

# FOR LEASE

## Westerre II

3957 Westerre Parkway  
Glen Allen, VA 23233



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**COMMONWEALTH  
COMMERCIAL**

Comprehensive Property Solutions

# PROPERTY HIGHLIGHTS

89,624± SF CLASS A, FOUR-STORY PREMIERE OFFICE BUILDING LOCATED RIGHT OFF HEAVILY TRAVELED W BROAD STREET

- › Six (6) suites available ranging from 2,395 - 16,523± RSF
  - Suite 160:** 2,395±
  - Suite 200:** 4,279±
  - Suite 208:** 4,254±
  - Suite 300:** 7,235±
  - Suite 310:** 3,976±
  - Suite 330:** 5,612±
- › 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:** \$23.00 per square foot, full service
- › Professionally managed by Commonwealth Commercial



**ABUNDANT  
PARKING**



**PROFESSIONAL  
ATMOSPHERE**



**PARK  
SETTING**

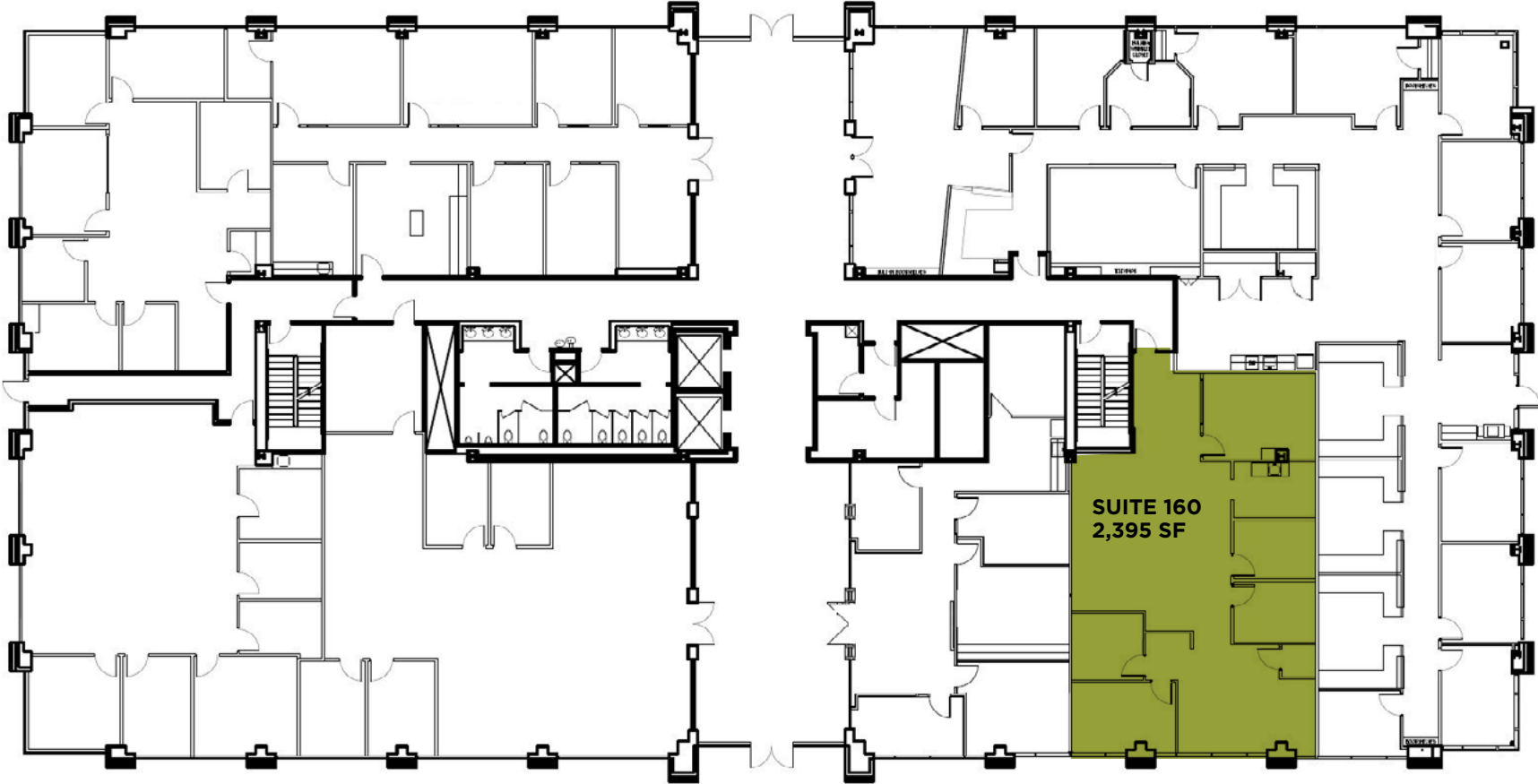


**SHARED  
CONFERENCE  
CENTER**



