

EXCLUSIVE LISTING

# New Construction Office/Medical Space

Great Glen Allen location near I-95/I-295 interchange

# FOR LEASE



## 9007 BROOK ROAD

RICHMOND, VA 23227

 **\$30/PSF/NNN**

### PROPERTY HIGHLIGHTS

- ✓ 3,227 SQUARE FEET AVAILABLE
- ✓ NEW CONSTRUCTION
- ✓ GREAT ACCESSIBILITY
- ✓ SPACE CAN BE BUILT-TO-SUIT
- ✓ DELIVERY 4Q 2025

**KEN CAMPBELL** | 804.387.8812

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Join a well-established local dentistry practice in a newly constructed office/medical building located on Brook Road at Magellan Parkway just south of the I-295 interchange.

#### QUICK FACTS

**ADDRESS** | 9007 Brook Rd,  
Richmond, VA 23227

**PID** | 784-760-2344

**ZONING** | B-3

**GLA** | 3,227 SF

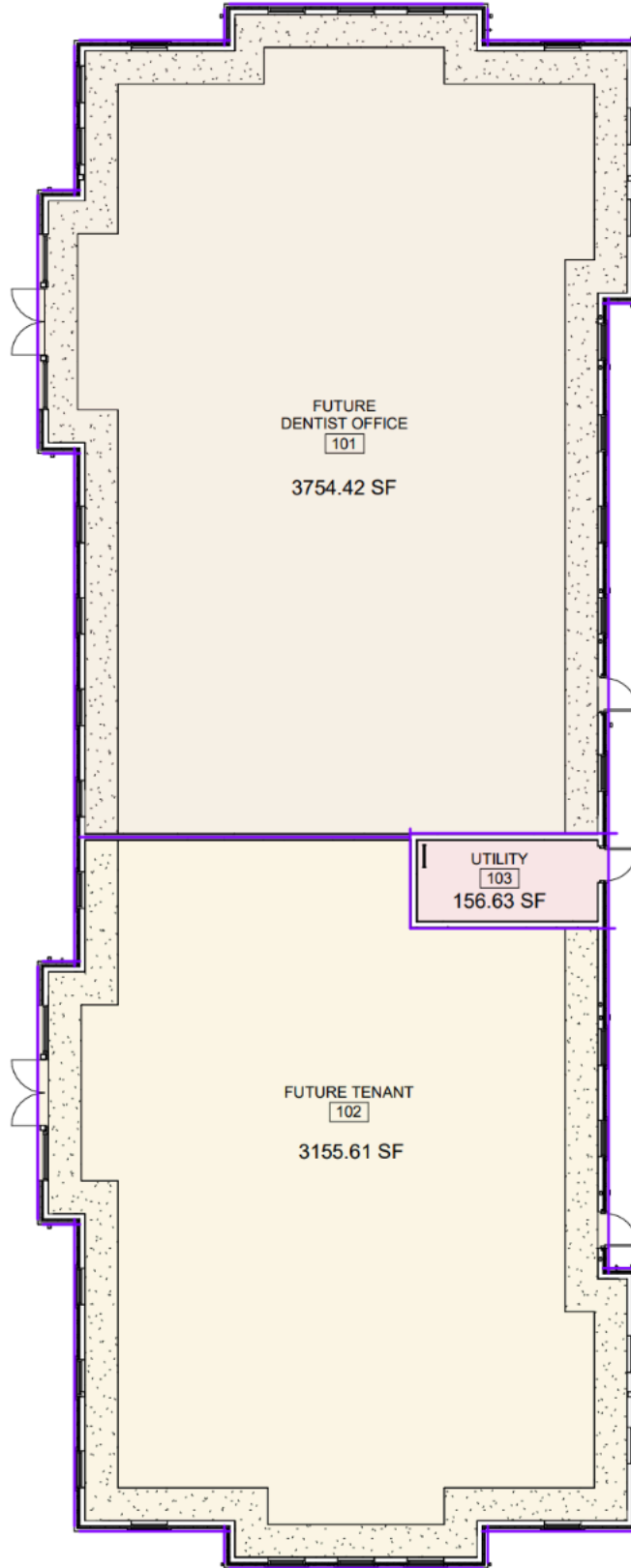
**LOT SIZE** | 1.3278 AC

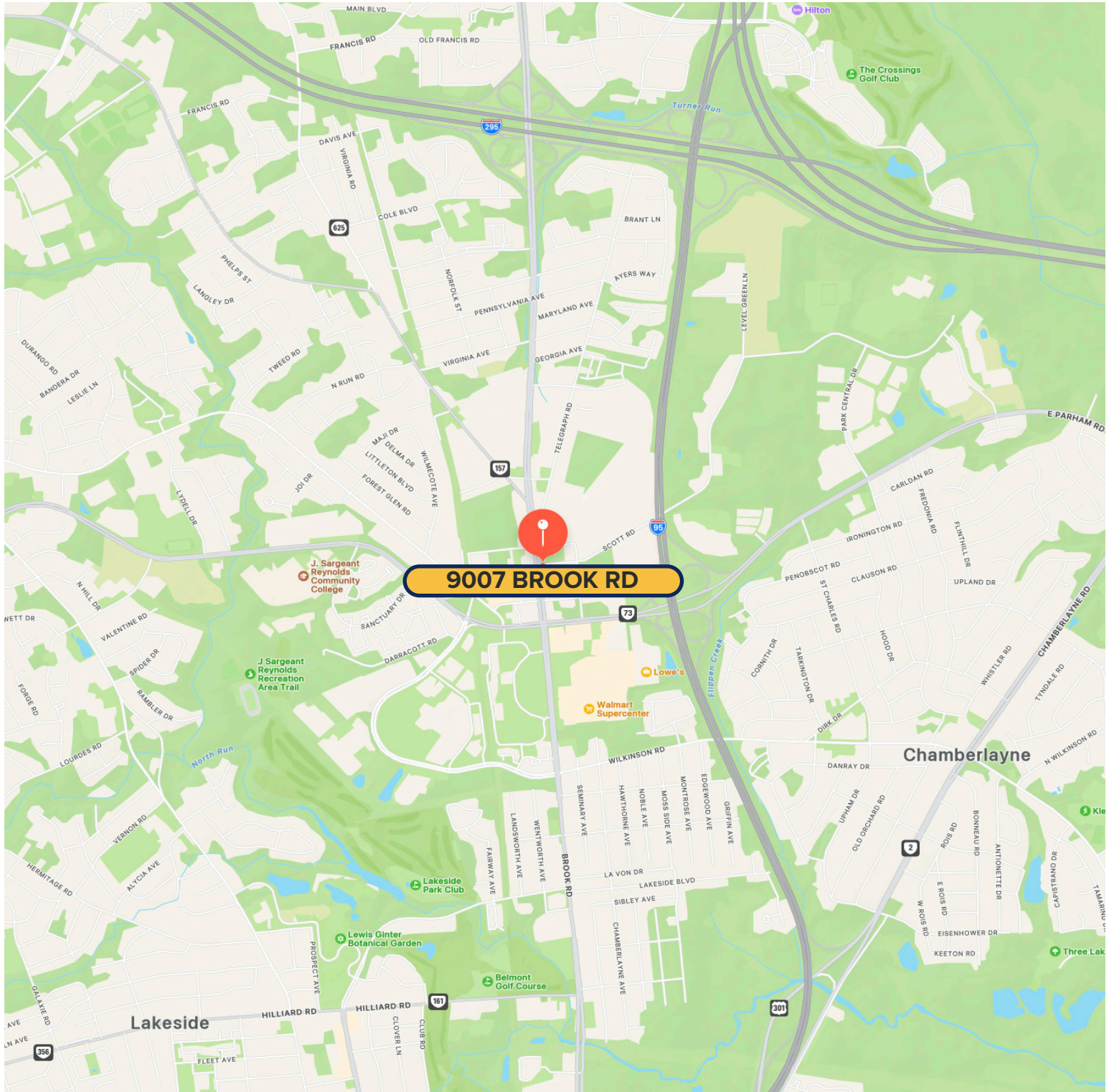
**SALE PRICE** | \$30 PSF/NNN

*Premises are to be delivered in a dark shell condition.*

Conveniently located in Stanley Martin's newly constructed Retreat at One development and across from The Brook Apartments complex currently under construction this brand-new available space is highly appealing. The new building will be just 15 minutes from Downtown Richmond and Short Pump and on one of the main access roads to Green City. Green City is planned as an eco-district development -- a next generation commercial, entertainment and residential community for Henrico County and the Richmond, VA metro region.

The available space will be delivered in shell condition with the tenant able to design the floor plan to their specific business needs. With ample parking and direct exterior access this opportunity will be well suited for a wide range of medical or general office users.

