

FOR LEASE

**5020 Monument Avenue
Richmond, VA 23230**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Monument Corporate Center

- 3,211± SF entire 2nd floor available for lease 12/31/2026
- Ideally located right next to Willow Lawn
- Buildout consists of reception, perimeter offices, conference room, 2 restrooms, kitchen and filing room
- Elevator served
- Move-in ready with updated finishes throughout
- Asking Rate: \$20.00/Full Service

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4198 Cox Road, Suite 200
Glen Allen, VA 23060

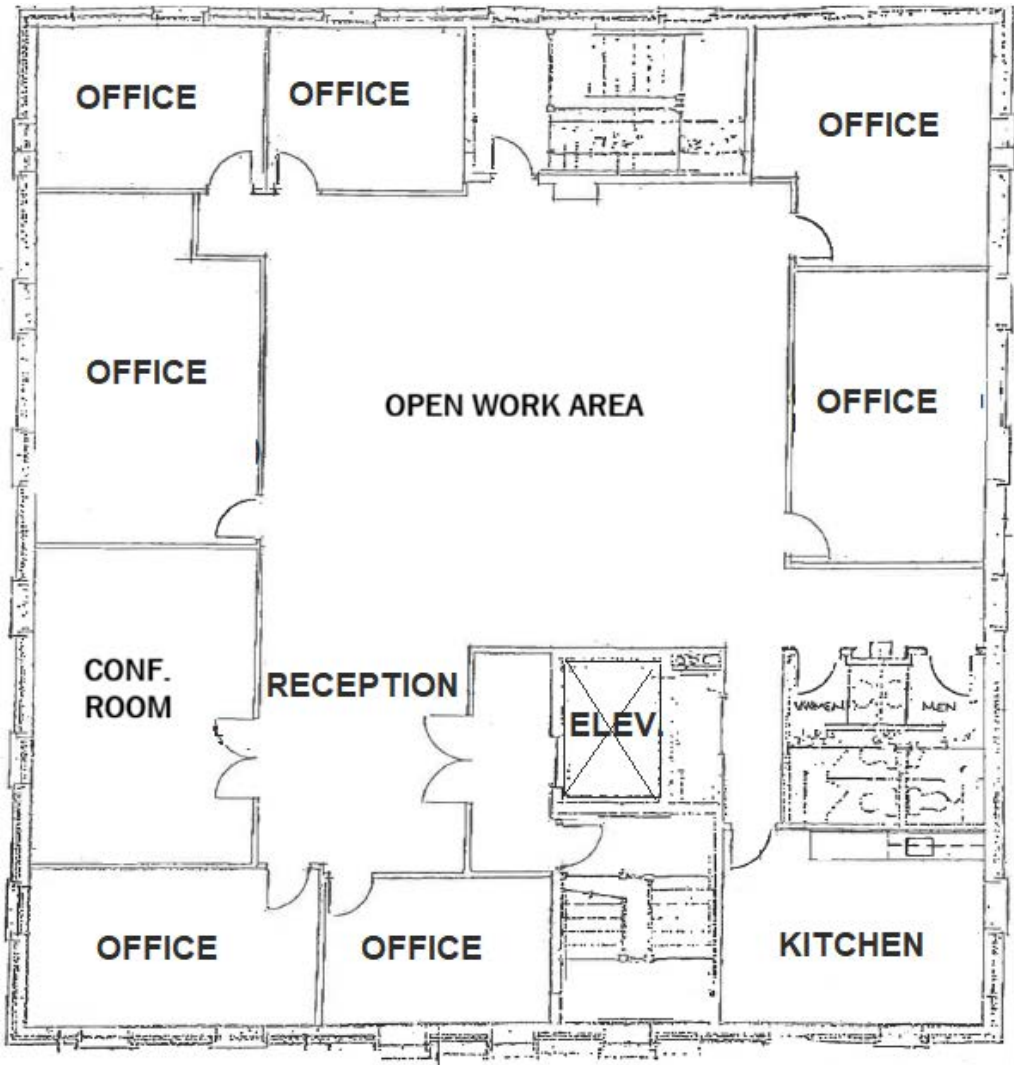
o: 804-346-4966

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Floor Plans