# FLOOR PLAN

## FIRST FLOOR



# FLOOR PLAN

## SECOND FLOOR

\* Suite 200 & 208  
can be combined for 8,533 SF



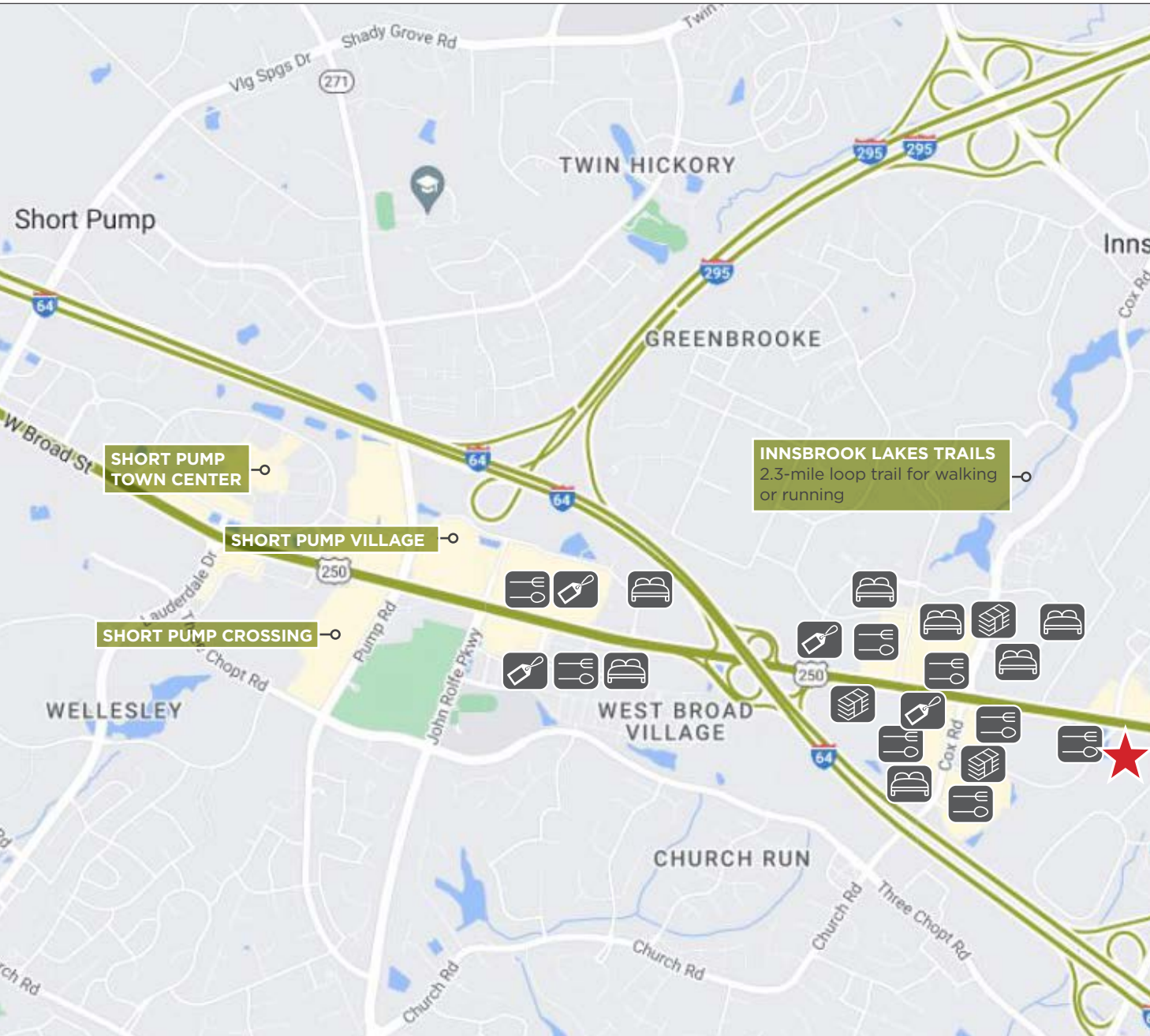
# FLOOR PLAN

## THIRD FLOOR

\* Suite 300, 310 & 330  
can be combined for 16,523 SF



# INNSBROOK AREA



- 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'
- Emmy Squared Pizza
- Firehouse Subs
- Five Guys
- Fogo de Chão
- Hondos
- Jimmy John's
- Joey's Hot Dogs
- Leonardo's
- LongHorn
- Mama Cucina
- McDonald's
- Moe's Southwest Grill
- Noodles and Co.
- Panda Express
- Panera Bread
- Potbelly
- Taziki's
- Thai Flavor Food
- The Beach House
- Tres Machos
- 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



- Atlantic Union Bank
- Fulton Bank
- Langley Federal CU
- M&T Bank
- SouthState Bank
- Wells Fargo Bank



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