

**FOR
LEASE**

AMPLE PARKING

Innsbrook Office Park

4122-4130 Innslake Drive | Glen Allen, VA 23060



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY SUMMARY

- › 11,903± SF single-story office building in heart of Innsbrook Office Park
- › 1,862± RSF available April 1, 2026
- › Ideally located with easy access to I-64 and I-295
- › High-end finishes throughout all tenant spaces
- › Close proximity to restaurants, Short Pump Town Center and other retailers
- › Lease Rate: \$21.50/ SF, full service

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,225	94,911	196,160
AVERAGE HH INCOME	\$145,244	\$157,858	\$158,077
DAYTIME EMPLOYEE	25,325	61,460	107,434

FOR MORE INFORMATION:

MADDIE STRIEFFLER

Sales & Leasing Associate

804-793-0050

mstrieffler@commonwealthcommercial.com

ERIC HAMMOND

Senior Vice President

804-793-0049

ehammond@commonwealthcommercial.com

TUCKER DOWDY, SIOR

Senior Vice President | Partner

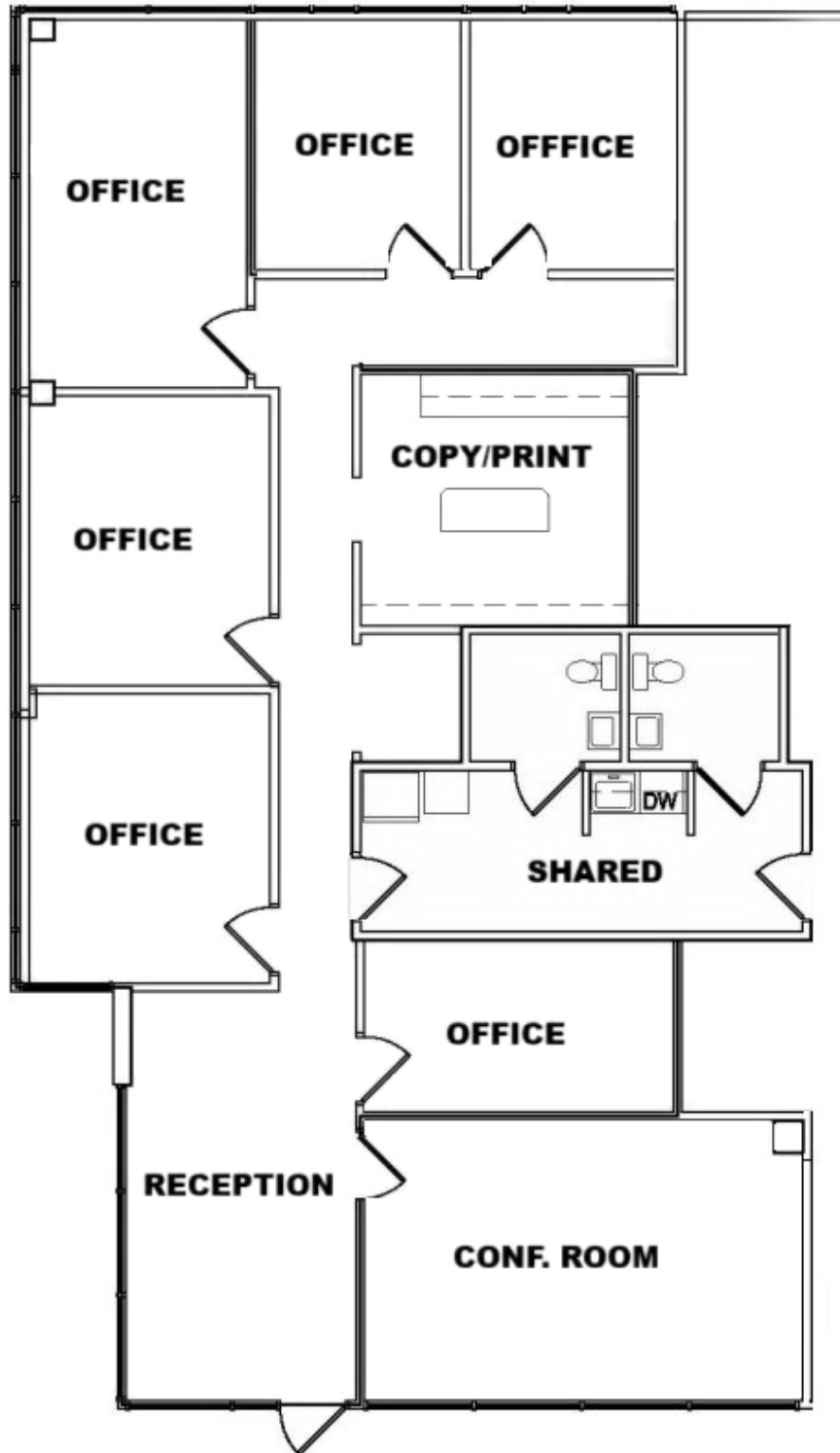
804-228-4932

tdowdy@commonwealthcommercial.com

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

FLOOR PLAN

AVAILABLE
1,862 SF

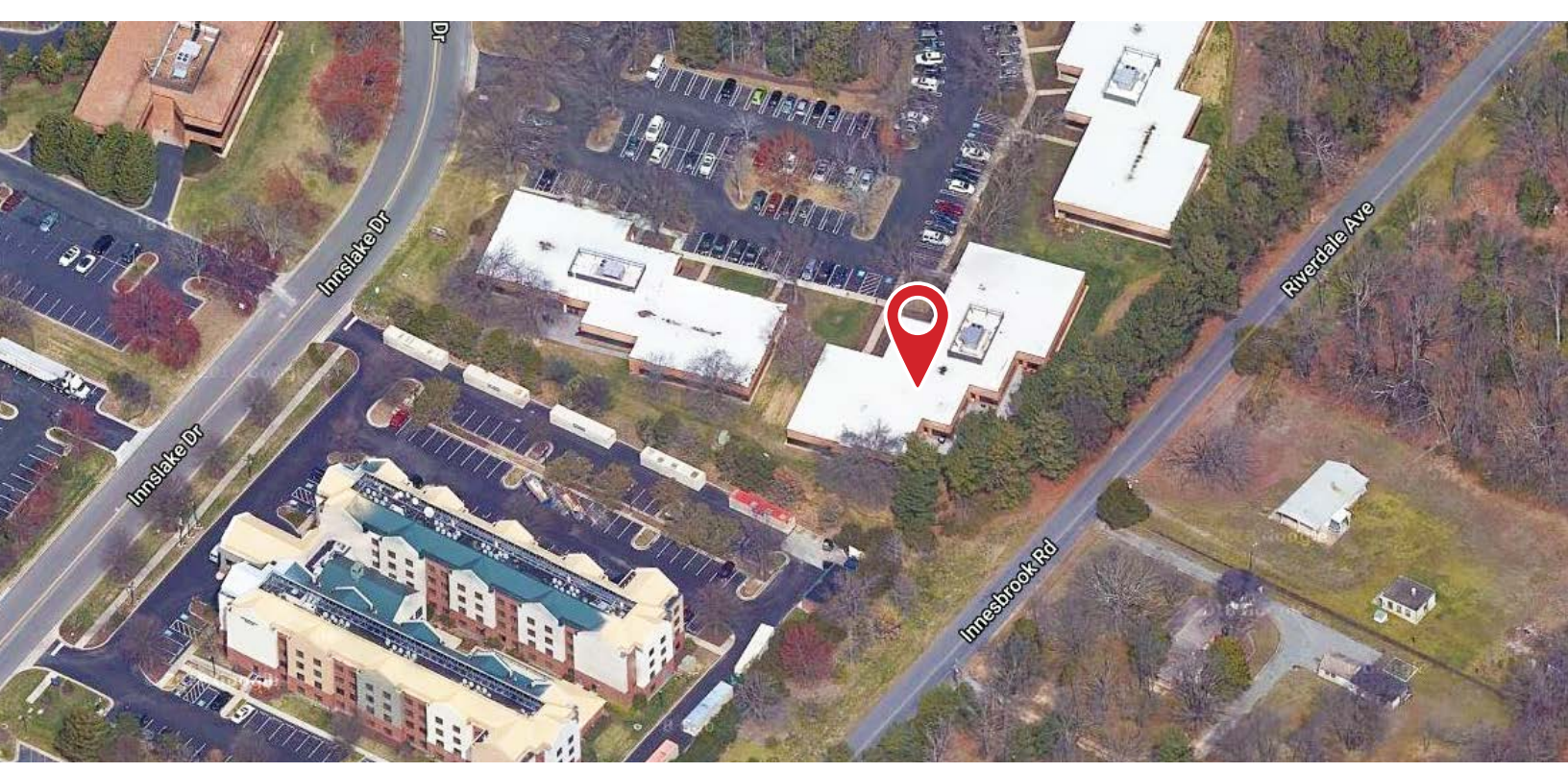




FOR LEASE | 4122-4130 INNSLAKE DRIVE | GLEN ALLEN, VA 23060

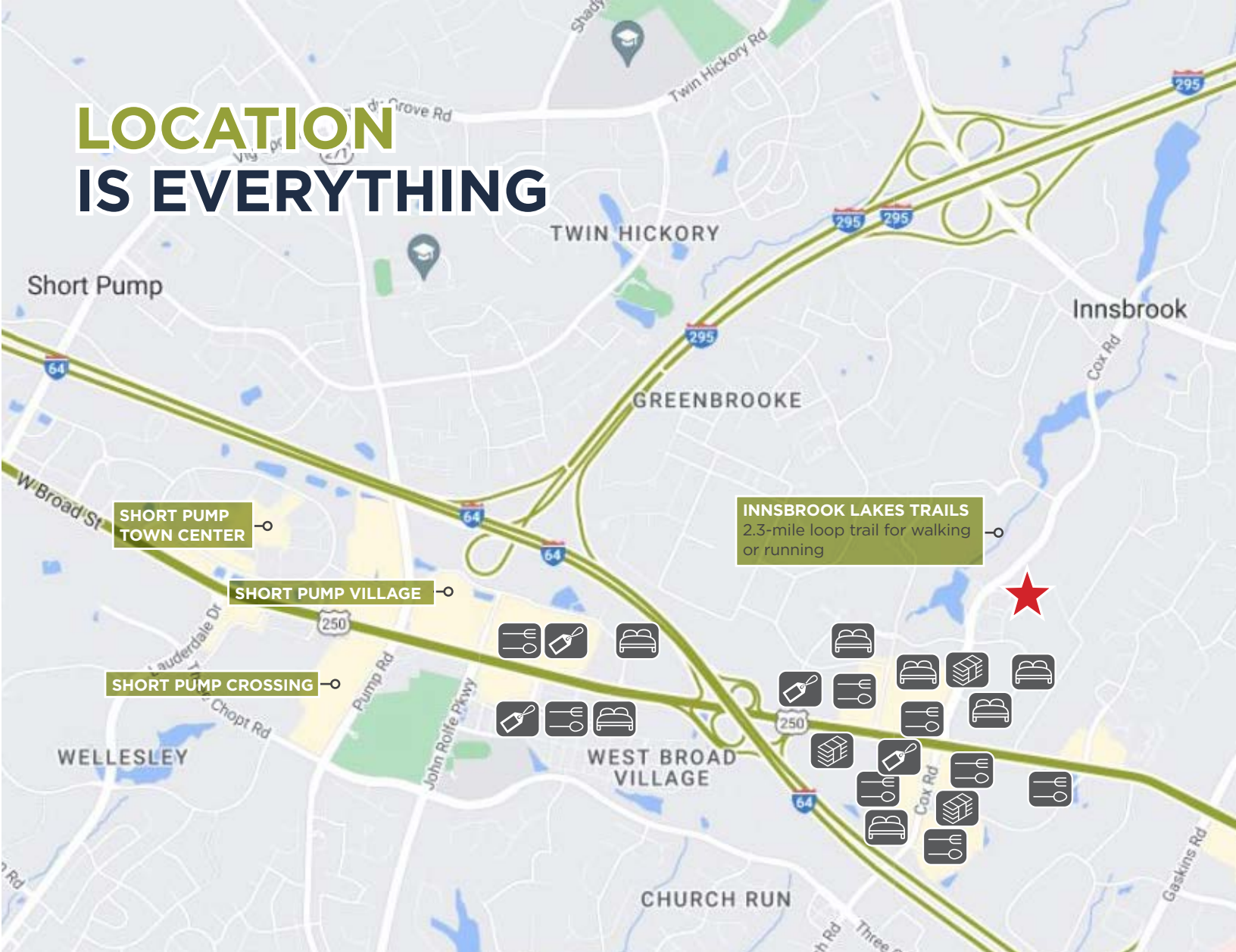


FOR LEASE | 4122-4130 INNSLAKE DRIVE | GLEN ALLEN, VA 23060



FOR LEASE | 4122-4130 INNSLAKE DRIVE | GLEN ALLEN, VA 23060

LOCATION IS EVERYTHING



SHORT PUMP TOWN CENTER

SHORT PUMP VILLAGE

SHORT PUMP CROSSING

INNSBROOK LAKES TRAILS
2.3-mile loop trail for walking or running



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



- 7-Eleven
- Akoya
- Bonefish Grill
- Boychiks Deli
- Burger Bach
- Burgerworks
- Carrabba's
- Capital Ale House
- Chanello's Pizza
- Charley's Cheesesteak
- Chicago's Pizza
- Chipotle
- Chopt
- Chuy's
- Corner Bakery
- Dunkin'
- Firehouse Subs
- Five Guys
- Hondos
- Jimmy John's
- Joey's Hot Dogs
- Leonardo's
- LongHorn
- Mama Cucina
- McDonald's
- Moe's Southwest Grill
- Noodles and Company
- Panda Express
- Panera Bread
- Potbelly
- Taziki's
- Thai Flavor Food
- The Beach House
- Silver Diner
- Starbucks
- Wawa



- 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
- M&T Bank
- SouthState Bank
- Wells Fargo Bank