

FOR LEASE

**3957 Westerre Parkway
Glen Allen, VA 23233**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Westerre II

**89,624± SF Class A, Four-story premiere office building
located right off heavily traveled W Broad Street**

- Five (5) suites available ranging from 2,395 - 16,523± RSF
- 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

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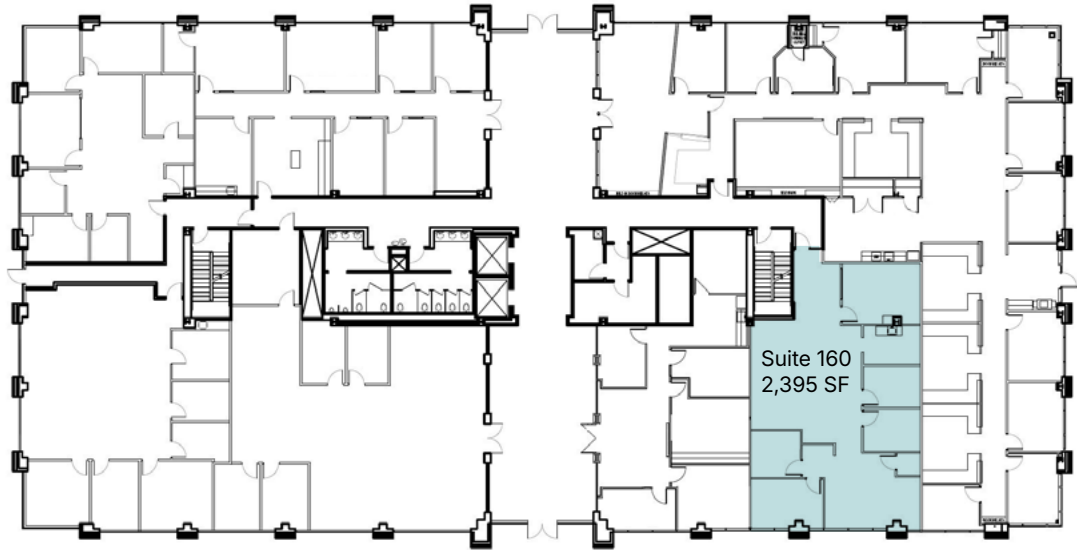
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

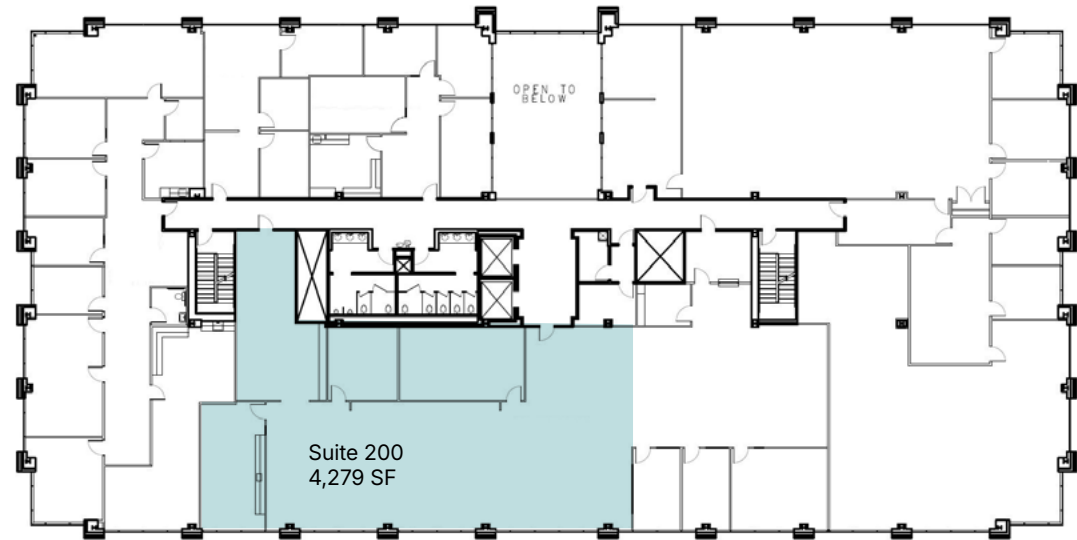
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Floor Plans

First Floor



Second Floor



Third Floor

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

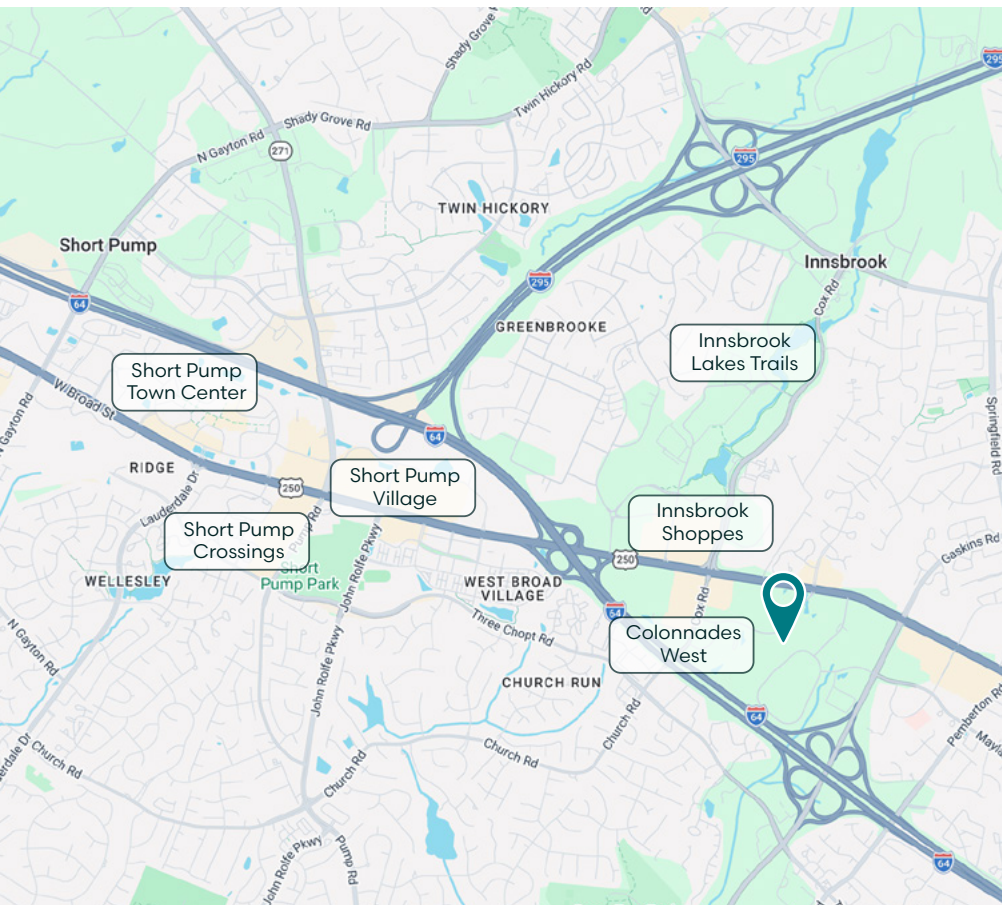
The park is surrounded by a robust mix of restaurants, hotels, retail, and services, creating a convenient, business-friendly atmosphere for employees and visiting clients. Proximity to Short Pump and surrounding mixed-use development enhances tenant appeal and everyday convenience.

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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