

# PREMIER TECH CENTER

2810 PARHAM ROAD | RICHMOND, VIRGINIA



CLASS A OFFICE AVAILABLE



AMY BRODERICK  
Senior Vice President  
804 344 7189  
amy.broderick@thalhimer.com

KATE HOSKO  
Vice President  
804 344 7169  
kate.hosko@thalhimer.com

**1,557 - 37,438 RSF  
SUITES AVAILABLE**

# PREMIER TECH CENTER

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## AVAILABLE SUITES

### FLOOR 2

- Suite 242 – 6,777 RSF
- Suite 210 – 6,437 RSF
- Suite 230 - 1,956 RSF
- Suite 240 - 1,557 RSF

### FLOOR 3\*

- Suite 305 – 5,581 RSF
- Suite 307 – 6,079 RSF
- Suite 309 – 4,891 RSF
- Suite 311 – 4,791 RSF
- Suite 317 – 8,931 RSF
- Suite 319 – 3,767 RSF
- Suite 321 – 3,102 RSF



## PROPERTY FEATURES

- 0.5 mi to I-64
- On-Site EV charging
- Storage available
- Full building generator backup



## AMENITIES

- Common conference facility
- New tenant lounge
- On site café



## PARKING

- 4.5 parking spaces per 1,000
- Including covered parking area



## LOCATION

- Immediate access to I-64



## SIGNAGE

- Monument signage available
- Eyebrow signage available

*\*suites 309-321 - can be combined for up to 25,778 RSF & suites 305-321 - can be combined for up to 37,432 RSF*

