FOR LEASE

9201 Arboretum Parkway
Richmond, VA 23236

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Arboretum Lakeside

- Available Suites:
  Suite 120: 2,122± SF
  Suite 135: 1,550± SF
  Suite 145: 2,449± SF
  Suite 310: Suites ranging from 2,477 - 16,407± SF
  Suite 300: 3,648± SF
  Suite 330: 2,813± SF
- Location: Direct access from Powhite Parkway (Rt.76) and Midlothian Turnpike (Rt. 60)
- Stylish Design: Two-story atrium with rich wood and marble finishes throughout
- Nearby Amenities: Close to shopping, dining, and various nearby amenities
- Bright Interiors: 9′ full-height windows provide ample natural light throughout
- Scenic Setting: Has a private patio overlooking one of the park's lakes
- Parking: Abundant parking for both tenants and visitors
- Property Management: Professionally managed by Commonwealth

For More Information:

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EXIT
Suite 110
mynd motion



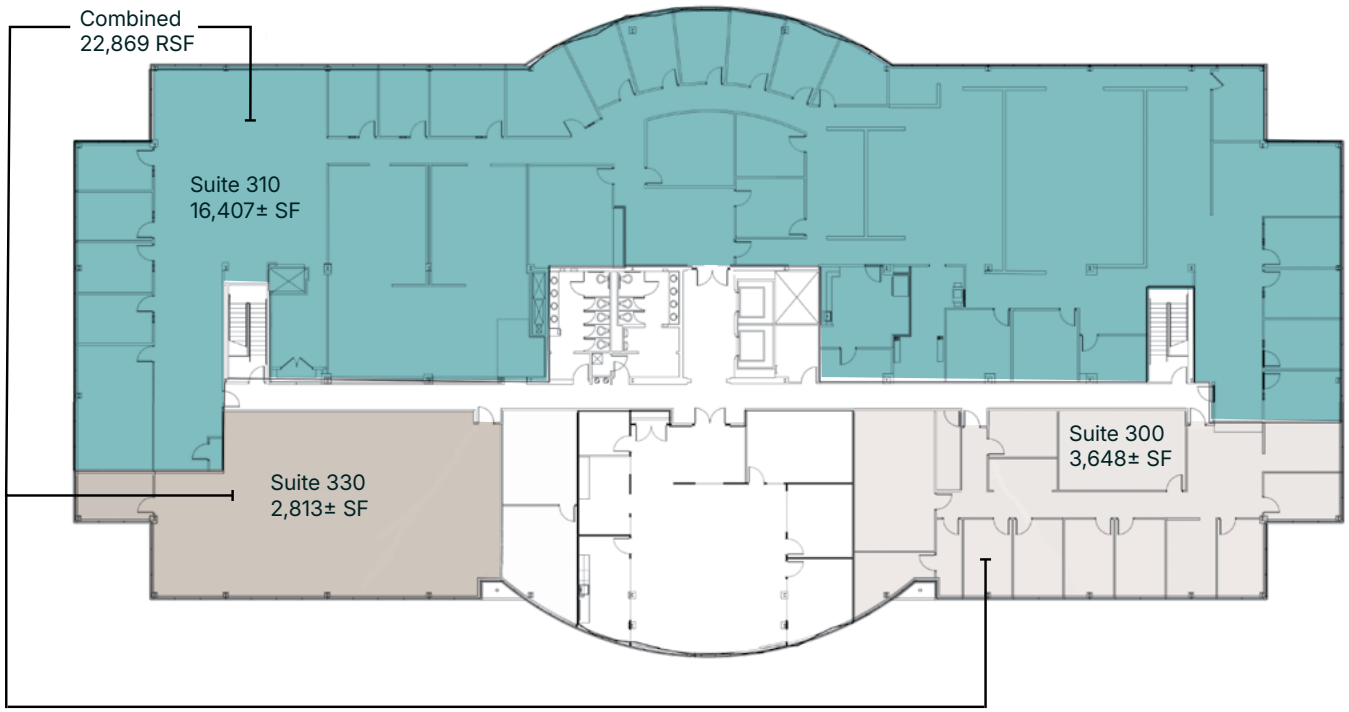

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Floor Plans

First Floor

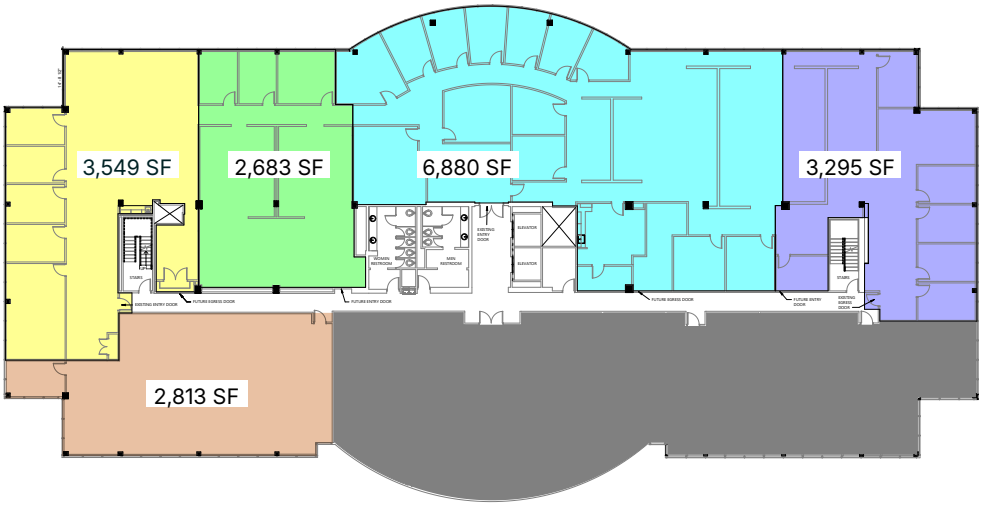


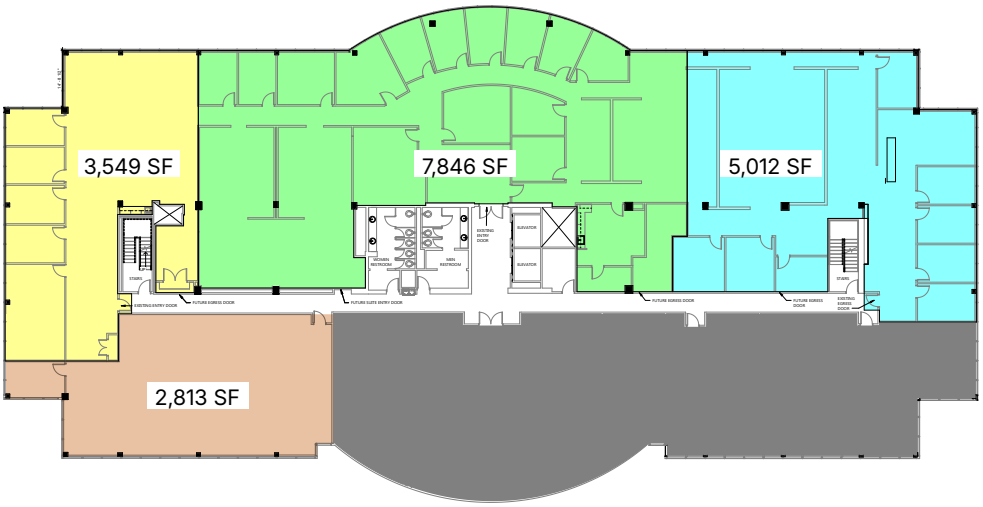
Third Floor

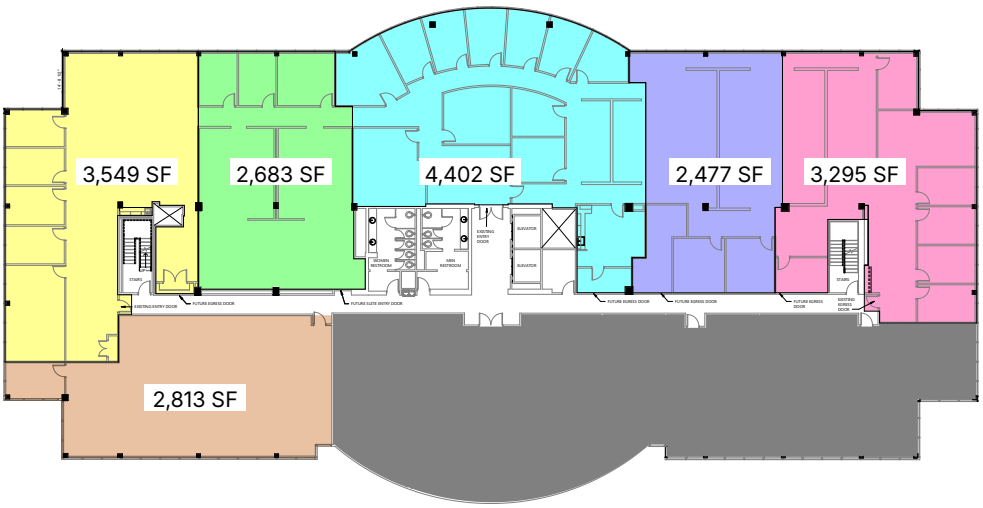


Sample Demising Floor Plans

Third Floor
Suites ranging from
2,477 - 16,407± SF







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Market Overview

Chesterfield, VA

Arboretum Lakeside Office Space

Located within Arboretum Office Park, one of Richmond's most established yet evolving suburban office environments, 9201 Arboretum Parkway offers tenants a highly connected, scenic, and amenity-rich setting designed to support productivity and long-term retention. The Arboretum area has experienced continued reinvestment, with new businesses, services, and improvements enhancing its appeal as a modern office destination.

