is apparent that all of the white cabling coming from various locations within the call center into the Switch Room is category 5E

Generator There is room for an additional generator on site, adjacent to the building

Security Systems Entrance to the space is by way of Indenticard. This is base access for entering and exiting the facility. The new tenant will need to contact Indenticard and get set up. Motion detectors are located in the front offices and at the rear of the facility for glass breakage. This is inoperable at the moment.

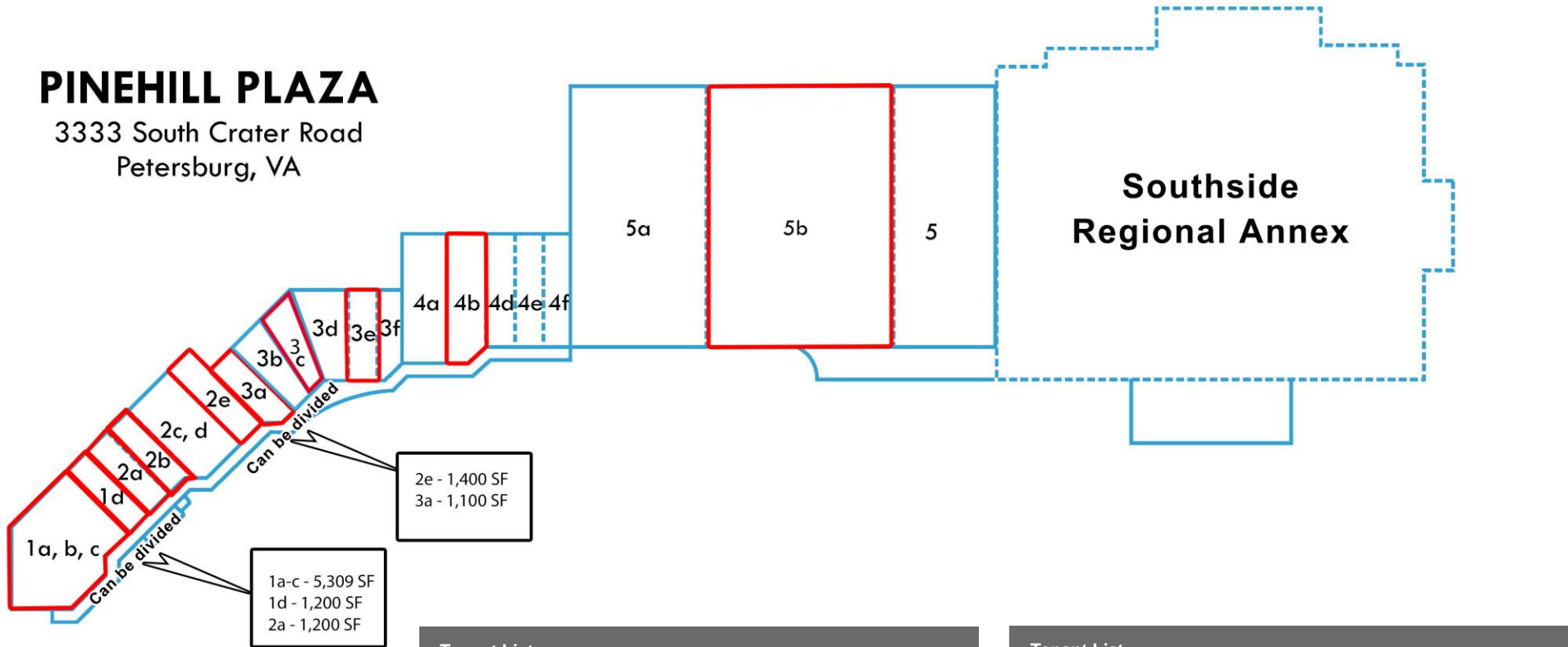
Fire Safety Fire and smoke detection is currently working and Weinstein Properties is the contact regarding information on these systems