# PREMIER TECH CENTER

## SECOND FLOOR FLOORPLAN

SUITE 242 - 6,777 RSF

SUITE 210 - 6,437 RSF

SUITE 230 - 1,956 RSF

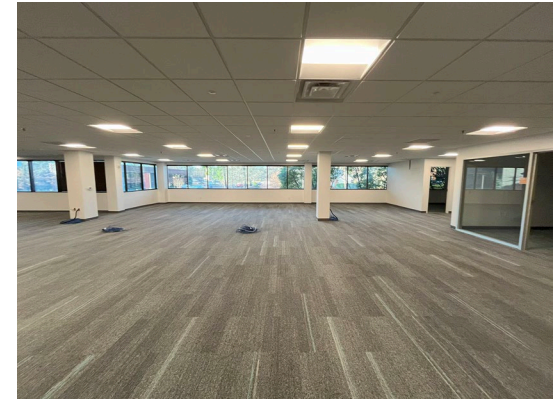
SUITE 240 - 1,557 RSF



# PREMIER TECH CENTER

SUITE 242 - 6,777 SF

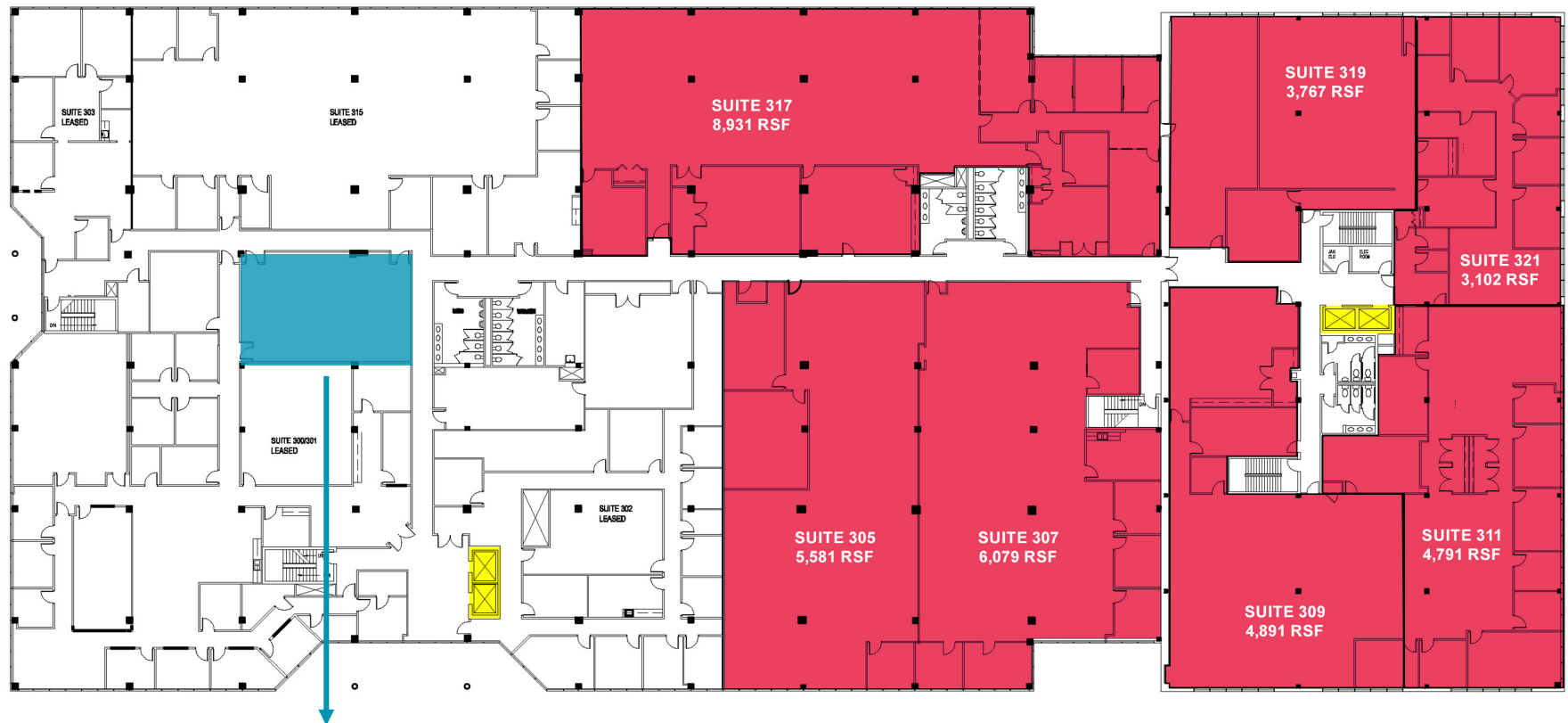
FEATURED  
AVAILABILITY



# PREMIER TECH CENTER

## THIRD FLOOR FLOORPLAN

- SUITE 305 - 5,581 RSF
  - SUITE 307 - 6,079 RSF
  - SUITE 309 - 4,891 RSF
  - SUITE 311 - 4,791 RSF
  - SUITE 317 - 8,931 RSF
  - SUITE 319 - 3,767 RSF
  - SUITE 321 - 3,102 RSF
- \*suites 305-321 - can be combined for up to 37,432 RSF*
- \*suites 309-321 - can be combined for up to 25,778 RSF*



Furnished Building  
Conference / Training Room

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CONFERENCE ROOM AMENITY



BRIGHT AND WELCOMING LOBBIES



NEW TENANT LOUNGE





COVERED PARKING AVAILABLE

NEW TENANT LOUNGE



64

**COSTCO**  
WHOLESALE

sam's club

Chick-fil-E Wendy's  
VCF VALUE CITY FURNITURE

GOLD'S GYM PLAZA  
gelati celesti

NORTHERN  
ROOMS TO GO  
WELLS FARGO

WESTPARK CENTER  
Publix WABC  
McDonald's crumbl cookies

LOWE'S  
Home Improvement Warehouse

Kroger

OLLIE'S  
Tuesday Morning

WABC

W BROAD STREET

FOUNTAIN SQUARE  
BIG ME  
LOTS

PARHAM ROAD



PREMIER TECH CENTER

22,000 VPD

56,000 VPD

MERCHANTS WALK  
JO-ANN  
fabric and craft stores  
FOOD LION DOLLAR TREE

Dominion Energy

RIDGE CENTER  
THE FRESH MARKET WABC  
tropical CAFE  
HAND & STONE  
The Home Depot

BUZ  
AND NEDS  
REAL BARBECUE

OUTBACK  
STEAKHOUSE

FLOOR DECOR  
MISSION BBQ  
The American Way

PARHAM PLAZA  
Walmart  
TJ-maxx  
Advance Auto Parts  
PETCO F-Mobile

WESTLAND CENTER  
Total Wine & More Wawa HARBOR FRESH

Henrico Doctors' Hospital

Kroger

GLEN FOREST  
OFFICE PARK

GLENSLIDE DRIVE

64

B's

REGENCY  
SQUARE

THREE CHOPT RAD

FOREST  
OFFICE PARK

MIXED USE REDEVELOPMENT  
450,000 SF RETAIL, OFFICE SPACE  
320 UNIT APARTMENT COMPLEX  
ADDITIONAL 880 UNITS PLANNED  
the RISE AT REGENCY  
Starbucks  
SLOOP JOHN'S

WESTLAND CENTER  
Total Wine & More Wawa HARBOR FRESH

FLOOR DECOR  
MISSION BBQ  
The American Way

REYNOLDS CROSSING  
Walmart Starbucks  
Orangetheory

Altria



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THALHIMER



AMY BRODERICK | Senior Vice President | 804 344 7189 | [amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com)

KATE HOSKO | Vice President | 804 344 7169 | [kate.hosko@thalhimer.com](mailto:kate.hosko@thalhimer.com)

11100 W Broad Street  
Richmond, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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