

**FOR LEASE**

**301 Concourse Blvd  
Glen Allen, VA 23059**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## West Shore III

Office space available for lease in this three story,  
53,960 SF office building

- Up to 4,814± SF available immediately
- Lakefront building with access to walking/jogging trails and outdoor patios
- Upscale lobby & restroom finishes
- Convenient to Short Pump, Innsbrook, and Interstate 295/64 interchange
- Full-service fitness facility & tenant lounge available at neighboring building
- Ample parking
- Lease Rate: \$23.50/full service

Owned & Managed by:



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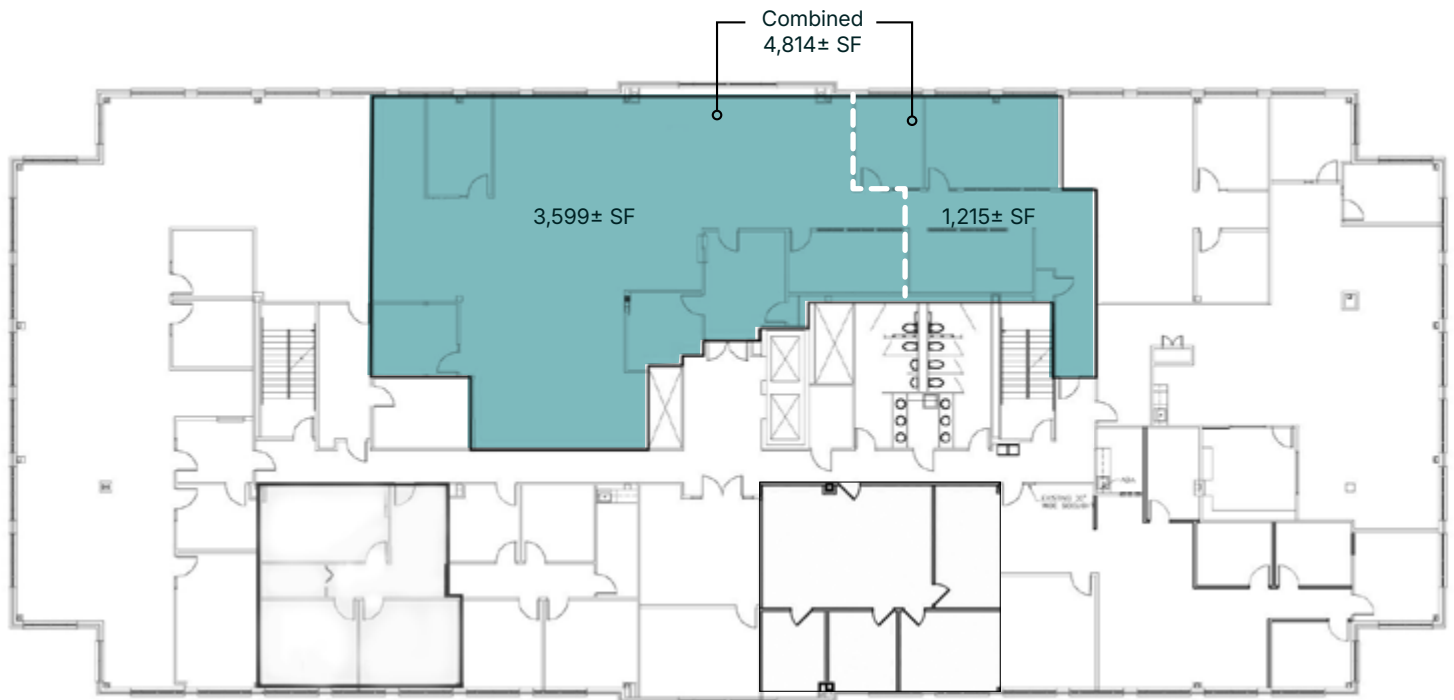
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4198 Cox Road, Suite 200  
Glen Allen, VA 23060

