

**FOR LEASE**

**9201 Arboretum Parkway  
Richmond, VA 23236**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



**BROKER BONUS**  
**6% CO-BROKER COMMISSION**  
**For New Tenants Leasing**  
**3K+ SF & 5-YR**  
**Minimum Term**

## Arboretum Lakeside

- Available Suites:
  - Suite 120: 1,550± SF
  - Suite 140: 2,122± SF
  - Suite 145: 2,449± SF
  - Suite 310: Suites ranging from 2,477 - 16,407± 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

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# Floor Plans

## First Floor

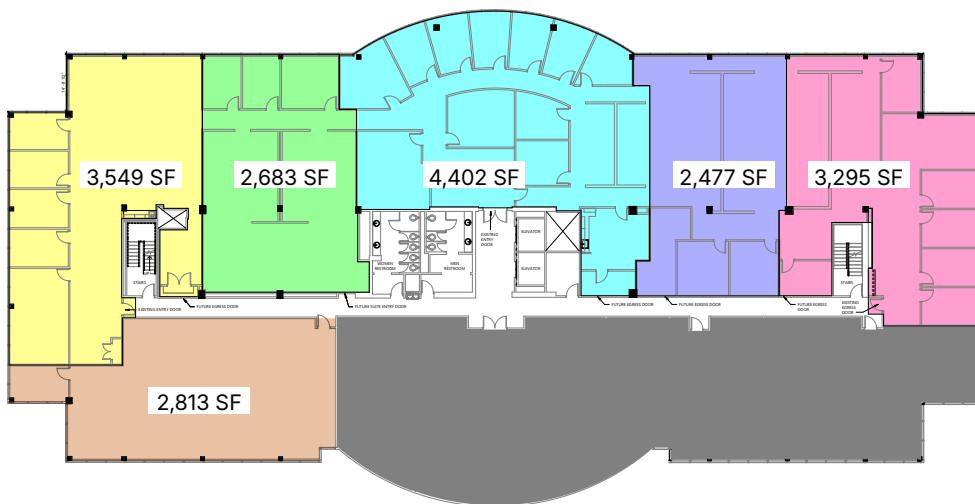
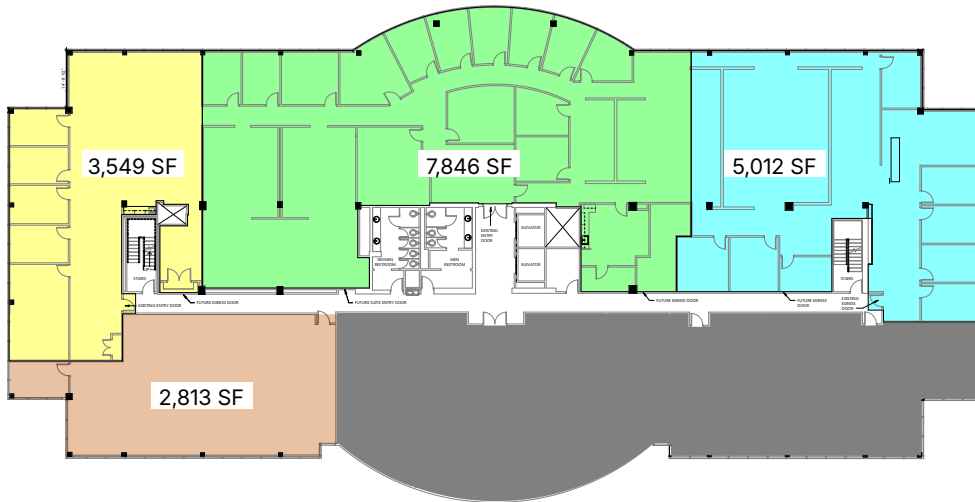
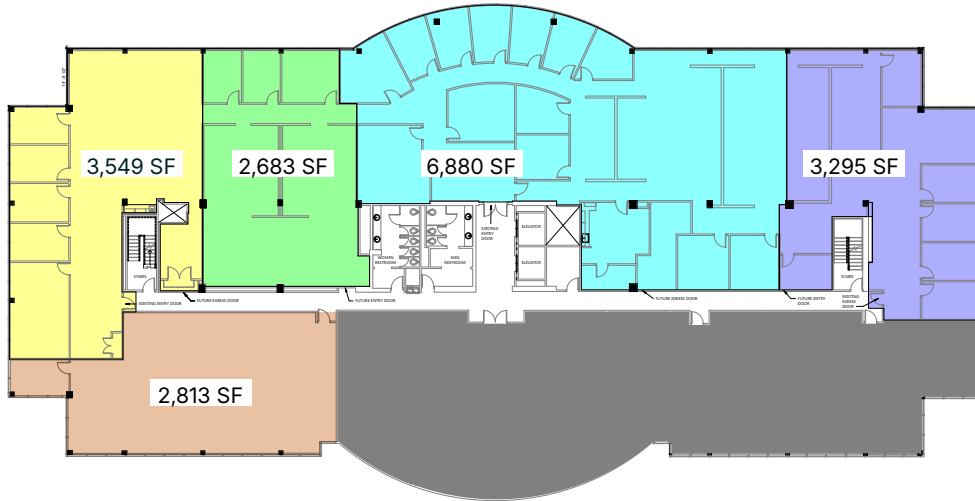