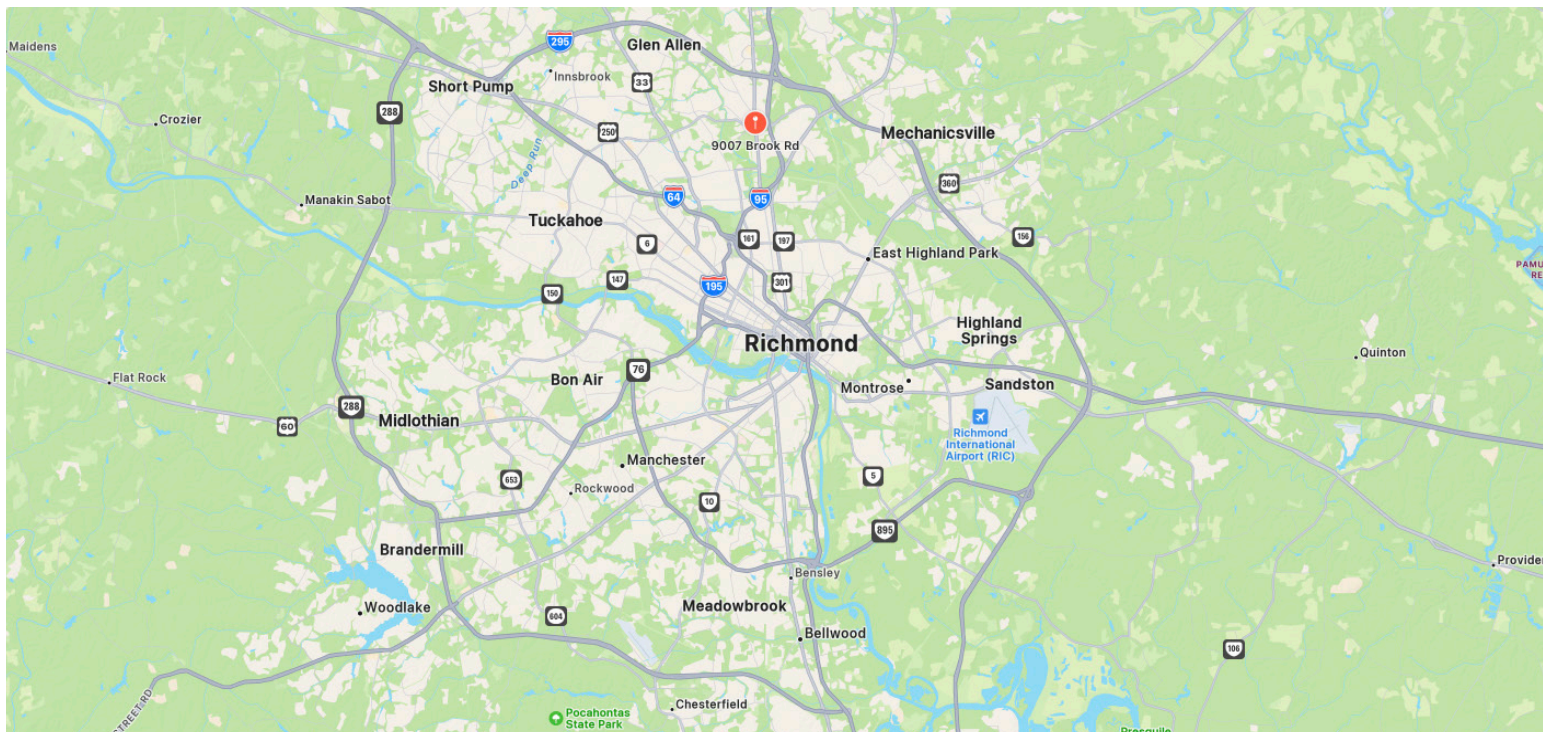




# GLEN ALLEN

Glen Allen is a vibrant and fast-growing suburban community just north of Richmond, Virginia, offering an ideal blend of residential, commercial, and recreational opportunities. Known for its strategic location at the crossroads of major highways such as I-95 and I-295, Glen Allen provides convenient access to downtown Richmond and surrounding areas, making it a prime spot for businesses and residents alike. The area's diverse mix of retail spaces, office parks, and community services creates a thriving business ecosystem, appealing to various industries, from professional services to healthcare and retail. With consistent residential and commercial development, Glen Allen has become a hub for companies looking to expand in a high-growth market with easy connectivity to central Virginia and beyond.

In addition to its commercial appeal, Glen Allen boasts an excellent quality of life for residents and employees alike. The area is home to top-rated schools, lush parks like Crump Park and Meadow Farm Museum, and various entertainment options, including golf courses and nearby shopping centers. Cultural attractions, such as the Cultural Arts Center at Glen Allen, bring the community together and support a strong, local-centric feel. For businesses seeking a location that combines the energy of a growing market with suburban charm and accessible amenities, Glen Allen offers an exceptional opportunity to reach a diverse customer base and a thriving workforce.





**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENT



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