SECOND FLOOR

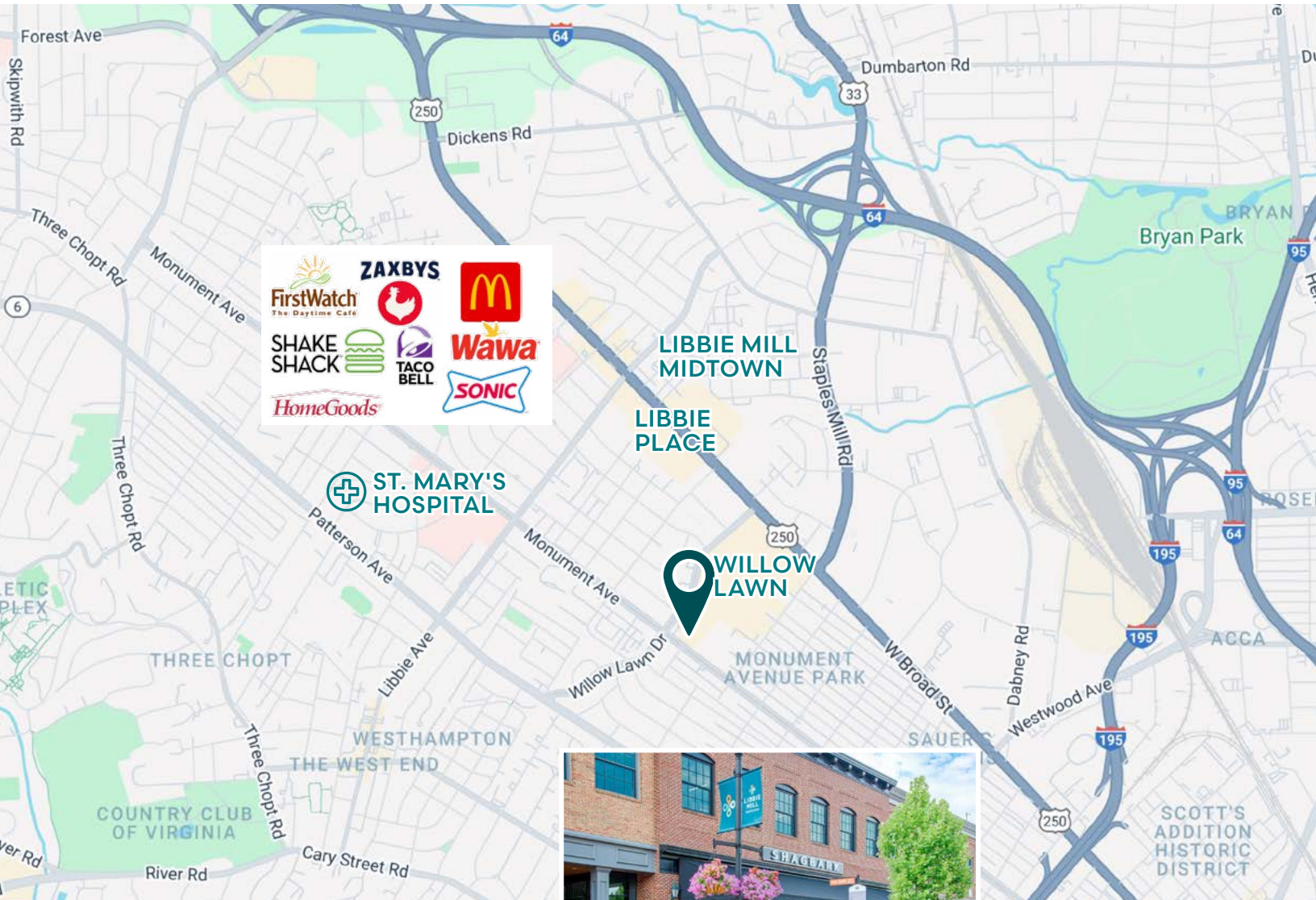
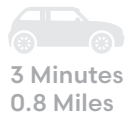
3,211± SF



Market Overview

THE SHOPS AT WILLOW LAWN

It offers a variety of retail and dining options, making it a popular destination for both locals and visitors.



LIBBIE PLACE SHOPPING CENTER

The shopping center offers a variety of retail options and is known for its convenient location and accessibility.

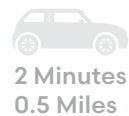


1 Minutes



LIBBIE MILL MIDTOWN

located between Staples Mill Road and Libbie Avenue, just south of I-64.





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.