Strong Regional Connectivity

The property provides direct access to Powhite Parkway (Route 76) and Midlothian Turnpike (Route 60), allowing efficient travel throughout the Richmond metro, Downtown, and surrounding counties. This location supports convenient commutes for employees coming from both the Southside and West End submarkets.

Established Suburban Market with Continued Momentum

With strong accessibility, competitive operating costs, and expanding nearby amenities, the Arboretum area remains an attractive alternative to traditional downtown office environments. Its combination of convenience, setting, and continued evolution positions Arboretum Lakeside to meet the needs of today's office users while supporting long-term occupancy stability.

SPRINGLINE AT DISTRICT 60

2.9 Miles from Arboretum Lakside Office

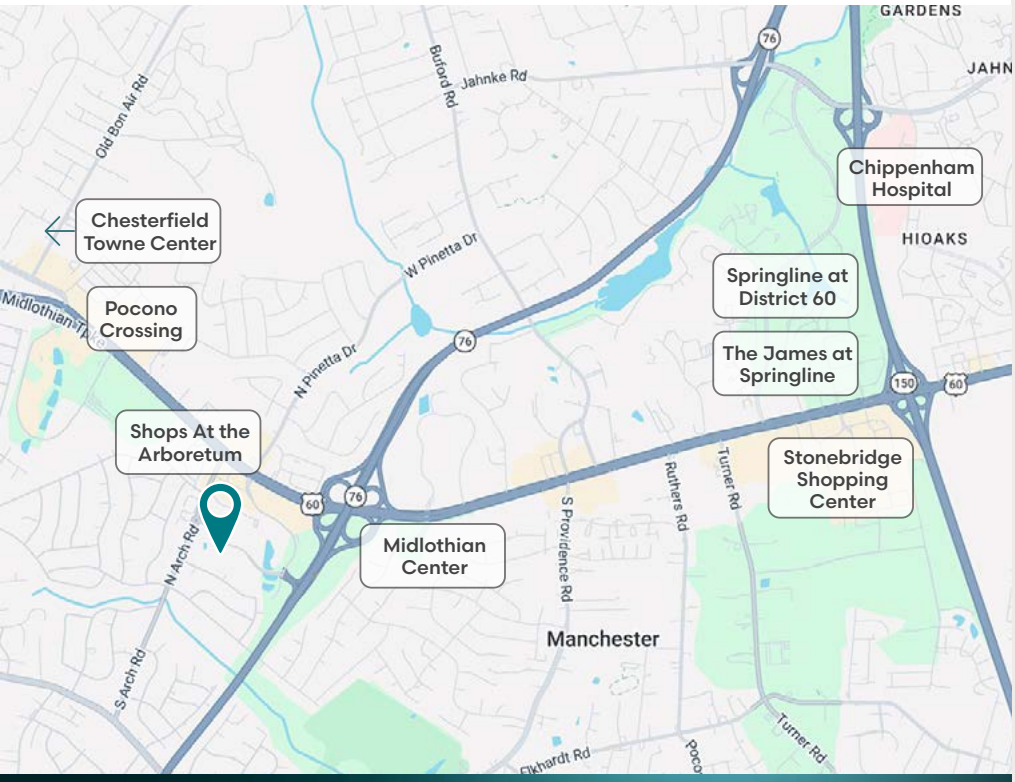
1,200+ residential units (apartments and townhomes)

120,000 SF of retail and restaurants

Sports entertainment & tournament venue

Two hotels and a future conference component

Large central event plaza programmed for concerts, markets, and festivals



Nearby Amenities

7-Eleven
Arby's
Bella Italian
Bojangles
Burger King
Captain D's
Carena's
Chicken Fiesta
Cook Out
Golden Corral
Hardee's
Holly Philly
IHOP
KFC
Kickback Jack's
Krispy Kreme
Little Caesars
McDonald's
Noodles & Friends
Olive Garden
Palenke Bar & Grill
Panera Bread
Panda Express
Pepe's | Mexican
Phở 60 Cafe
Pollo Campero
Popeyes
QDOBA
Royal Farms
Sheetz
Starbucks
Subway
Sushi King
Taco Bell
Waffle House
Wawa
Wingstop
Zaxbys

Academy Sports
CVS
Dollar General
Food Lion
Great Clips
Kroger
New Grand Mart

Chase Bank
Wells Fargo Bank

DoubleTree by Hilton
Extended Stay
Fairfield by Marriott Inn & Suites
Four Points by Sheraton
Holiday Inn Express
Hyatt Place
Residence Inn by Marriott
Super 8 by Wyndham



The James at Springline

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