

**FOR  
LEASE**

LAKEFRONT

# Microsoft Building

4301 Dominion Boulevard | Glen Allen, VA 23060



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 8,158± SF of premium first-floor office space located right off the main lobby available for lease starting August 1, 2026
- › Modern layout with multiple window-lined offices mixed with open workspace
- › Class A building amenities including high ceilings, glass-heavy design, and serene lakeside setting with walking trails nearby
- › Easy commute via I-64 and I-295; minutes from Short Pump Town Center
- › Surrounded by Innsbrook's vibrant amenities: abundant dining, retail, and hotels
- › Lease Rate: \$23.00/SF (Full Service)

## FOR MORE INFORMATION:

### **SAM EDWARDS**

Sales & Leasing Associate

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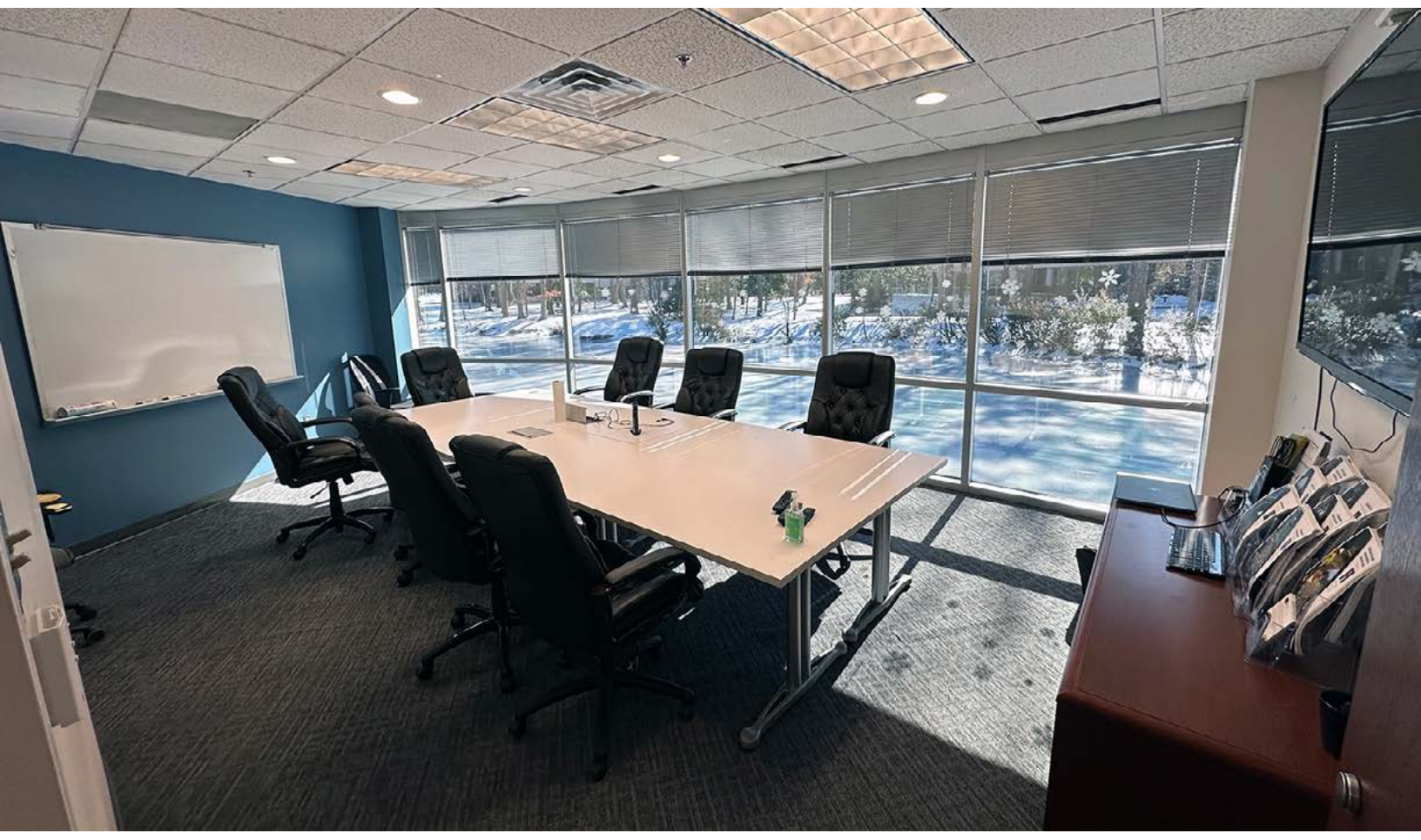
### **RUSSELL WYATT**

