

**FOR
LEASE**

OFFICE SPACE

GreenGate Medical

12159 W Broad Street | Henrico, VA 23233



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



CONCEPTUAL RENDERING

New Construction Medical Office Space at GreenGate!

PROPERTY HIGHLIGHTS

- › Suites available starting at 2,500± SF up to 8,000± SF
- › Building signage available
- › Located in Richmond's newest high end mixed-use development
- › Nearby amenities include Starbucks, The Daily, Mellow Mushroom, Red Salt, Purify, Solidcore, Restore Hyper Wellness and many more!!
- › Lease rate: Contact Agents for Details



FOR MORE INFORMATION:

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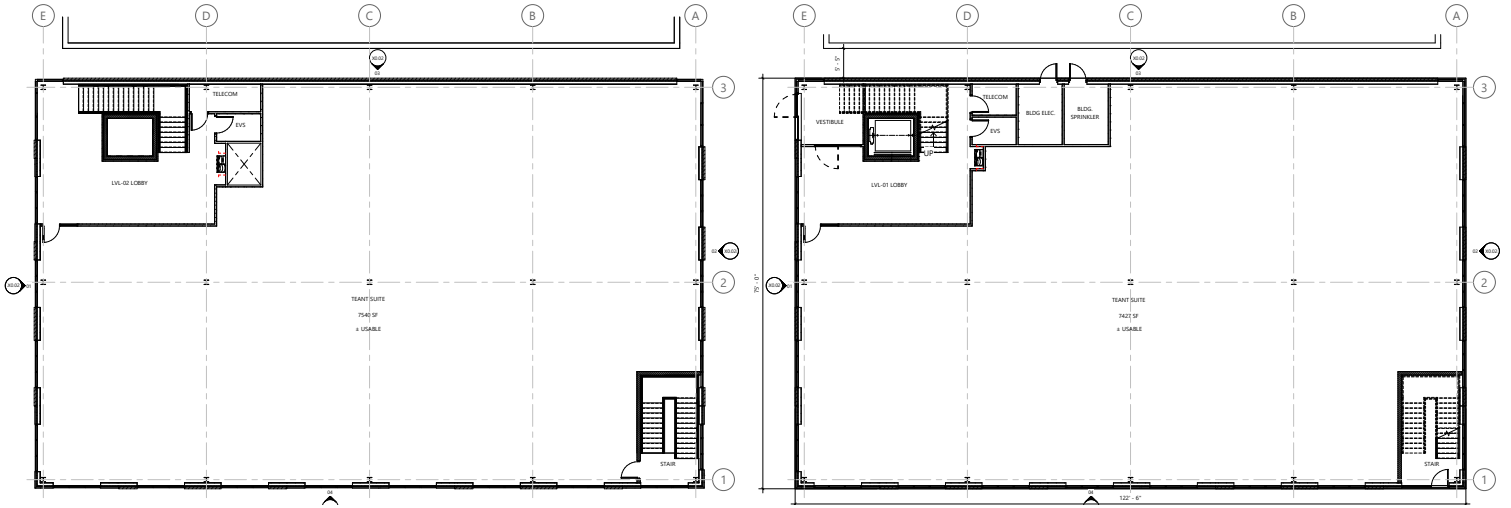
804-221-4272

rwyatt@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

CONCEPTUAL PLAN

Suites starting at 2,500 SF up to 8,000 SF



A Vibrant Community with Retail at Your Doorstep!

