

FOR LEASE

**7130 Glen Forest Drive
Henrico, VA 23226**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Glen Forest

80,323 SF, four-story Class A office building prominently located in the Glen Forest Office Park

- 4,104± SF suite available
- Efficient floor plans
- Minutes 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)
- Strong area demographics
- Lease Rate: Contact Agent
- Professionally managed by Commonwealth

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4198 Cox Road, Suite 200
Glen Allen, VA 23060

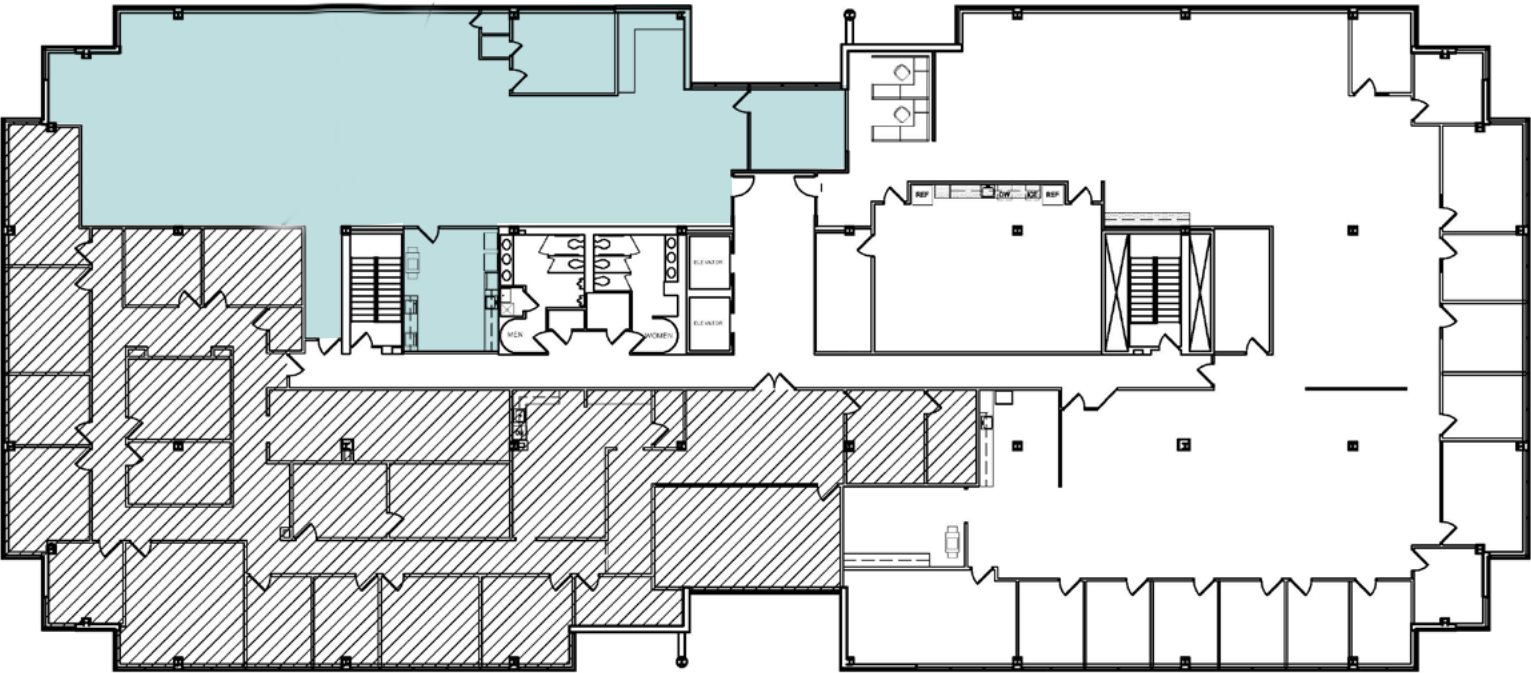
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Floor Plan

Third Floor

Suite 303
4,104 SF



Market Overview

Henrico, VA

7130 Glen Forest Drive | West End Office Space

Located within Glen Forest Office Park, a well-established West End office setting in Henrico County, 7130 Glen Forest Drive offers tenants a professional, accessible environment designed to support productivity, collaboration, and long-term growth. The property benefits from a suburban campus feel with proximity to Richmond's most active commercial corridors.

Strategic Regional Accessibility

The building offers convenient access to I-64, I-295, and Route 288, providing efficient connectivity throughout the Greater Richmond region. Its central West End location supports easy commutes from Henrico, Hanover, Goochland, and surrounding localities.