## Third Floor



# Sample Demising Floor Plans

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



# 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.

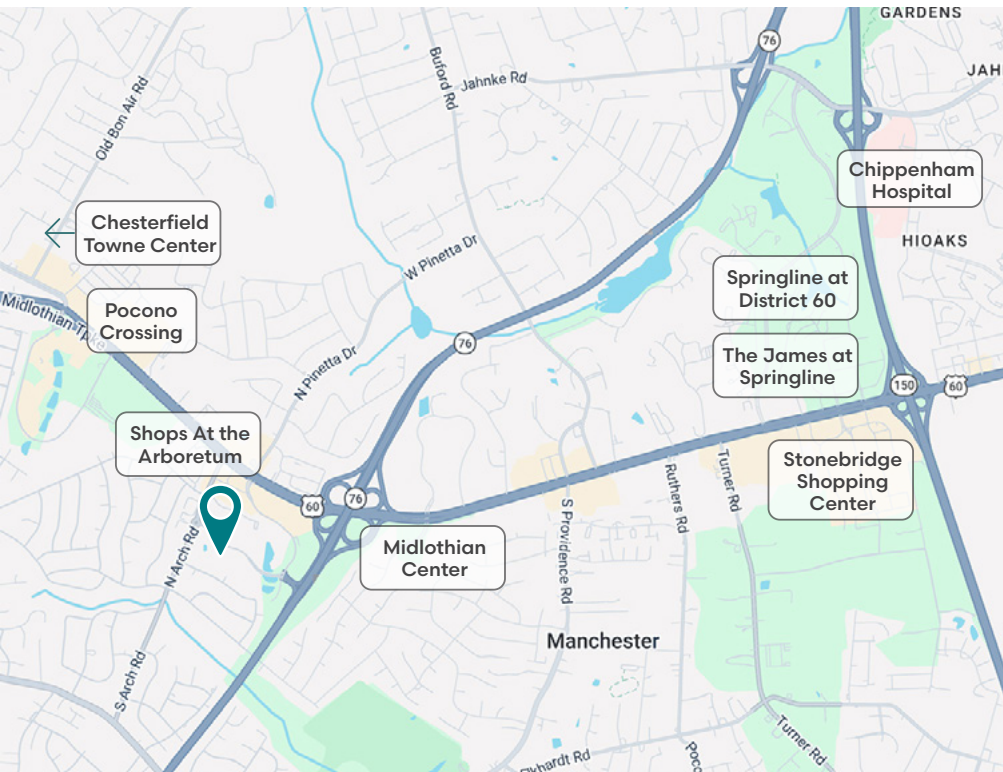
### Established Suburban Market with Continued Momentum

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.



➔ 2.9 Miles from Arboretum Lakeside 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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