

FOR LEASE

Westerre IV

3901 Westerre Parkway
Glen Allen, VA 23233



For more information:

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

76,120± SF THREE-STORY, CLASS A OFFICE
BUILDING LOCATED JUST OFF W BROAD STREET

- › Three (3) suites available ranging from 1,436 - 13,521± SF
 - Suite 100:** 13,521±
 - Suite 130:** 1,436±
 - Suite 225:** 4,002±
- › Efficient 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 (5 spaces per 1,000 SF)
- › Ideally located in the heart of the amenity-rich Short Pump/Innsbrook area
- › Strong area demographics
- › LEED Certified
- › **Lease rate:** \$24.00 per square foot, full service
- › Professionally managed by Commonwealth Commercial Partners



ABUNDANT
PARKING



PROFESSIONAL
ATMOSPHERE



PARK
SETTING



SHARED
CONFERENCE
CENTER



FLOOR PLAN

FIRST FLOOR

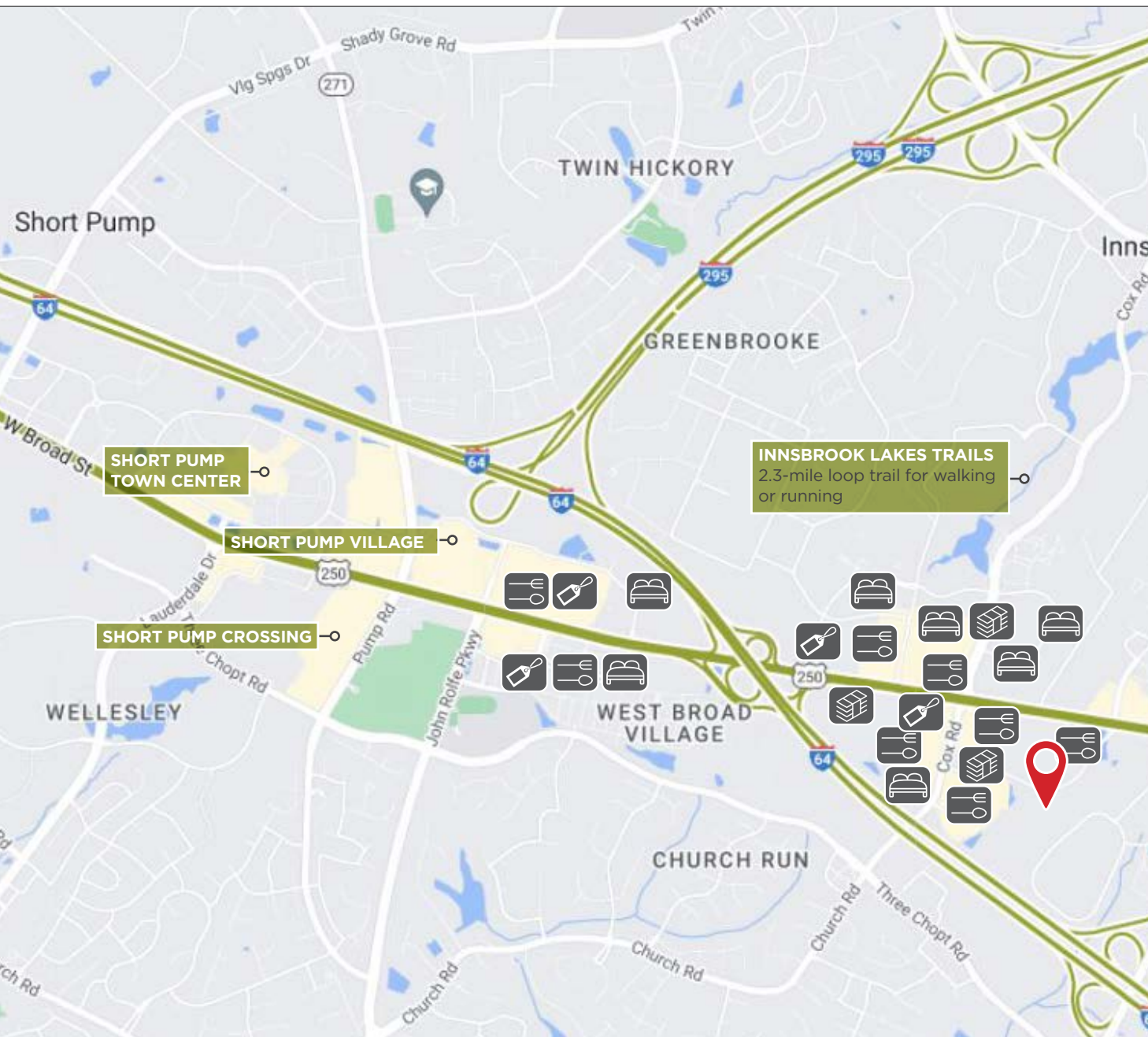


FLOOR PLAN

SECOND FLOOR



INNSBROOK AREA



- Akoya Kitchen
- 7-Eleven
- Bonefish Grill
- Boychiks Deli
- Burgerworks
- Capital Ale House
- Chanello's Pizza
- Charleys Cheesesteaks
- Chicago's Pizza
- Chipotle
- Chopt
- Chuy's
- Corner Bakery
- Cupertino's
- Dairy Queen
- Dunkin'
- Emmy Squared Pizza
- Firehouse Subs
- Five Guys
- Fogo de Chão
- Hondos
- Jimmy John's
- Joey's Hot Dogs
- Leonardo's
- LongHorn
- Mama Cucina
- McDonald's
- Moe's Southwest Grill
- Noodles and Co.
- Panda Express
- Panera Bread
- Potbelly
- Taziki's
- Thai Flavor Food
- The Beach House
- Tres Machos
- Silver Diner
- Starbucks
- Wawa
- Zara



- Best Buy
- CarMax
- CVS
- Golf Galaxy
- Hobby Lobby
- HomeGoods
- Kohl's
- Marshalls
- Men's Wearhouse
- REI
- Ross
- Shoe Carnival
- Target
- The Home Depot
- Trader Joe's
- Whole Foods



- Atlantic Union Bank
- Fulton Bank
- Langley Federal CU
- M&T Bank
- SouthState Bank
- Wells Fargo Bank



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