

FOR LEASE

**4470 Cox Road
Glen Allen, VA 23060**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Highwoods Plaza

**58,709± SF three story Class A office building
located in the Innsbrook Office Park**

- Three (3) first floor suites available ranging from 1,834 – 4,115± SF
- Ideally located right off West Broad Street featuring an enormous variety of restaurants, premiere shopping and hotels
- Immediate access to I-64, I-295 and Route 288
- Abundant parking for tenants and visitors (4 spaces per 1,000 SF)
- Short distance from amenity-rich Short Pump/Innsbrook area
- Newly renovated conference room and shower facilities onsite.
- Lease Rate: Contact Agent
- Professionally managed by Commonwealth



**Shared
Conference
Room**



**Professional
Atmosphere**



**Park
Setting**



**Abundant
Parking**

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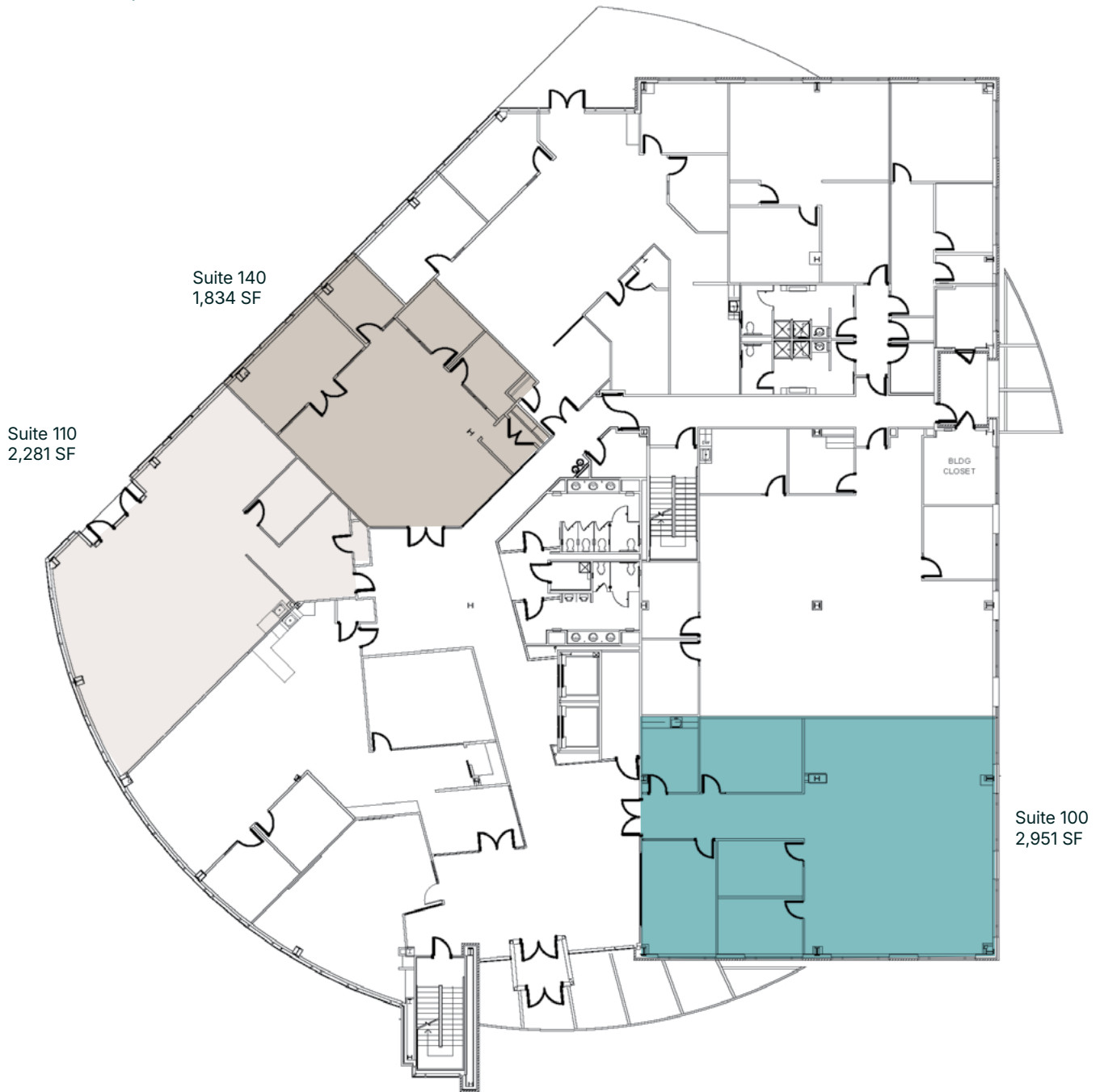
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966
commonwealthcommercial.com

Floor Plan

First Floor

Suite 110 & 140 can be
combined for up to 4,115 SF



Market Overview

Henrico, VA

Innsbrook Office Space

Located within the heart of Innsbrook, Richmond's premier office park, 4470 Cox Road offers businesses a highly connected, amenity-rich environment designed to support growth, retention, and productivity. Innsbrook is a well-established corporate district in Henrico County's West End, home to a diverse mix of headquarters, professional services firms, and growing companies.