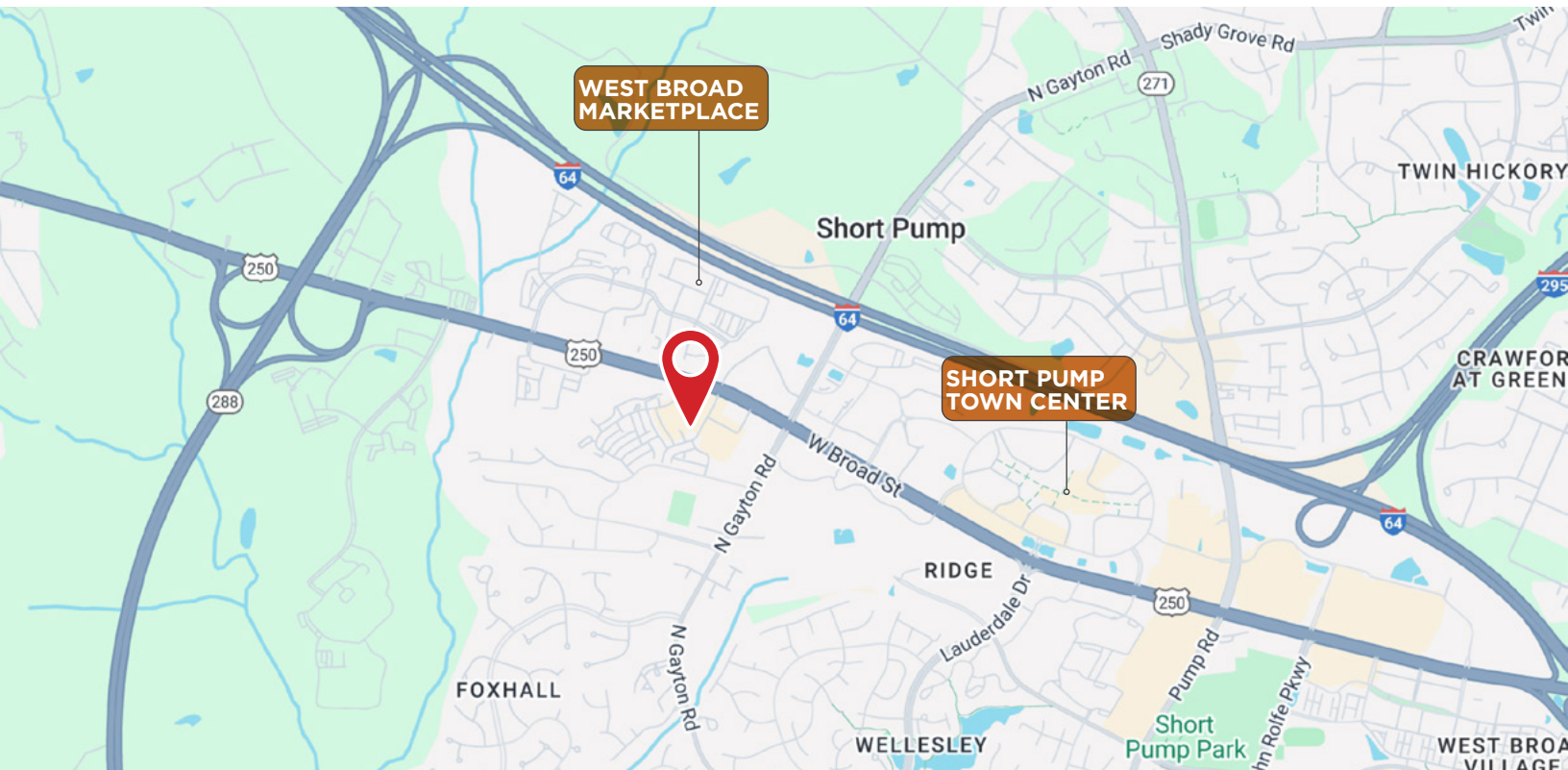


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MARKET OVERVIEW

GREENGATE SNAPSHOT

GreenGate is Short Pump’s award-winning live-work-play community—designed for everyday connection. Tree-lined streets, local dining, and daily conveniences are just a stroll away. With modern residences, a thriving retail lineup, and medical services on site, GreenGate brings neighbors together and puts life’s best within walking distance.



TRAFFIC COUNTS	
W Broad Street	34,000 VPD
I-64	53,000 VPD
Gayton Road	10,000 VPD
Rt 288	56,000 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,473	57,436	119,210
Average HH Income	\$152,720	\$133,884	\$113,555
Daytime Employees	6,608	25,328	58,861

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