

**FOR LEASE**

**3901 Westerre Parkway  
Glen Allen, VA 23233**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## **Westerre IV**

**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
- 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

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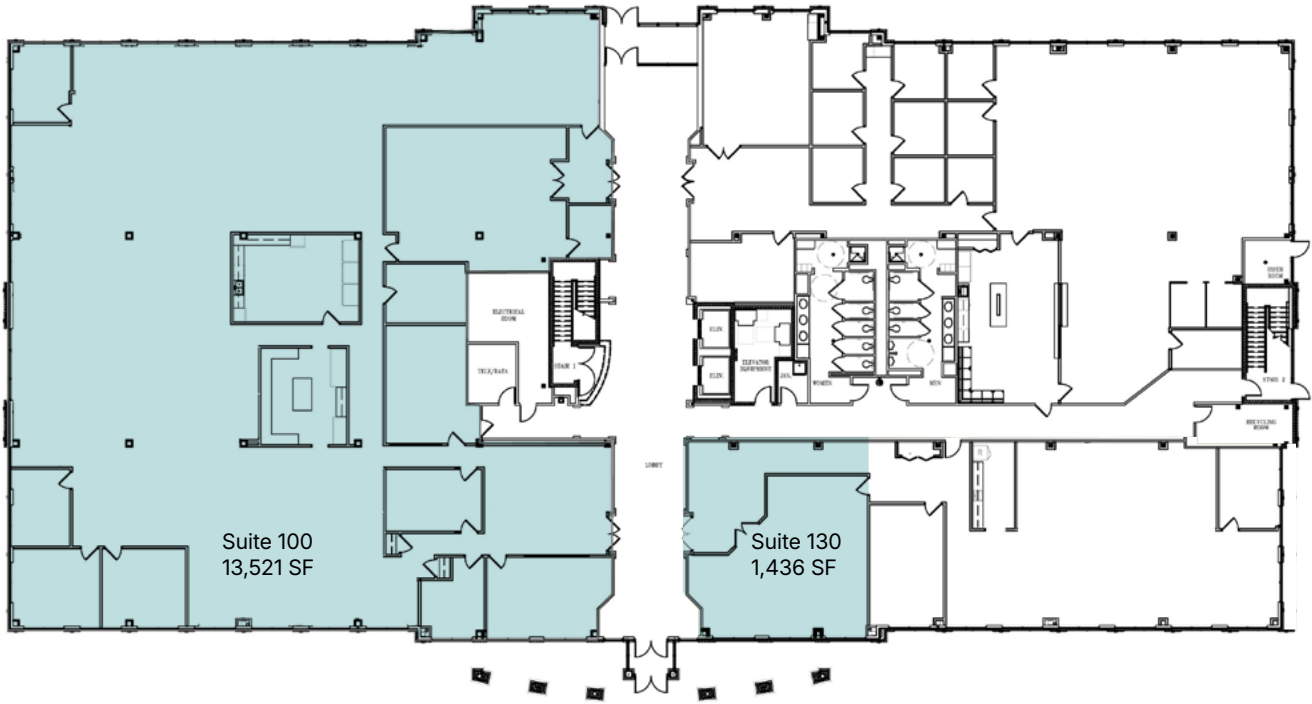
4198 Cox Road, Suite 200  
Glen Allen, VA 23060

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commonwealthcommercial.com

# Floor Plans

## First Floor



## Second Floor



# Market Overview

Henrico, VA

## Westerre Office Park | West End Office Space

Located within Westerre Office Park, one of Henrico County's premier West End business environments, the property offers a highly connected, professionally designed setting that supports productivity, retention, and long-term growth. Westerre is a well-established office destination known for its cohesive campus feel and strong corporate presence.

## Strategic Regional Accessibility

Westerre benefits from convenient access to I-64, Route 288, and key West End corridors, providing efficient connectivity throughout the Richmond region and beyond. Its West End location offers an easy commute from Henrico, Goochland, and surrounding counties.