Senior Vice President, Partner

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

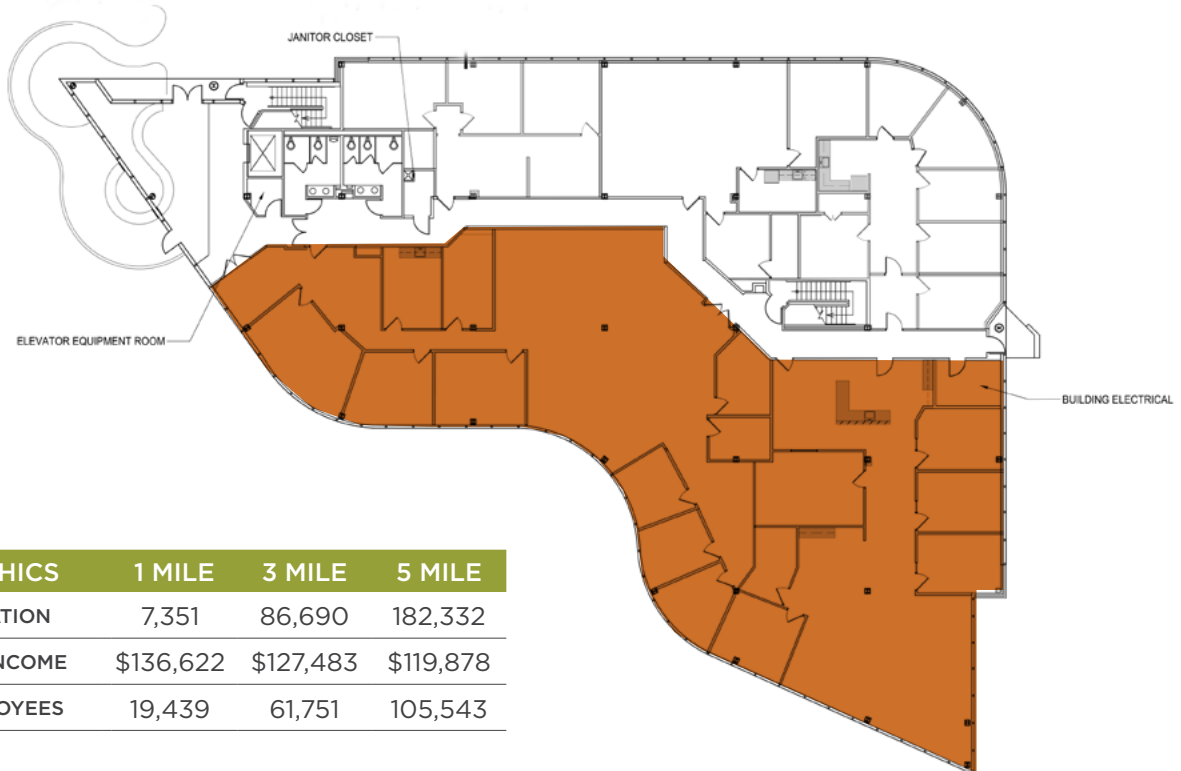


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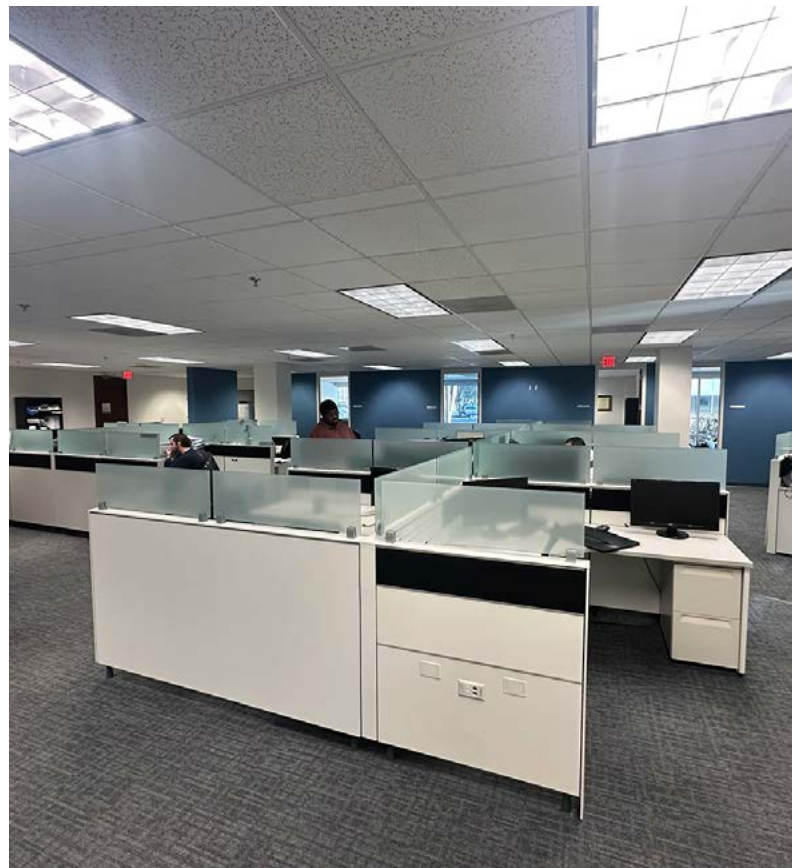
# FLOOR PLAN

