



RIVER'S BEND EAST

OFFICE & TECHNOLOGY CENTER

13203 N. ENON CHURCH RD, CHESTER, VA 23836

NOW LEASING!



PROFESSIONAL OFFICE SPACE WITH FITNESS CENTER AND ON-SITE EATERY

PROPERTY FEATURES

- ▶ **COMING SOON!** LEGO Production Facility within 3 miles
- ▶ Full service rental rates available with flexible lease terms
- ▶ Two (2) story, 140,000± SF office building located near Meadowville Technology Park (meadowville.com)
- ▶ Amenities include fitness center with showers and lockers, on-site eatery and outdoor courtyard space with picnic tables
- ▶ Landlord provides 24-Hour HVAC
- ▶ Onsite ownership and property management
- ▶ Four (4) spaces per 1,000± SF (250 space parking lot permitted and ready to be developed)
- ▶ Easy access to I-295 (3 miles) and I-95 (7.5 miles)

PROPERTY FEATURES

Space Available	Office	200 SF – 75,000 SF
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Nearby:



Amazon Distribution, Medline, ITAC, Niagara Bottling Company, Cartograf Group, VCU Health, The Goddard School, Morris Cardiovascular & Risk Reduction Center, CVS, Meadowville Technology Park, Merit Medical, Chester Career College, John Tyler Community College, Food Lion, LEGO (Coming Soon!)



PROPERTY CONTACT

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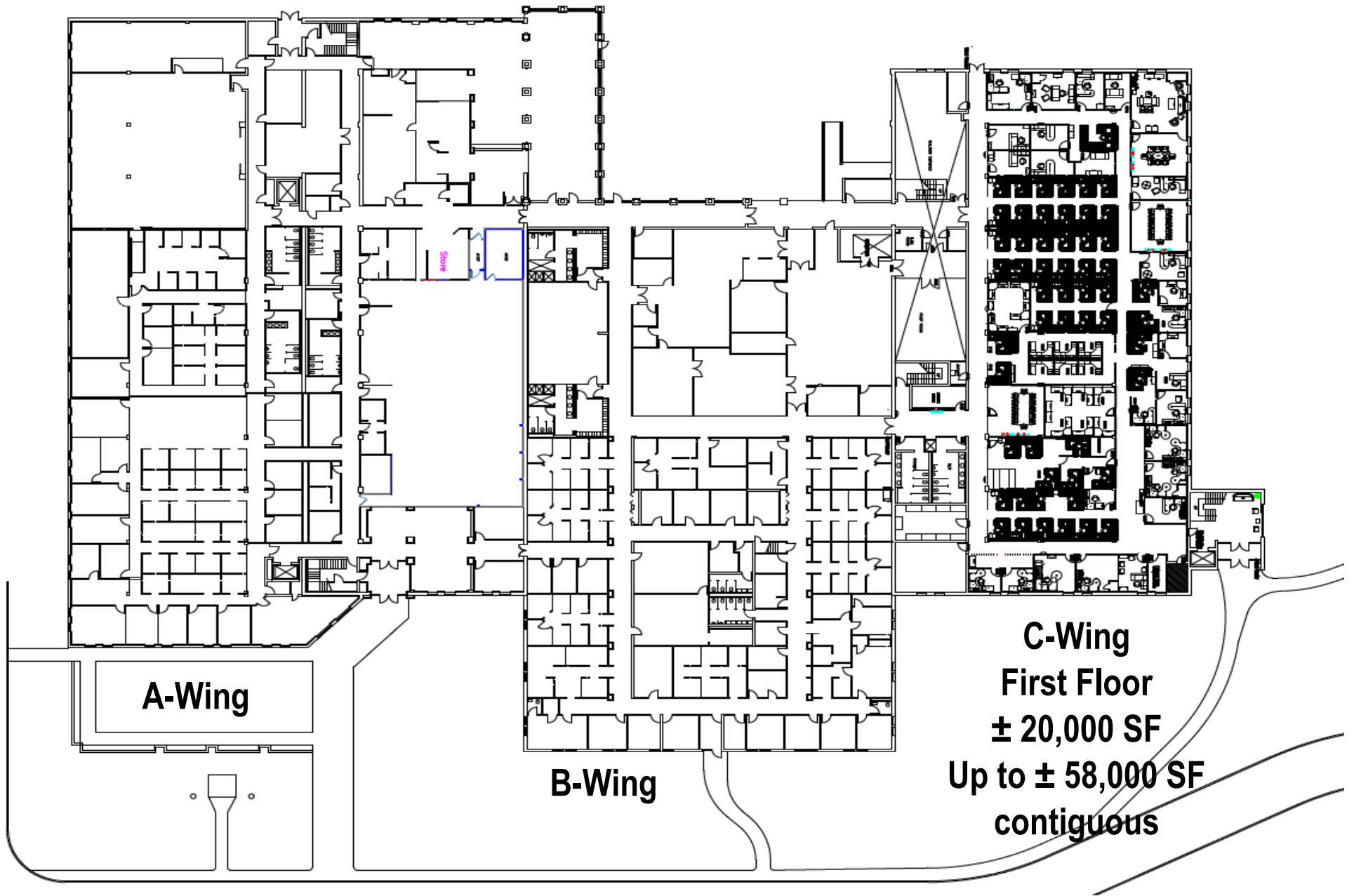
PROPERTY PHOTOS