Unmatched Regional Access

The property benefits from immediate access to I-64, I-95, I-295, and Route 288, providing efficient connectivity throughout the Richmond region and beyond. Its central West End location allows for convenient commutes from both Henrico and surrounding counties.

Amenity-Rich Business Environment

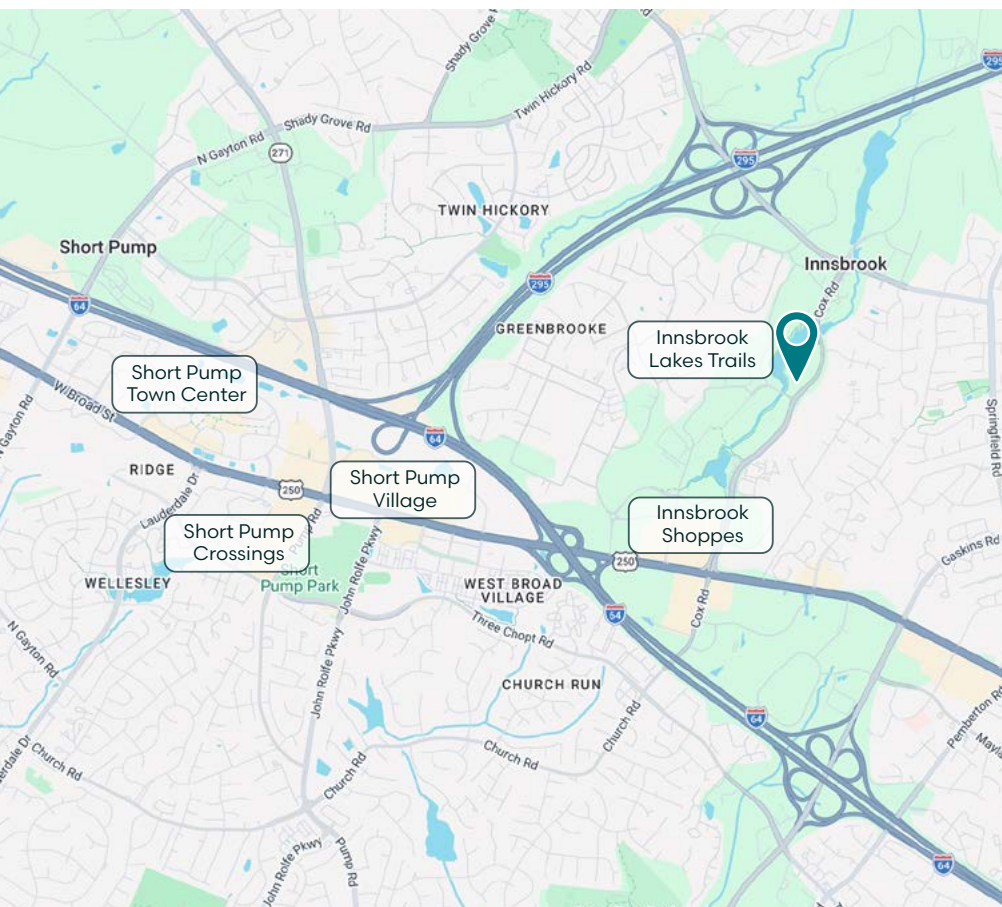
Innsbrook functions as a true live-work-play environment, offering nearby restaurants, hotels, retail, and services that support employees and visiting clients alike. The area continues to evolve with new mixed-use and residential developments, enhancing walkability and long-term tenant appeal.

Proven Corporate Hub

The district is home to major employers and regional headquarters across finance, insurance, technology, and professional services, reinforcing Innsbrook's reputation as one of Richmond's most stable and desirable office markets.

Business-Friendly West End Location

Recognized for strong demographics, a skilled workforce, and competitive operating costs, the Innsbrook area continues to attract companies seeking a suburban office environment with urban-level amenities and infrastructure.



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'
Emmy Squared Pizza
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
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



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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