First Floor

Suite 100: 8,158 SF available August 1, 2026

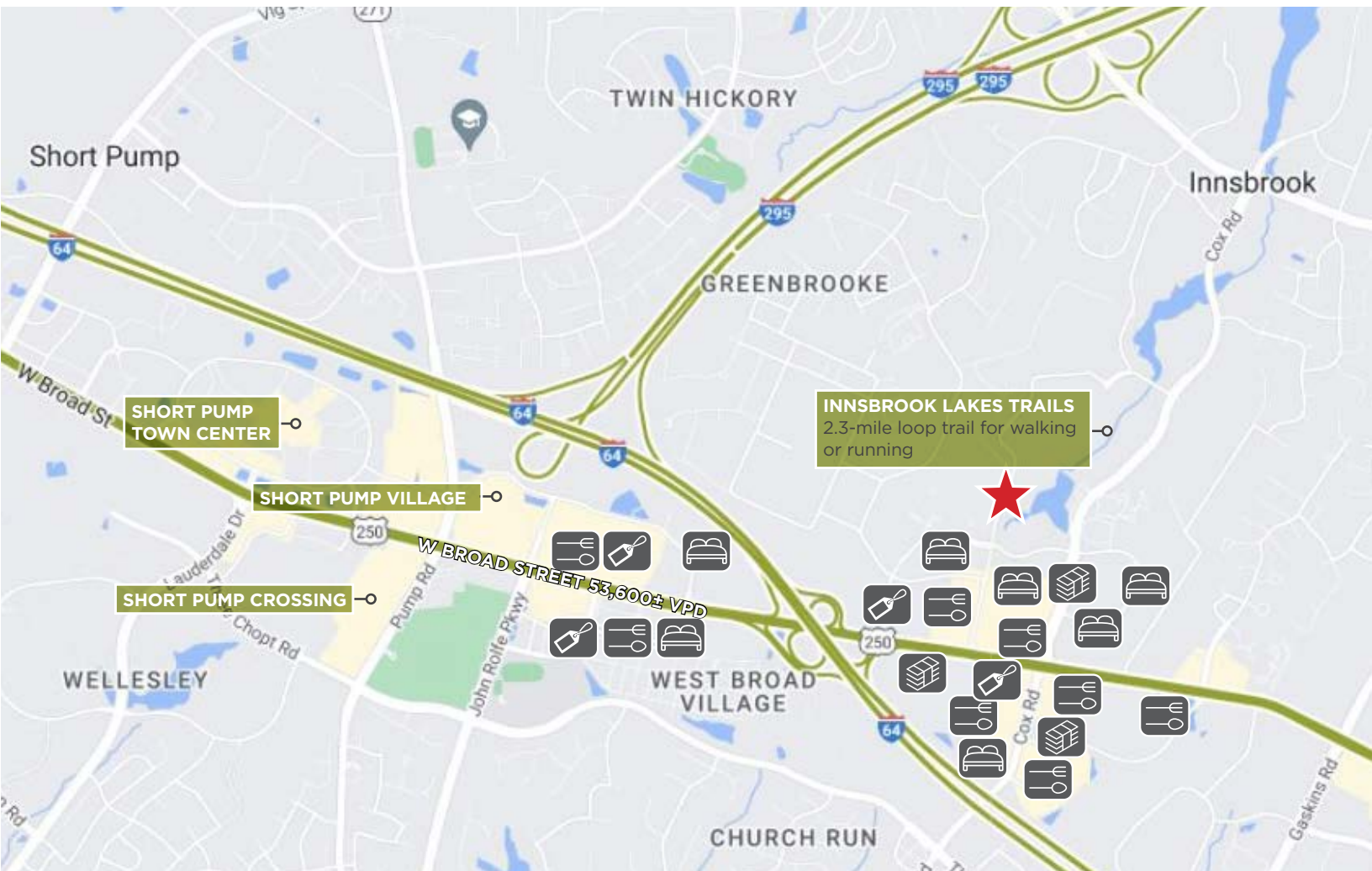


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,351	86,690	182,332
AVERAGE HH INCOME	\$136,622	\$127,483	\$119,878
DAYTIME EMPLOYEES	19,439	61,751	105,543



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# INNSBROOK AREA



- 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
- Bonefish Grill
- Boychiks Deli
- Burger Bach
- Burgerworks
- Capital Ale House
- Chanello's Pizza
- 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
- Tres Machos Cantina
- 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

