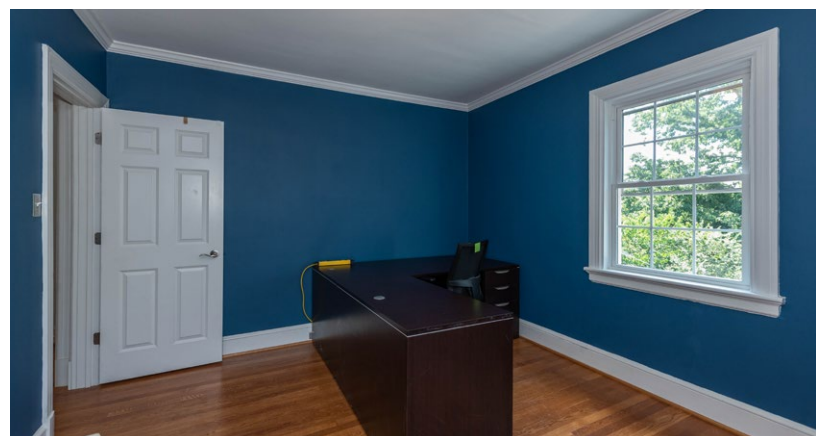


# For Lease: Office Building

1102 Welborne Dr

Richmond, VA 23229



## PROPERTY HIGHLIGHTS

- Two story with lots of parking
- 2,600 – RSF
- Monument signage available
- Zoning 0-2 office
- Great West End location near corner of Parham Rd & Patterson Ave
- Excellent visibility
- Many amenities and services nearby
- Immediate Occupancy
- \$18/sf Gross

## 2024 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Est. Population	12,290	76,146	195,644
Average HH Income	\$106,238	\$122,660	\$122,282
Median HH Income	\$73,897	\$90,603	\$91,448



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Richmond, VA 23229



## THE MAN WITH SQUARE FEET

Celebrating 40 years with ~~40~~ million sq. ft.



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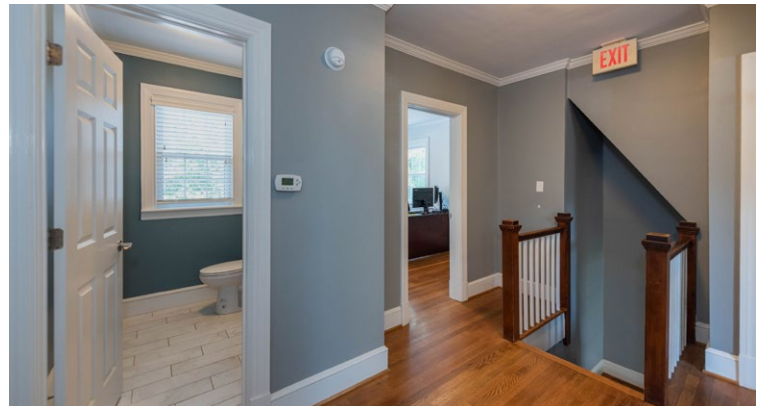
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40



Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing / sale.