FOR LEASE

3951 Westerre Parkway
Glen Allen, VA 23233

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Westerre I

78,556± SF Class A, four-story premiere office building located right off heavily traveled W Broad Street

- 2,275± RSF suite available
- Recent common area upgrades including new flooring and paint
- Efficient floor plans
- Walking distance from numerous restaurants, premiere shopping and hotels
- Immediate access to I-64, I-95, I-295 and Route 288
- Abundant parking for tenants and visitors
- Minutes from amenity-rich Short Pump/Innsbrook area
- Strong area demographics
- Lease rate: Contact agent
- Professionally managed by Commonwealth

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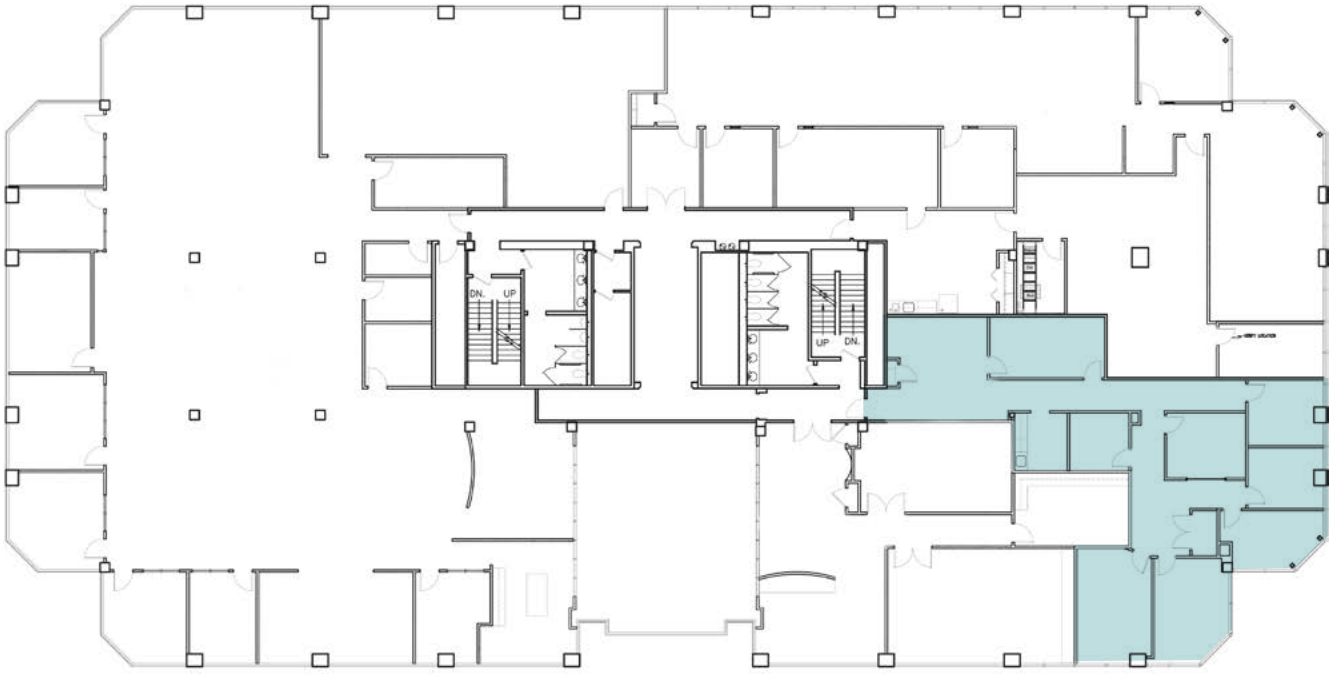
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Floor Plans

Third Floor



Suite 370
2,275 SF

Market Overview

Henrico, VA

Westerre Office Park | West End Office Space

Located within Westerre Office Park, one of Henrico County's premier West End business environments, the property offers a highly connected, professionally designed setting that supports productivity, retention, and long-term growth. Westerre is a well-established office destination known for its cohesive campus feel and strong corporate presence.

Strategic Regional Accessibility

Westerre benefits from convenient access to I-64, Route 288, and key West End corridors, providing efficient connectivity throughout the Richmond region and beyond. Its West End location offers an easy commute from Henrico, Goochland, and surrounding counties.

