

Landlord is offering 10 months of rent abatement (inside the term) for a full floor user who signs a 7+ year lease. Minimum full-service rent of \$21.50/SF.

Class A, four story office building for lease

Contact us:

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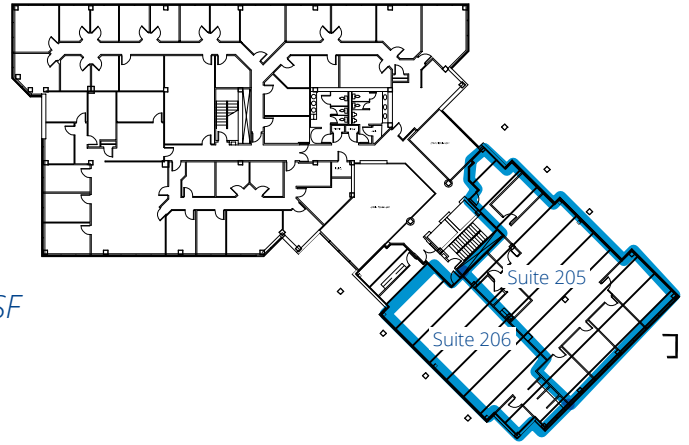
4435 Waterfront Drive Glen Allen, VA 23060

Conveniently located in the
Innsbrook Corporate Center

Spaces available from 2,164 RSF - 18,110 RSF

- Class A, four story office building totaling 66,000 SF
- Monument and building façade signage available
- New HVAC units, renovated lobby and restrooms
- Lakefront property with patio and picnic area
- On-site cafe
- Immediately adjacent to Innsbrook walking paths
- Excellent access to I-295, I-64 and Route 288
- 4.17/1,000 SF parking
- Professionally managed by Colliers International
- **Full floor user would have building and monument signage rights**

