

Westgate 1

FOR SALE/LEASE

100 Westgate Parkway
Richmond, VA 23233

FOR MORE INFORMATION:

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions



LOBBY RENOVATION UNDERWAY

PROPERTY HIGHLIGHTS

- › 91,752± RSF, 3 Story Class A office building available for sale or lease
- › 30,584± RSF floor plates that can be subdivided to as small as 10,000± SF
- › Ideal corporate HQ opportunity
- › Right in the center of the thriving Short Pump submarket
- › Walkable to numerous retail and hospitality amenities, including Short Pump Town Centre
- › Immediate access to I-288 and I-64
- › Zoned O3
- › Ample parking
- › 4,000 Gallon backup diesel generator (entire building)
- › Full-service cafeteria and fitness center on site
- › **Lease Rate:** \$22.00/SF
- › **For Sale:** Contact agents for pricing



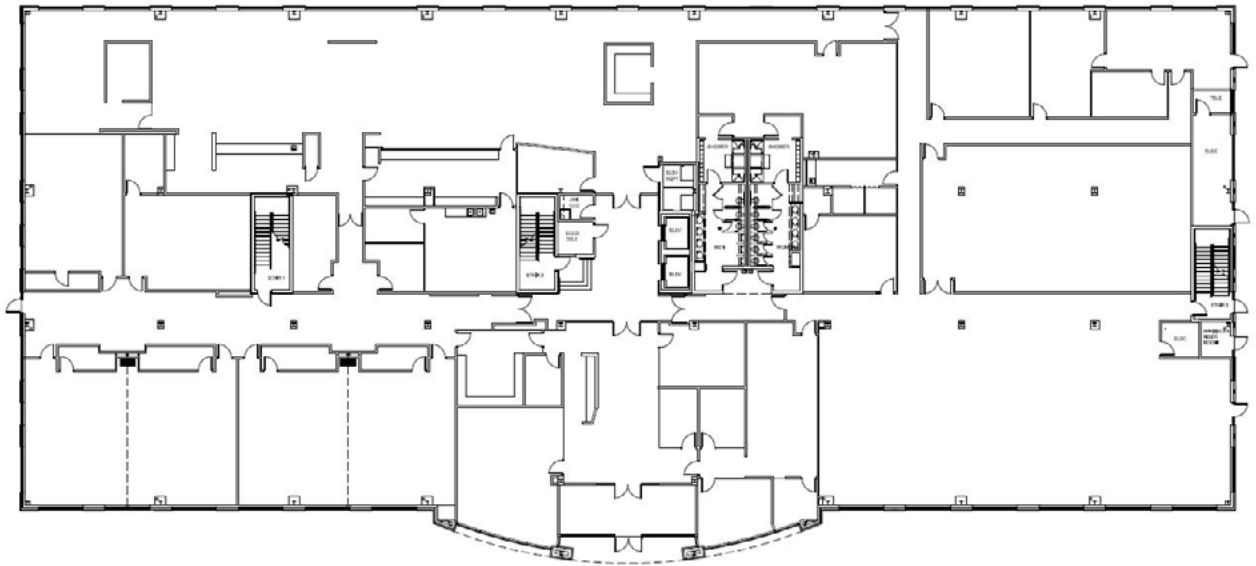
FOR SALE OR LEASE | 100 WESTGATE PARKWAY | RICHMOND, VA 23233