Floor Plan



PINEHILL PLAZA

3333 South Crater Road
Petersburg, VA



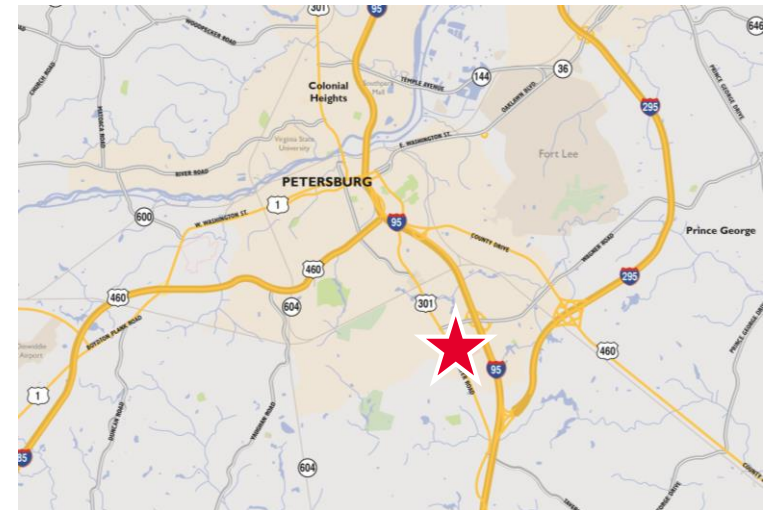
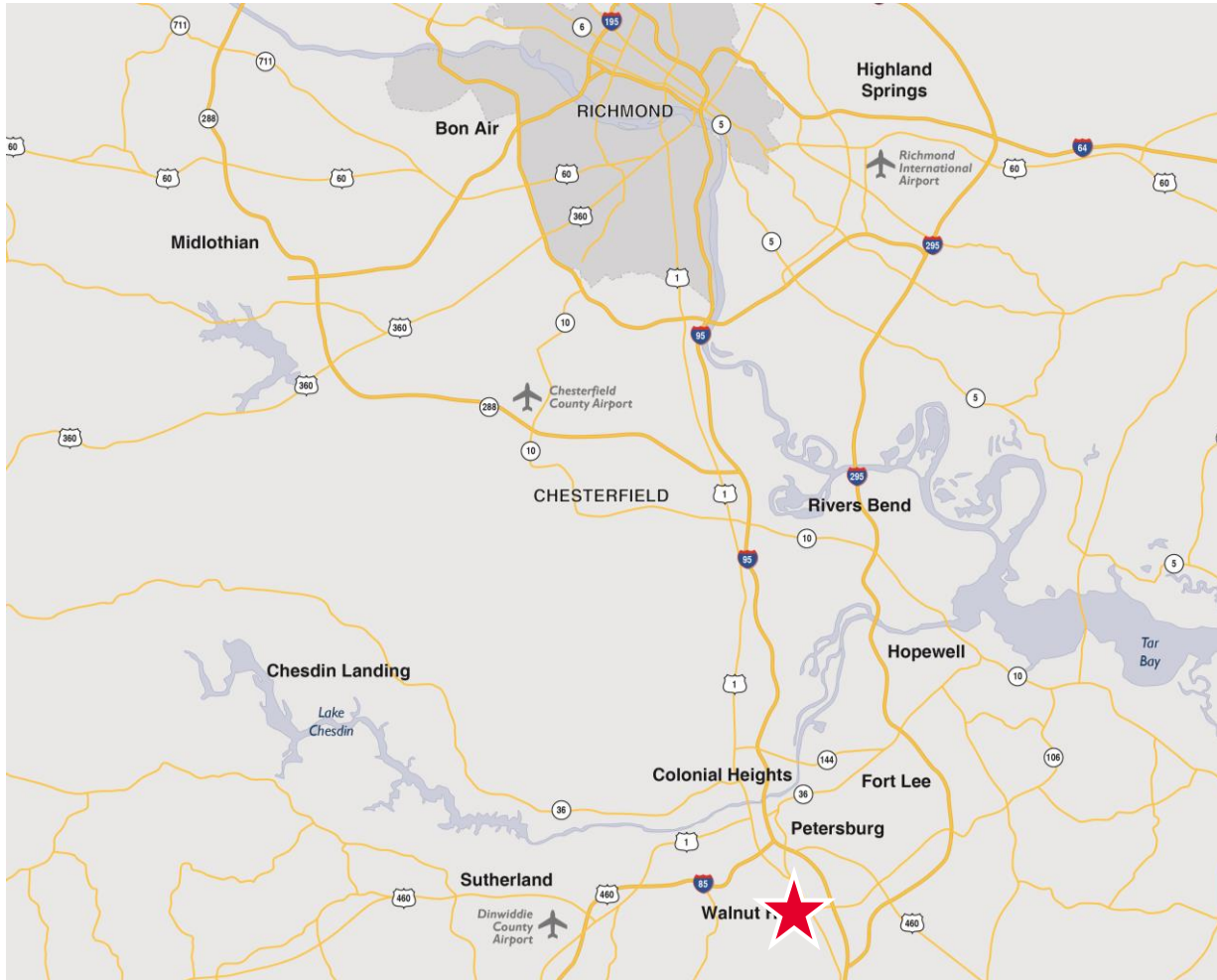
Tenant List		
Suite	Tenant	SF
1A-D, 2A	Available (divisible)	7,709
2B	Available	1,200
2C, D	Crater Vision Center	2,700
2E-3A	Available (divisible)	2,500
3B	Innovative Family Services	1,200
3C	Available	1,646
3D	Hanger Orthotics	1,646
3E	Available	1,200
3F	Salon 22	1,100

Tenant List		
Suite	Tenant	SF
4A	Randstad	2,690
4B	Available	2,392
4D	Dominican Beauty Salon	1,600
4E	Mattress by Appointment	1,600
4F	Nails LA	1,600
5A	Allianz	15,390
5B	Available	24,210
5	Clay Home Medical	12,400

■ Available ■ Occupied



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