## Amenity-Supported Business Environment

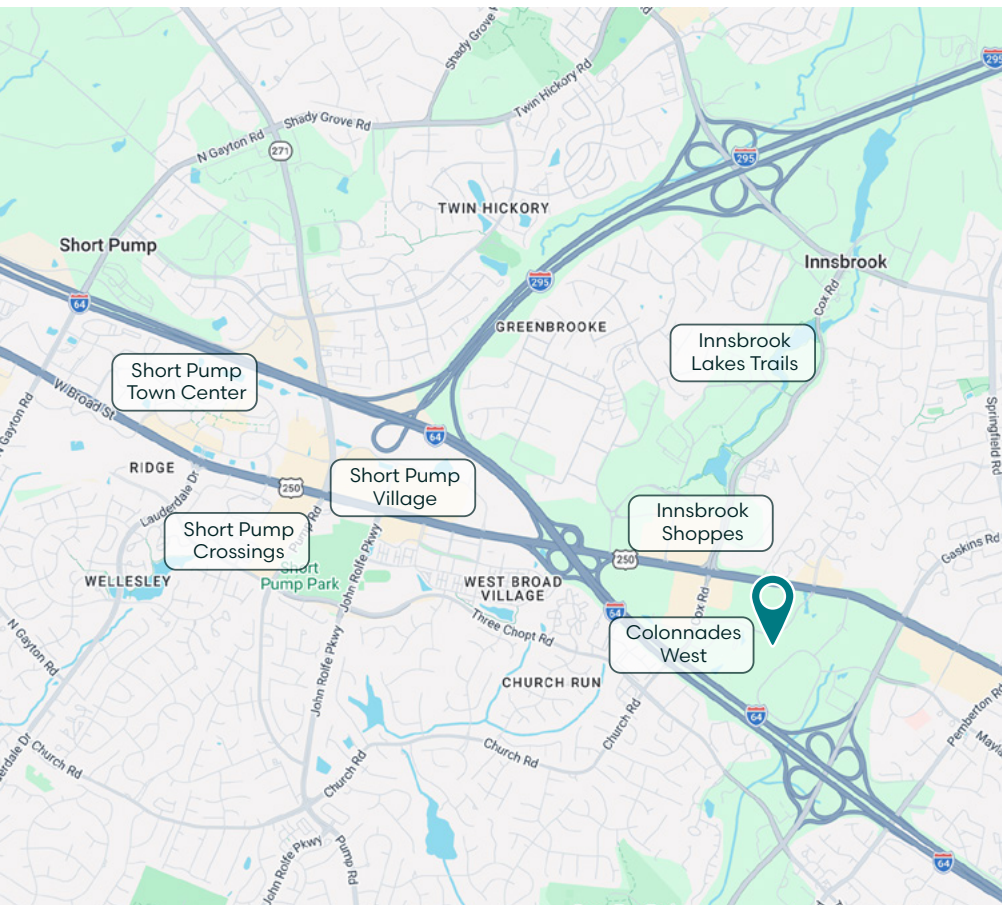
The park is surrounded by a robust mix of restaurants, hotels, retail, and services, creating a convenient, business-friendly atmosphere for employees and visiting clients. Proximity to Short Pump and surrounding mixed-use development enhances tenant appeal and everyday convenience.

## Established Corporate Setting

Westerre Office Park is home to a diverse mix of professional services, corporate offices, and regional users, reinforcing its reputation as a stable and desirable West End office market.

## West End Location Advantage

Recognized for strong demographics, an educated workforce, and a business-friendly environment, the Westerre area continues to attract tenants seeking a high-quality suburban office setting with excellent regional access and amenities.



## Nearby Amenities



- 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'
- El Paso
- Emmy Squared Pizza
- Farm and Oak
- Firehouse Subs
- Five Guys
- Fogo de Chão
- Hondos
- Jimmy John's
- Joey's Hot Dogs
- LongHorn
- Mama Cucina
- McDonald's
- Moe's Southwest Grill
- Panda Express
- Panera Bread
- Potbelly
- Taziki's
- Tarrant's West
- Thai Flavor Food
- The Beach House
- The Grapevine
- Tres Machos
- Sheetz
- 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



- 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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