

FOR LEASE

**200 Westgate Parkway
Glen Allen, VA 23233**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Westgate II

60,266 SF, three-story Class A office building located near Short Pump Town Center

- 1,966 - 6,741± SF suites available
- Efficient rectangular floor plans
- Walking distance from numerous restaurants, premiere shopping and hotels
- Immediate access to I-64, I-95, I-295 and Route 288.
- Abundant parking for tenants and visitors (4 spaces per 1,000 SF)
- Ideally located in the heart of the amenity-rich Short Pump/Innsbrook area
- Strong area demographics
- Energy Star rated
- Lease rate: \$23.00 per square foot, full service
- Professionally managed by Commonwealth

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Floor Plans

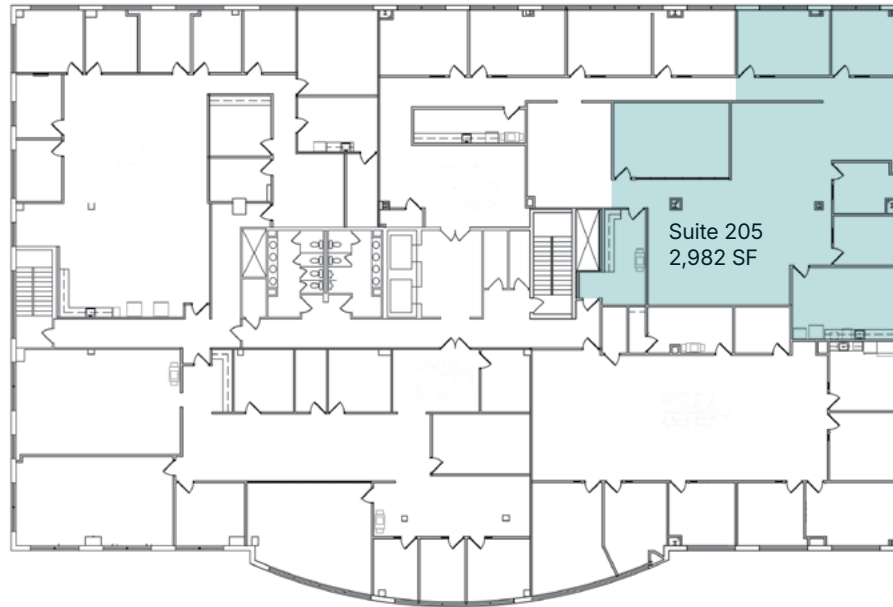
First Floor

Suite 101
1,966 SF
Available 7/1/2026



Second Floor

Suite 205
2,982 SF
Available 8/1/2026



Third Floor

Suite 320
2,728 SF
Available 9/1/2026



Market Overview

Henrico, VA

200 Westgate Parkway | West End Office Space

Located within Westgate Park, a well-established West End office setting in Henrico County, 200 Westgate Parkway offers tenants a professional, accessible environment designed to support productivity, collaboration, and long-term growth. The property benefits from a suburban campus feel with proximity to Richmond's most active commercial corridors.

Strategic Regional Accessibility

The building offers convenient access to I-64, I-295, and Route 288, providing efficient connectivity throughout the Greater Richmond region. Its central West End location supports easy commutes from Henrico, Hanover, Goochland, and surrounding localities