Amenity-Supported Business Environment

The park is surrounded by a strong mix of restaurants, hotels, retail, and daily services, creating a convenient and attractive workplace for employees and visiting clients. Nearby Short Pump and West End amenities further enhance tenant convenience and appeal.

Established Corporate Setting

The area is home to a diverse mix of professional services firms, corporate offices, and regional users, reinforcing Glen Forest Office Park's reputation as a stable and desirable suburban office location.

West End Location Advantage

Known for strong demographics, a skilled labor pool, and a business-friendly climate, the West End continues to attract office users seeking a high-quality environment with excellent access, infrastructure, and amenities.

Nearby Amenities



Akoya Kitchen
7-Eleven
Bonefish Grill
Buttermilk and Honey
Casa Del Barco
CAVA
California Pizza
Cheesecake Factory
Chick-fil-A
Chipotle
Cooper's Hawk
Chopt
Chuy's
Daily Kitchen & Bar
DICK'S Sporting Goods
Dunkin'
Emmy Squared Pizza
First Watch
Firebirds
Five Guys
Genghis Grill
Fogo de Chão
Maggiano's
Maple Street Biscuit
McDonald's
mezeh
Nothing Bundt Cakes
Olive Garden
Panda Express
Panera Bread
Perry's Steakhouse
Red Robin
Red Salt Chophouse
Shake Shack
Starbucks
Tazza Kitchen
Texas de Brazil
The Boathouse
Wawa
West Coast Provisions
Wood and Iron
Zara



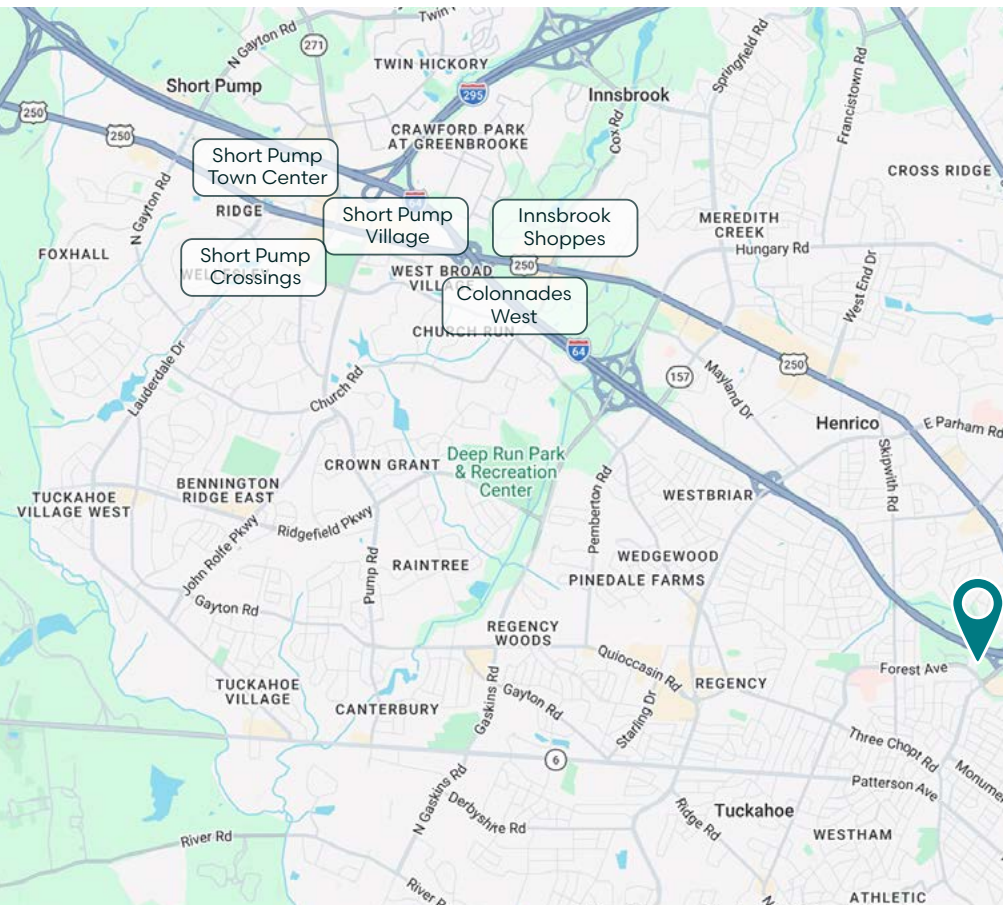
Academy Sports
Apple
Best Buy
Burlington
Cabela's
Crate & Barrel
CVS
Duluth Trading
Hobby Lobby
Kroger
Macy's
Pottery Barn
REI
Target
The Home Depot
Trader Joe's
Wegmans
Whole Foods



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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Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.