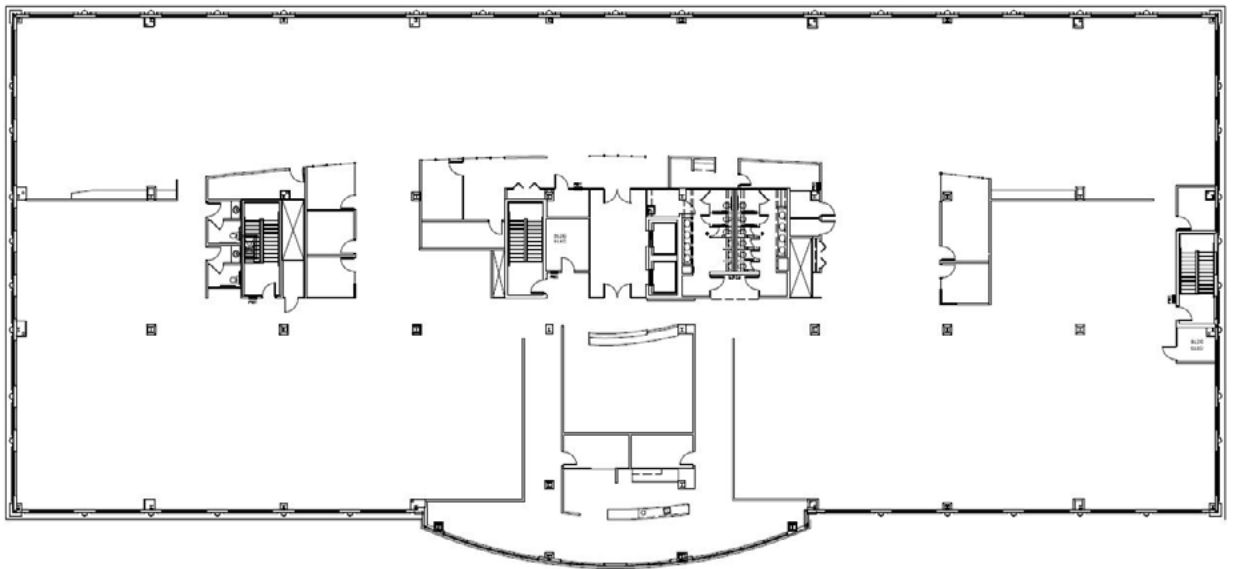
**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

FLOOR PLANS

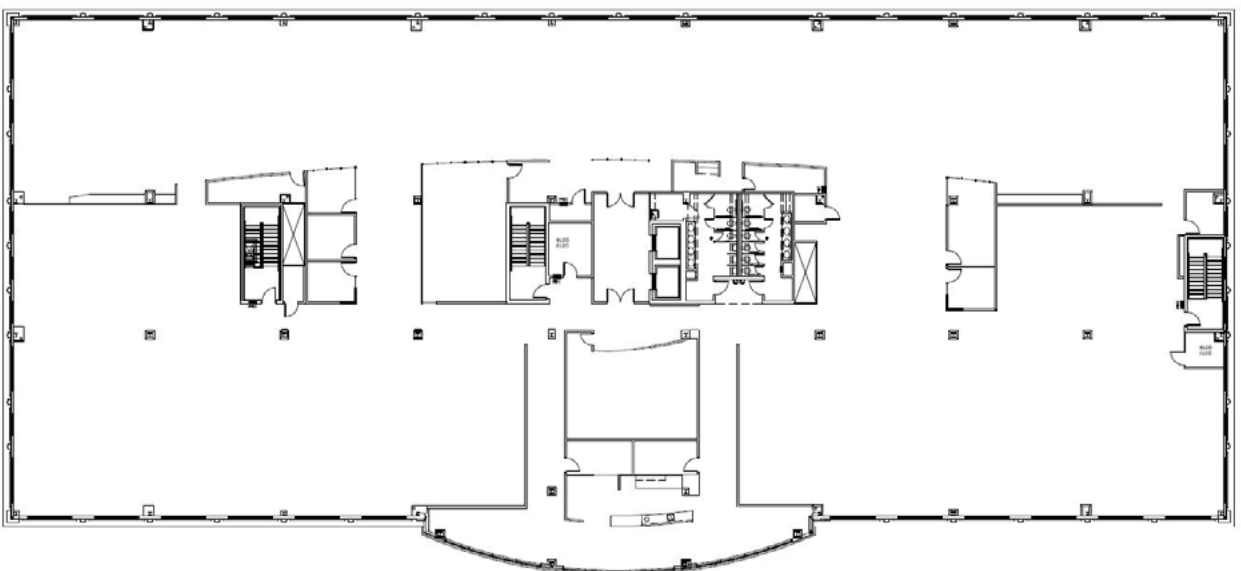
FIRST
FLOOR
30,584± SF



SECOND
FLOOR
30,584± SF



THIRD
FLOOR
30,584± SF



SHORT PUMP SNAPSHOT

Short Pump is a suburb of Richmond with a population of 27,332. Short Pump is in Henrico County and is one of the best places to live in Virginia. Living in Short Pump offers residents a dense suburban feel and most residents own their homes. In Short Pump there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Short Pump and residents tend to have moderate political views. The public schools in Short Pump are highly rated.