Second Floor Plan

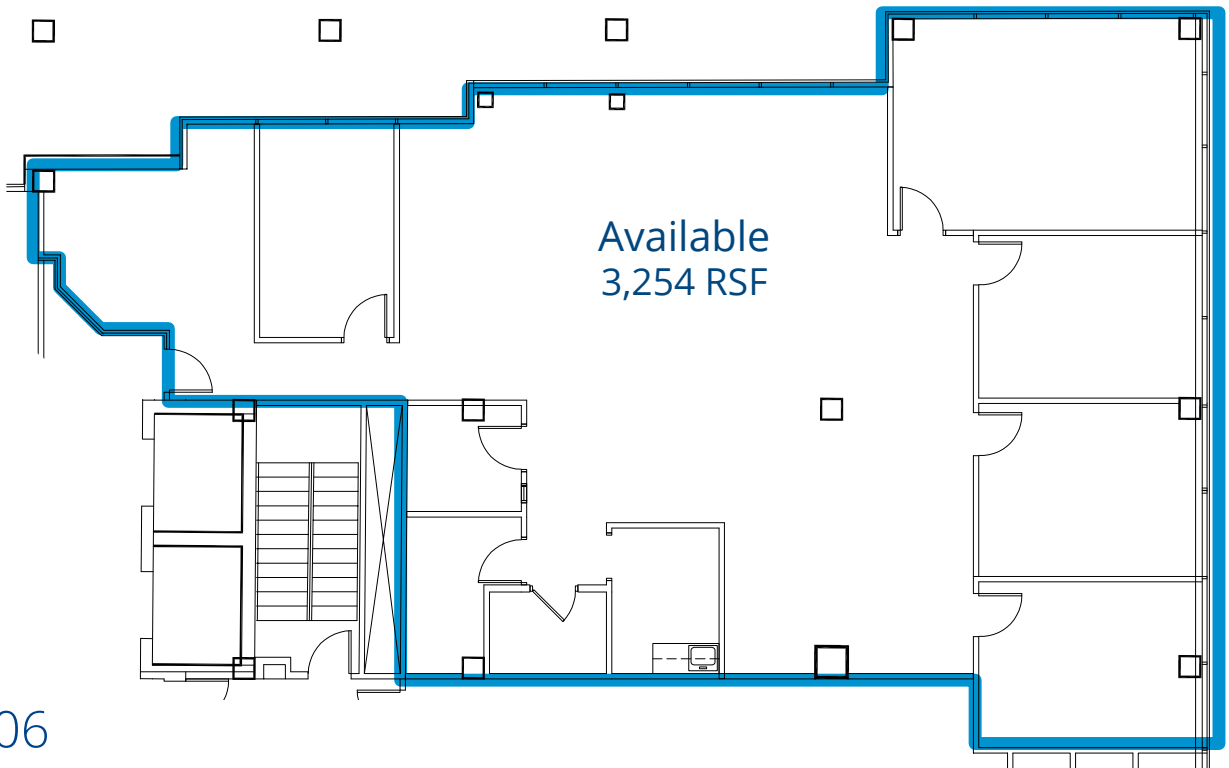


Second Floor

- Suite 205: 3,254 RSF
- Suite 206: 2,164 RSF

**Suites 205 & 206 can be combined for a total 5,418 RSF*

Suite 205

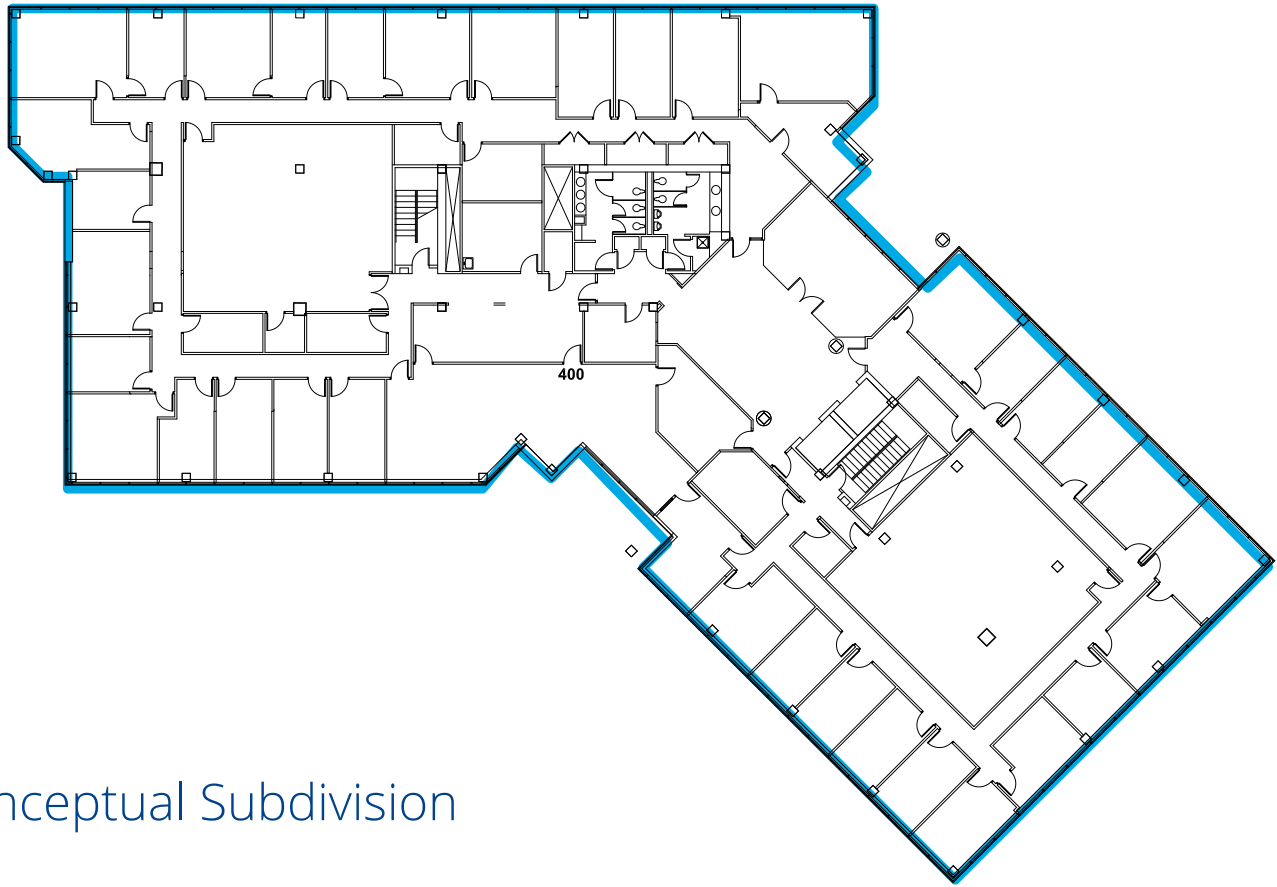


Suite 206

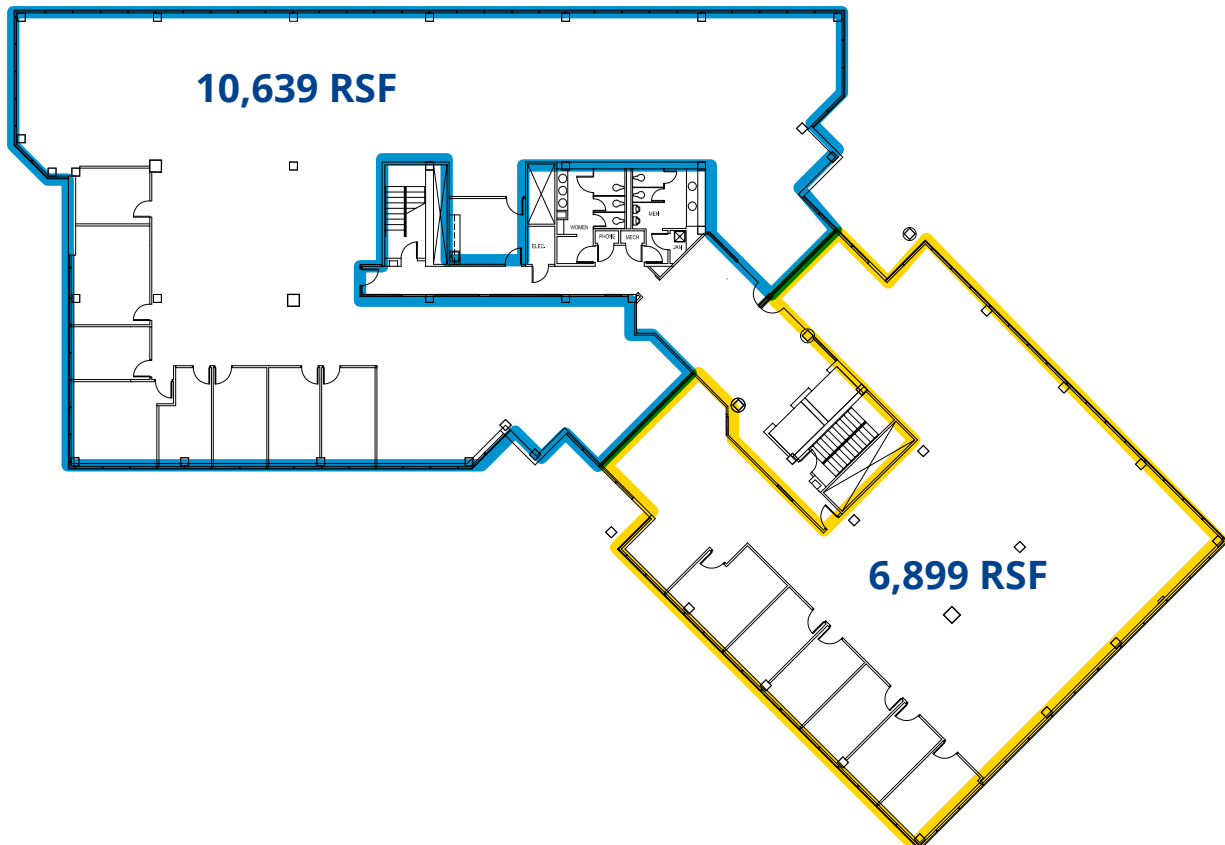


Suite 400 - 18,110 RSF*

**Floor can be subdivided into two suites*

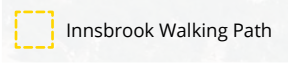


Conceptual Subdivision



For Lease | 4435 Waterfront Drive





Innsbrook

In the heart of West End Richmond, Innsbrook is where businesses and residents live, work, and thrive. A one-of-a-kind community that is home to corporate campuses as well as emerging companies, Innsbrook is a highly sought-after destination. Unlike any other mixed-use community in the area, Innsbrook is surrounded by nature. Three gorgeous lakes and five miles of paved trails surround the community, making it not only a great place to live and work, but a wonderful location for philanthropic events. Innsbrook encompasses over 500 companies and 22,000 employees located within a 630-acre mixed-use community. It is home to some of the most recognized and successful companies in Central Virginia in the traditional business fields of finance, insurance, legal and professional services, biotech, health and medical services, property management, environmental, high-tech, hospitality and education. Innsbrook continues to attract Fortune 500s, regional headquarters, mid-sized to small firms and start-ups.

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* This incentive is being offered by the ownership to brokers who meet the conditions outlined above. Colliers International does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All Colliers International brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

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