

FOR LEASE

**9401 Courthouse Road
Chesterfield, VA 23832**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Centre Court Office Park

- Newly renovated, premier Class A office building
- Upgraded security systems with 24/7 building access and surveillance
- Beautiful, two-story entrance atrium
- Convenient access to Route 288 and Powhite Pkwy (76)
- Abundant parking available: 5.4 spaces/1,000 SF
- Asking rate: \$21.00/SF, Full-Service

Demographics	1 mile	3 mile	5 mile
2026 Population	1,684	31,639	98,238
Avg HH Income	\$104,670	\$114,923	\$106,843
Daytime Employees	6,844	14,197	31,151

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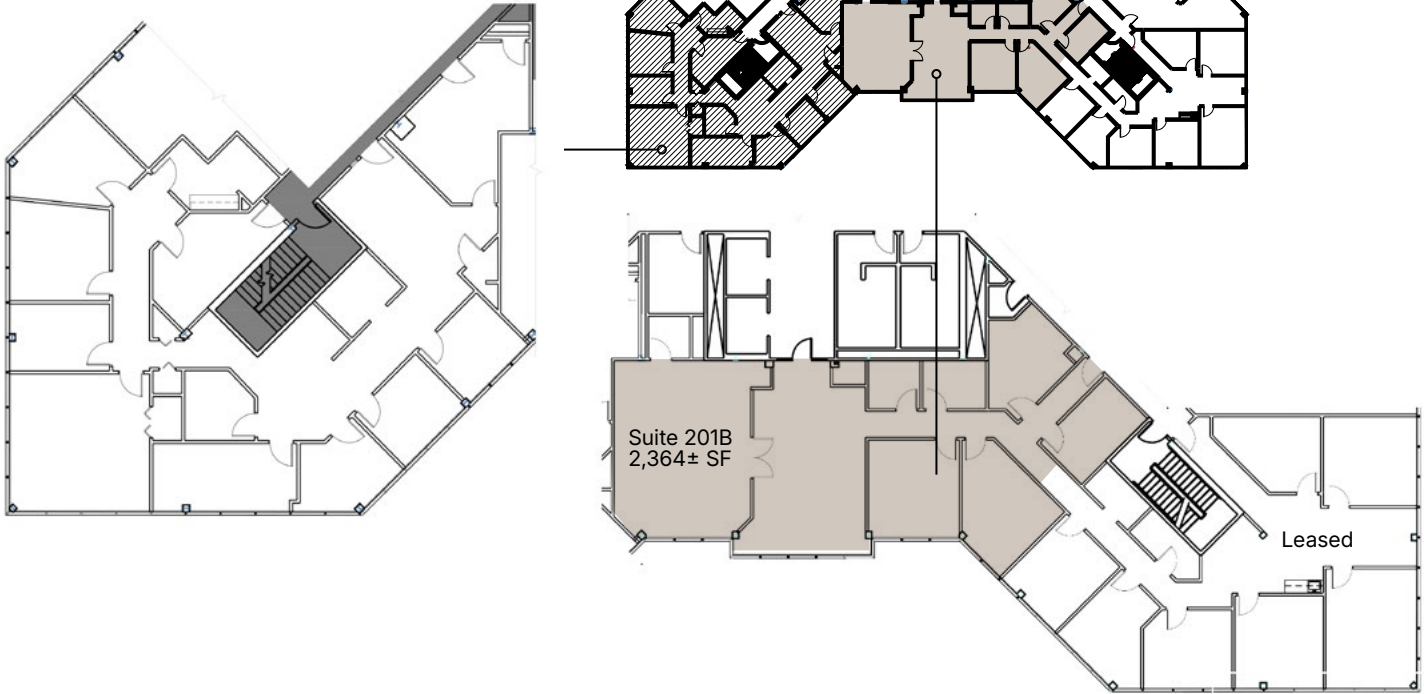
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Second Floor

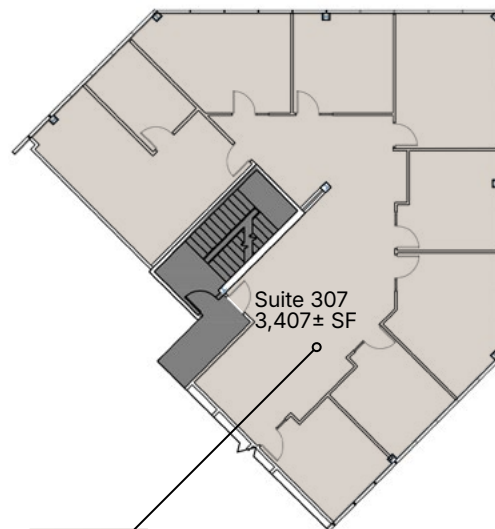
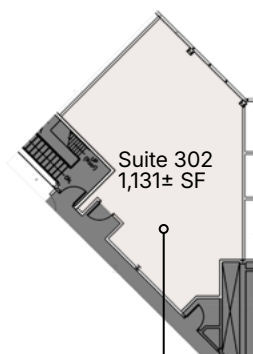
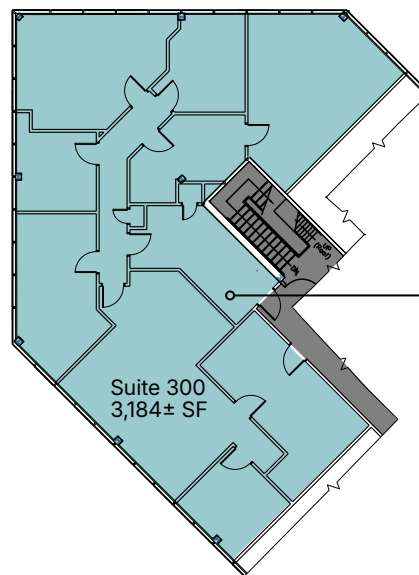
Available	SF
Suite 201	1,830
Suite 201B	2,364

