



HIGHLAND I
7231

HIGHLAND I AT GLEN FOREST

ONE SUITE REMAINING!



THALHIMER



[Property Video](#)
[Property Website](#)



GLEN
FOREST
OFFICE PARK

PROPERTY HIGHLIGHTS

OVERVIEW

- Suite 205 - 3,729 RSF available 2/1/25
- Suite 305 - 1,516 RSF available 6/1/25
- Shaded patio for tenant use
- Perfect for training facility or back office use
- Excellent visibility on Forest Avenue
- Strong area demographics



Excellent Location



4 mins from
Henrico Doctors'



3 minutes to I-64



10 minutes to Short Pump
& Scott's Addition



0.5 mi from dining at
Reynold's Crossing

PROPERTY AMENITIES



Old Growth Trees



Campus
Conference
Center



Campus Fitness
Center



Grab 'N Go
Vending



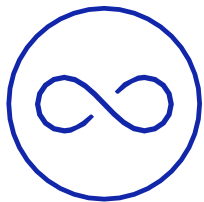
Abundant
Parking



Professional
Atmosphere



Weekly Food
Trucks



Infinite
Possibilities





LIBBIE MILL MIDTOWN
80 ACRE MIXED-USE REDEVELOPMENT
- 1,100 APARTMENTS
- 900 FOR SALE HOMES
- 131,000 SF RETAIL
- BRAND NEW PUBLIC LIBRARY

DOWNTOWN RICHMOND
13 MINUTE DRIVE

WILLOW LAWN
- 617,000 SF RETAIL
- 680,000 SF OFFICE

BON SECOURS ST. MARY'S HOSPITAL
DISTANCE 2.0
OWNER: BON SECOURS | 391 BEDS
TOP 50 CARDIOVASCULAR HOSPITAL IN US
BEST PLACE IN RICHMOND TO HAVE A BABY

THE VILLAGE SHOPPING CENTER
Publix. GINGER JUICE. toast

Genworth

Philip Morris USA
an Altria Company

THE HOME DEPOT
Durlington OfficeMax

Altria

Walmart
Save money. Live better.

WESTIN
HOTELS & RESORTS

64

EMBASSY SUITES

American Red Cross

REYNOLD'S CROSSING
- 212,000 SF MOB
- 400,000 SF OFFICE
- 131,000 SF RETAIL
- 250 HOTEL KEYS

64

GLEN FOREST OFFICE PARK

HENRICO DOCTORS' HOSPITAL
3 MINUTE DRIVE

LOCATION OVERVIEW

PROPERTY SUMMARY

Highland I

Cushman & Wakefield | Thalhimer is pleased to present Highland I for lease.

Address	7231 Forest Ave, Richmond VA
Submarket	Glen Forest/Glenside
Building Class	A
Total Building SF	46,768 SF
Available SF	Suite 205 - 3,729 Suite 305 - 1,516
Timing	Suite 205 - Available 2/1/25 Suite 305 - Available 6/1/25
Stories	3
Parking	4.22 per 1,000 SF
Amenities	Shaded patio, Campus fitness center, Campus conference room

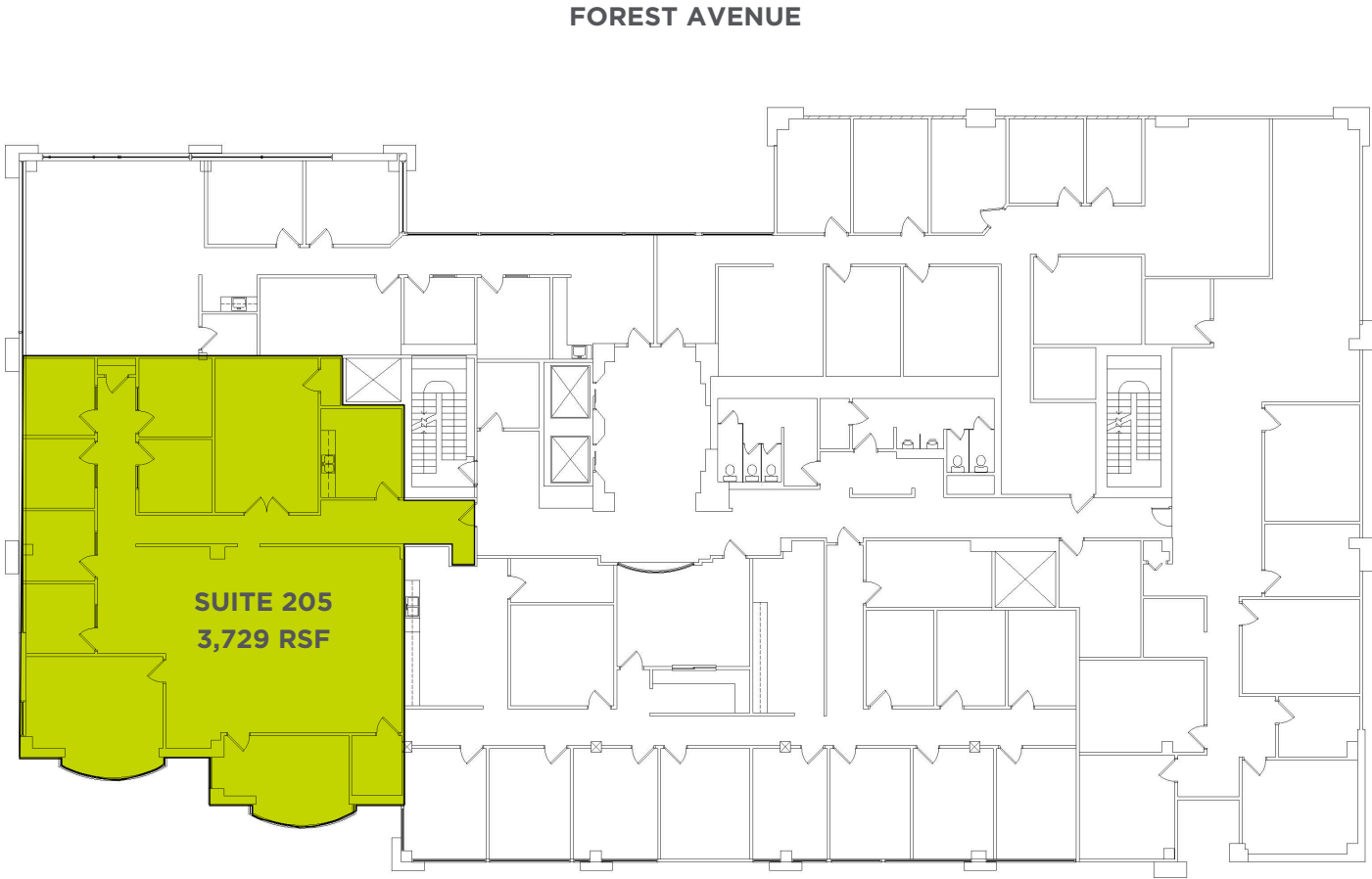


Floor Plans

SECOND FLOOR

3,729 RSF

Available 2/1/25



Floor Plans

FOREST AVENUE

**THIRD
FLOOR**
1,516 RSF
Available 6/1/25



Highland I



GLEN
FOREST
OFFICE PARK



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THALHIMER

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