Amenity-Supported Business Environment

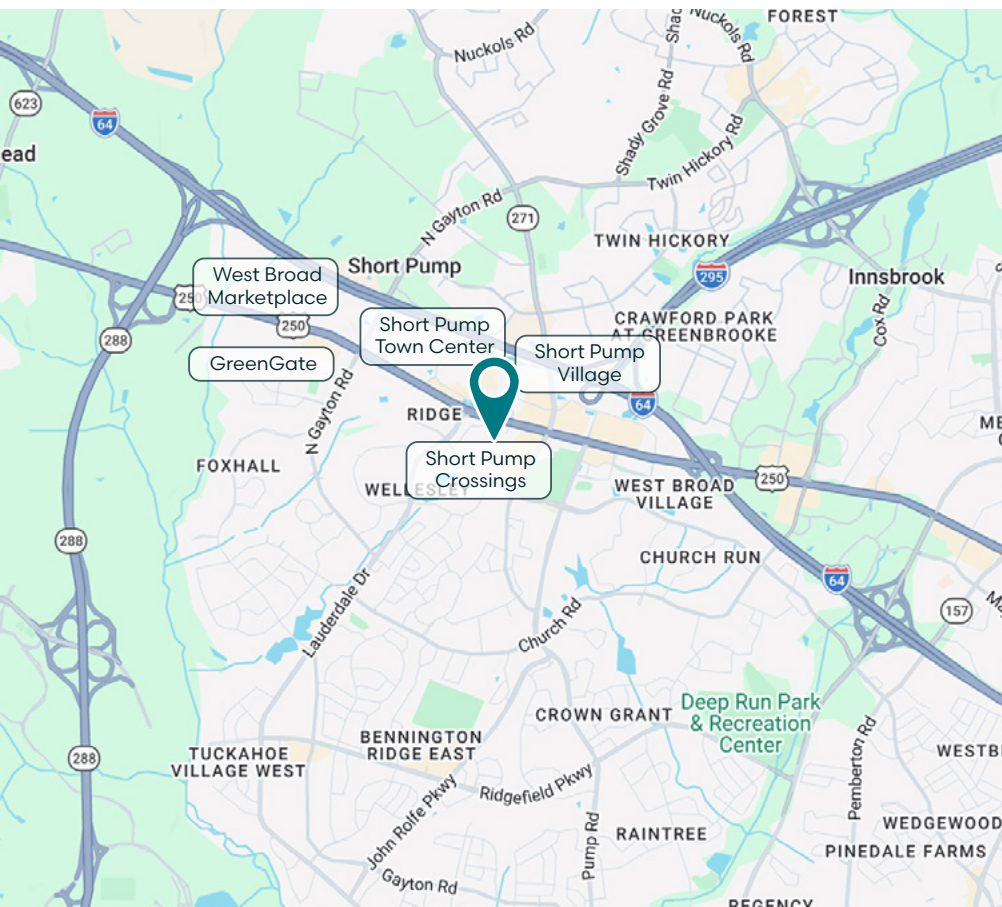
Westgate Park is surrounded by a strong mix of restaurants, hotels, retail, and daily services, creating a convenient and attractive workplace for employees and visiting clients. Nearby Short Pump and West End amenities further enhance tenant convenience and appeal.

Established Corporate Setting

The area is home to a diverse mix of professional services firms, corporate offices, and regional users, reinforcing Westgate Park's reputation as a stable and desirable suburban office location.

West End Location Advantage

Known for strong demographics, a skilled labor pool, and a business-friendly climate, the West End continues to attract office users seeking a high-quality environment with excellent access, infrastructure, and amenities.



Nearby Amenities



- Akoya Kitchen
- 7-Eleven
- Bonefish Grill
- Buttermilk and Honey
- Casa Del Barco
- CAVA
- California Pizza
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Cooper's Hawk
- Chopt
- Chuy's
- Daily Kitchen & Bar
- DICK'S Sporting Goods
- Dunkin'
- Emmy Squared Pizza
- First Watch
- Firebirds
- Five Guys
- Genghis Grill
- Fogo de Chão
- Maggiano's
- Maple Street Biscuit
- McDonald's
- mezeh
- Nothing Bundt Cakes
- Olive Garden
- Panda Express
- Panera Bread
- Perry's Steakhouse
- Red Robin
- Red Salt Chophouse
- Shake Shack
- Starbucks
- Tazza Kitchen
- Texas de Brazil
- The Boathouse
- Wawa
- West Coast Provisions
- Wood and Iron
- Zara



- Academy Sports
- Apple
- Best Buy
- Burlington
- Cabela's
- Crate & Barrel
- CVS
- Duluth Trading
- Hobby Lobby
- Kroger
- Macy's
- Pottery Barn
- REI
- Target
- The Home Depot
- Trader Joe's
- Wegmans



- Aloft
- Candlewood Suites
- Comfort Suites
- Innsbrook
- Drury Plaza Hotel
- Extended Stay America
- Hampton Inn Richmond
- Hilton Garden Inn
- Hyatt Place
- Homewood Suites
- Richmond Marriott



- Atlantic Union Bank
- Bank of America
- Fulton Bank
- M&T Bank
- SouthState Bank
- Truist
- Virginia Credit Union
- Wells Fargo Bank



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Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.