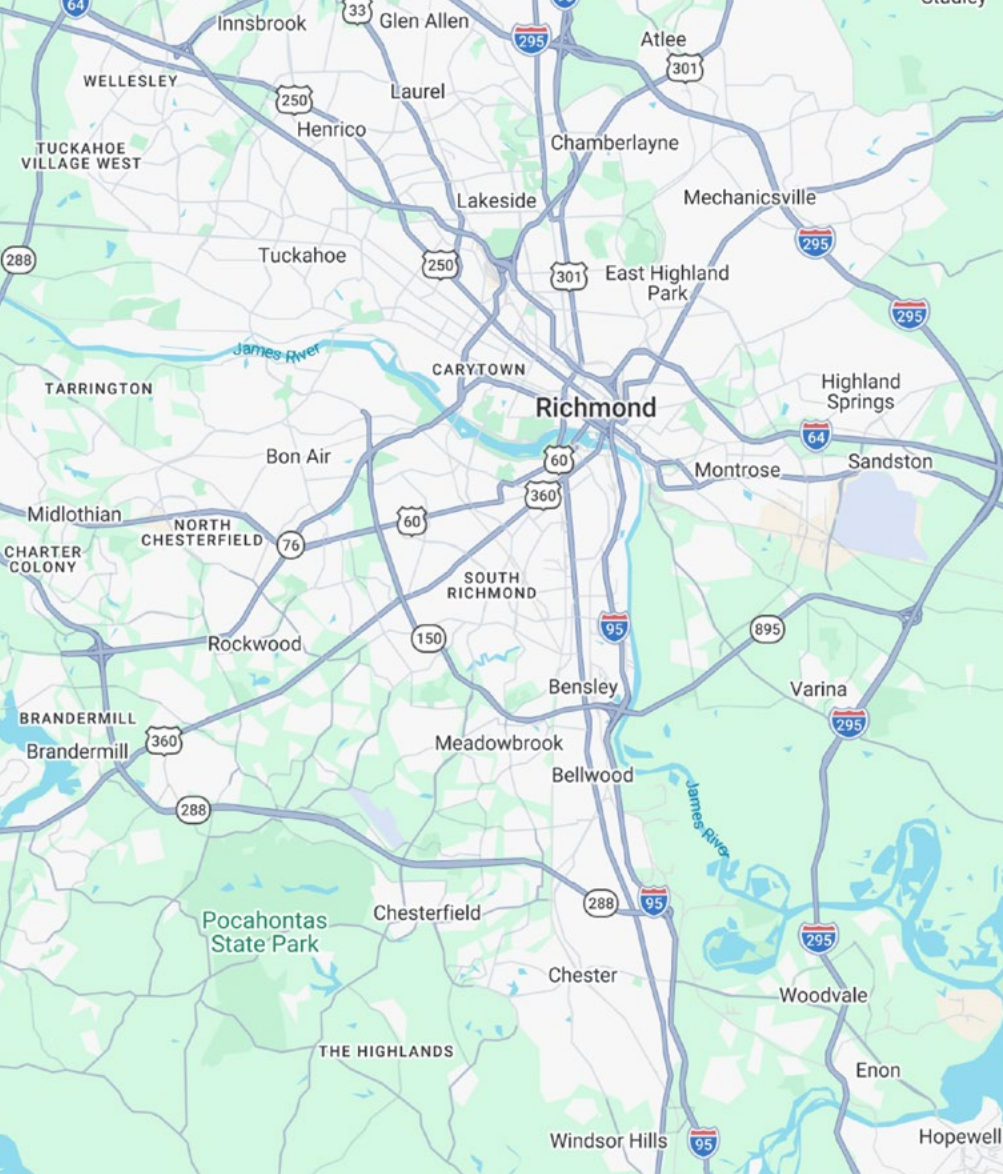
(Potentially up to 4,194 SF combined)



Third Floor

Available	SF
Suite 300	3,184
Suite 302	1,131
Suite 307	3,407





Why Chesterfield?

Prime Location for Growth

Chesterfield County sits at the heart of the East Coast's transportation network, making it a strategic hub for business. Within a single day's drive, you can reach 45% of the U.S. population, connecting your company to markets with ease.

Distribution Made Easy

- UPS's 350,000-square-foot regional hub operates around the clock, with extended pickup times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield's connectivity.

Designed for Growth

- Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.
- The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.



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Chesterfield Economic

Some of the biggest brands...



10,400+ Businesses

204,245 Labor Force

401,000+ Residents

\$22.4B Local Economy

Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.

Chesterfield County Public Schools

ccps **64,000+** **68**
Students Schools

\$1.07B **100%**
Annual Budget Accredited

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