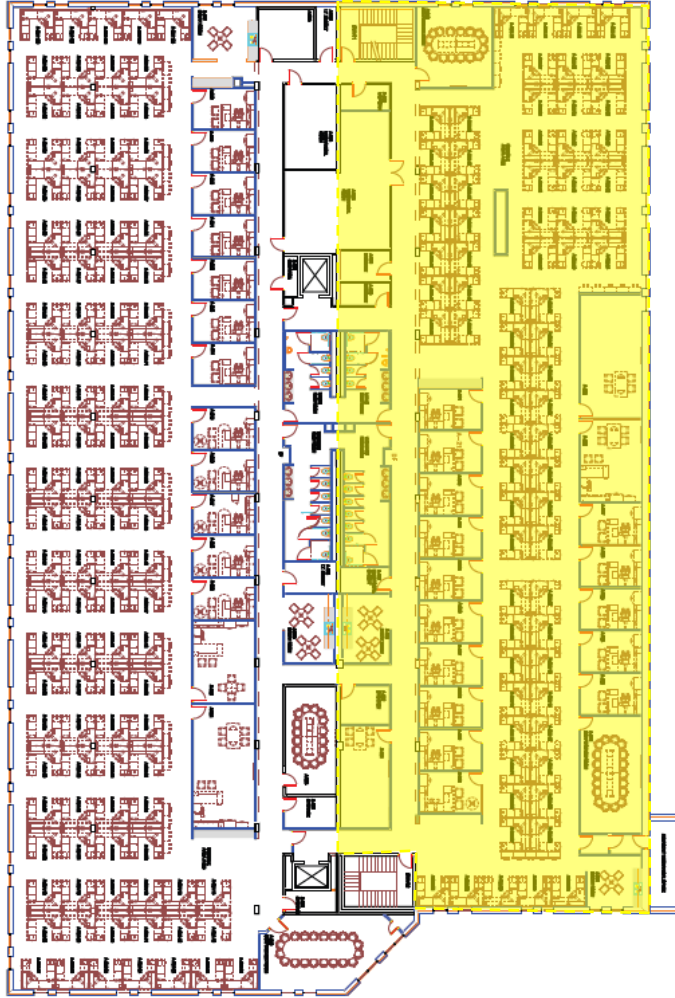
AERIAL VIEW



KEY PLAN – FIRST FLOOR

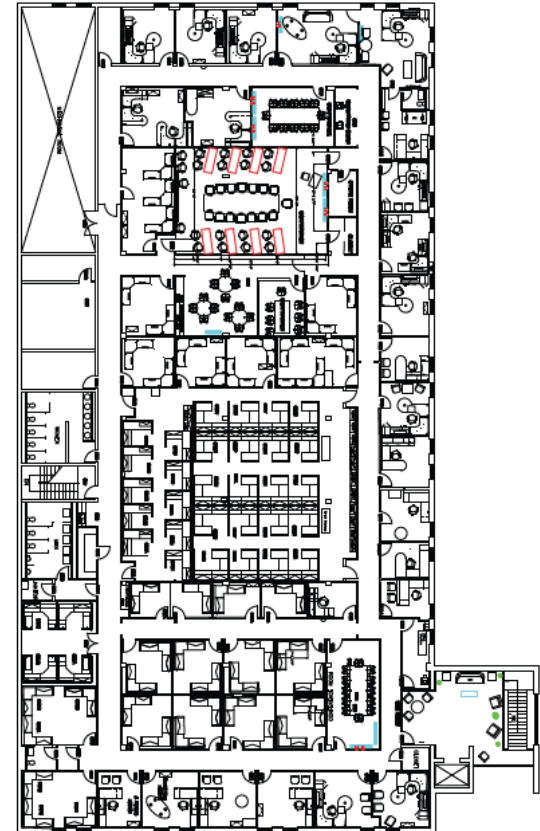


KEY PLAN – SECOND FLOOR



**A-Wing
Second Floor
± 13,000 SF available**

**TOTAL SPACE
AVAILABLE
UP TO
75,000 SF**



**C-Wing
Second Floor
± 20,000 SF available
± 58,000 SF contiguous**

FLOOR PLANS – A & B WING



*Square footage listed is approximate.

**B100, B150 & B160 COMBINABLE
UP TO 16,675 ± SF WITH
PRIVATE EXTERIOR ENTRANCE**