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## Second Floor

Available immediately



### Fitness center located in East Shore Building 140

- 18 stations
- Free weights
- Showers, lockers & towel service



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# Market Overview

West Shore III | 301 Concourse Blvd | Glen Allen, Virginia

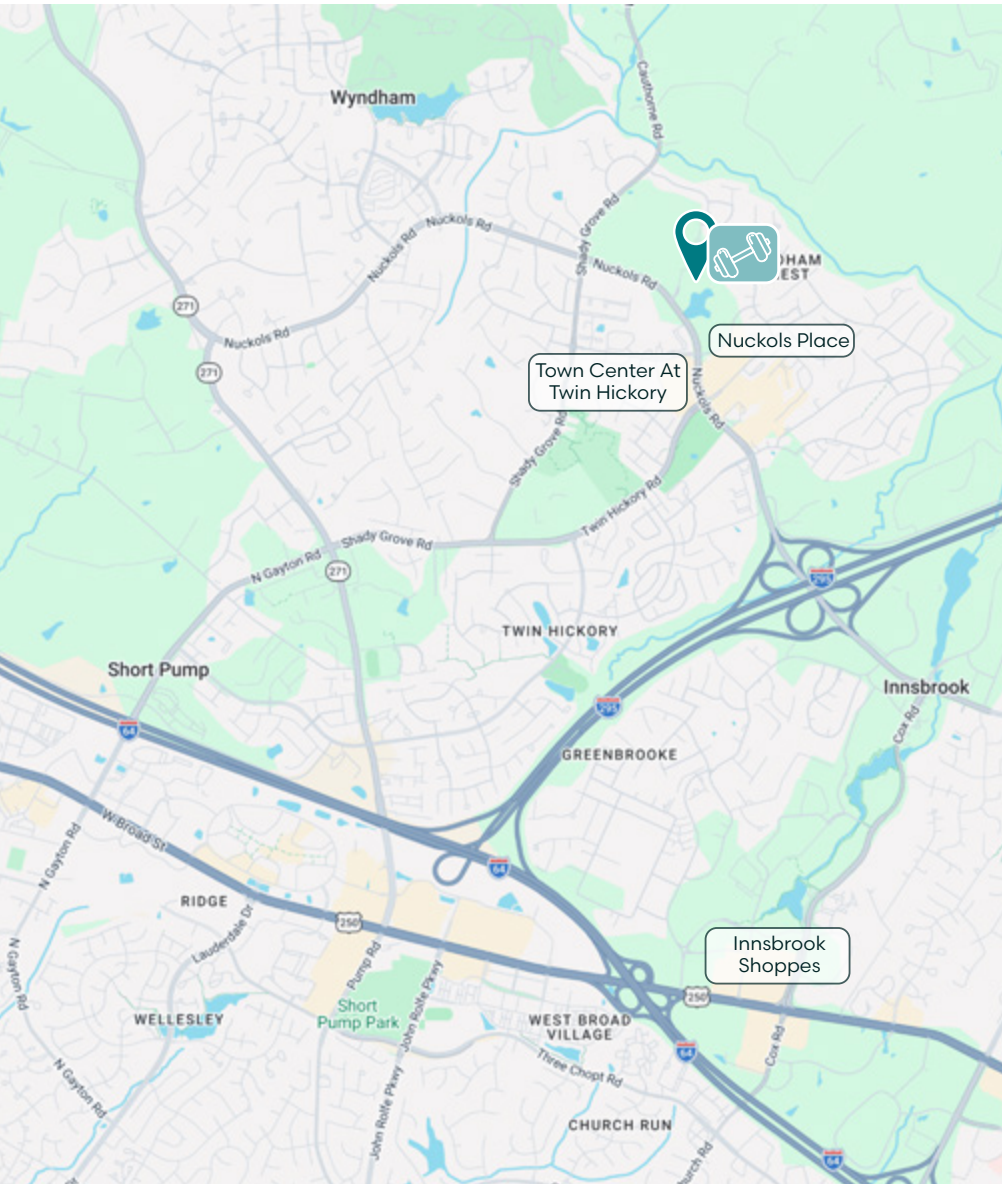
West Shore III is located along Nuckols Road, a well-established office corridor serving the Short Pump, Innsbrook, and Wyndham areas—one of the most desirable suburban office submarkets in the Greater Richmond region. This area is known for its strong daytime population, professional services tenancy, and proximity to executive housing, making it highly attractive to medical, professional, and general office users.

## Regional Access

The property benefits from immediate access to I-295 and I-64, providing efficient connectivity to the West End, Downtown Richmond, and Richmond International Airport. This strategic location allows tenants to draw from a broad employee base while maintaining convenient access for clients traveling throughout the metro area.

## Amenity-Rich Business Environment

Surrounding the property is a dense concentration of retail, dining, and service amenities, including restaurants and daily-use conveniences within walking distance, along with hotels and additional retail offerings in nearby Short Pump and Twin Hickory. This amenity-rich environment supports employee satisfaction and reinforces the area's appeal as a stable, long-term office location.



## Nearby Amenities



- Chipotle
- Chen's Chinese
- Food Lion
- Jersey Mike's Subs
- La Vita E' Bella
- McDonald's
- MOD Pizza
- Panera Bread
- Pizza Hut
- Rico's Mexican Grill
- Sake & Sushi
- Sandano's
- Sedona Taphouse
- Starbucks
- Subway
- Tropical Smoothie Cafe
- Turning Point
- Twin Hickory Tavern
- Vampire Penguin



- Club Pilates
- CVS
- Golf Galaxy
- Hair Cuttery
- Publix
- Sport Clips
- Walgreens
- Virginia ABC
- YMCA



- Atlantic Union Bank
- Truist
- Wells Fargo Bank



Turning Point - One mile from office



Sedona - One mile from office



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