Amenity-Supported Business Environment

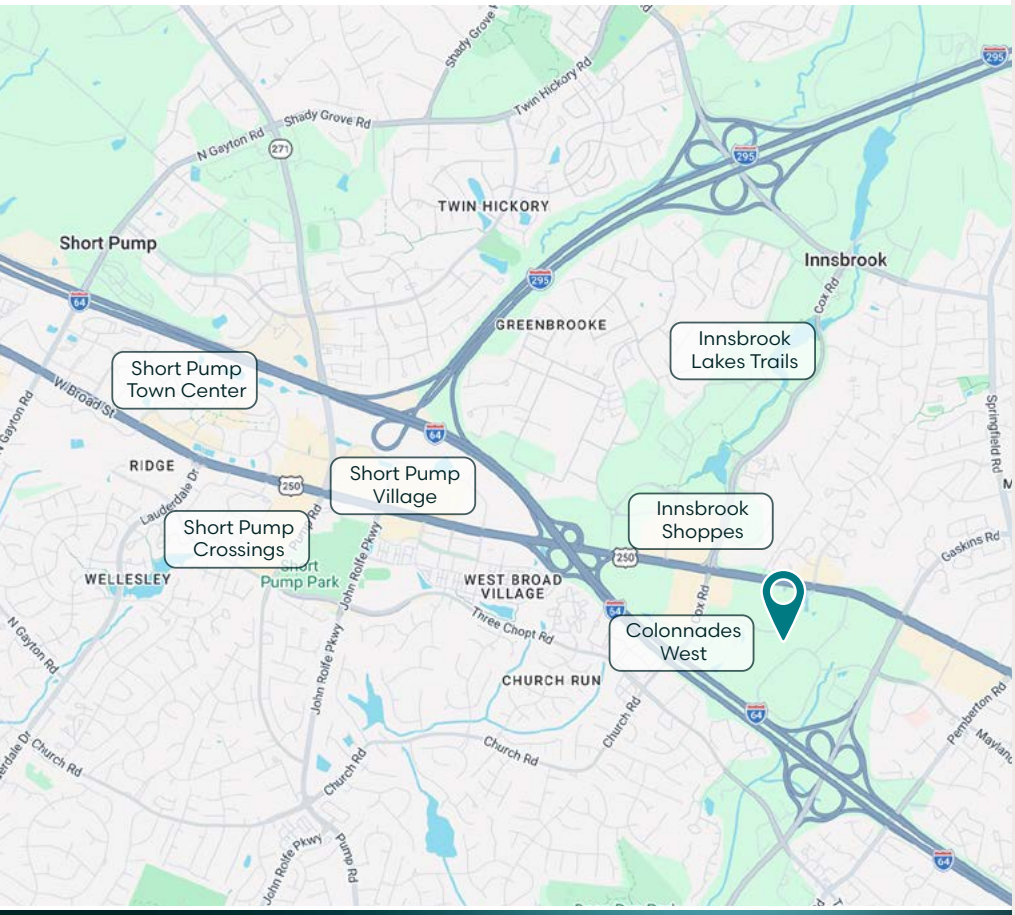
The park is surrounded by a robust mix of restaurants, hotels, retail, and services, creating a convenient, business-friendly atmosphere for employees and visiting clients. Proximity to Short Pump and surrounding mixed-use development enhances tenant appeal and everyday convenience.

Established Corporate Setting

Westerre Office Park is home to a diverse mix of professional services, corporate offices, and regional users, reinforcing its reputation as a stable and desirable West End office market.

West End Location Advantage

Recognized for strong demographics, an educated workforce, and a business-friendly environment, the Westerre area continues to attract tenants seeking a high-quality suburban office setting with excellent regional access and amenities.



Nearby Amenities

Akoya Kitchen
7-Eleven
Bonefish Grill
Boychiks Deli
Burgerworks
Capital Ale House
Chanello's Pizza
Charleys Cheesesteaks
Chicago's Pizza
Chipotle
Chopt
Chuy's
Corner Bakery
Cupertino's
Dairy Queen
Dunkin'
El Paso
Emmy Squared Pizza
Farm and Oak
Firehouse Subs
Five Guys
Fogo de Chão
Hondos
Jimmy John's
Joey's Hot Dogs
LongHorn
Mama Cucina
McDonald's
Moe's Southwest Grill
Panda Express
Panera Bread
Potbelly
Taziki's
Tarrant's West
Thai Flavor Food
The Beach House
The Grapevine
Tres Machos
Sheetz
Silver Diner
Starbucks
Wawa
Zara

Best Buy
CarMax
CVS
Golf Galaxy
Hobby Lobby
HomeGoods
Kohl's
Marshalls
Men's Wearhouse
REI
Ross
Shoe Carnival
Target
The Home Depot
Trader Joe's
Whole Foods

Aloft
Candlewood Suites
Comfort Suites
Innsbrook
Drury Plaza Hotel
Extended Stay America
Hampton Inn Richmond
Hilton Garden Inn
Hyatt Place
Homewood Suites
Richmond Marriott

Atlantic Union Bank
Bank of America
Fulton Bank
M&T Bank
SouthState Bank
Truist
Virginia Credit Union
Wells Fargo Bank

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