SHORT PUMP TOWNCENTER



TRADER JOE'S



TAZZA KITCHEN SHORT PUMP

SHORT PUMP

**BEST PLACES TO
LIVE IN VIRGINIA**
#10 of 509

SHORT PUMP

**BEST SUBURBS TO
LIVE IN VIRGINIA**
#4 of 162



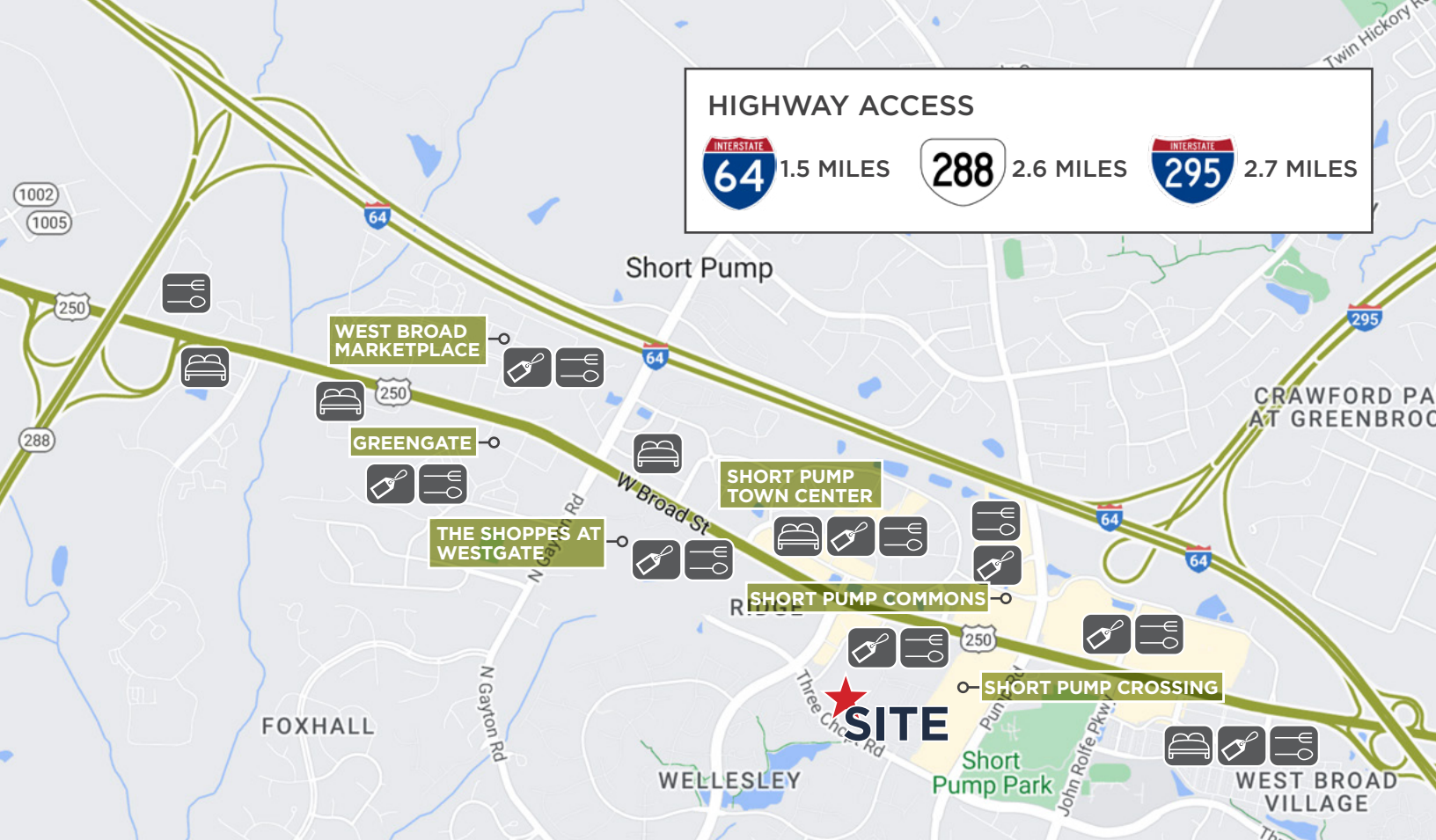
TOP 3 PLACES TO LIVE IN THE RICHMOND AREA

#1 INNSBROOK
Population
8,966
Median Household Income
\$96,849
National \$69,021

#2 SHORT PUMP
Population
27,332
A+ Median Household Income
\$116,955
National \$69,021

#3 WYNDHAM
Population
12,143
Median Household Income
\$215,417
National \$69,021

niche.com



LOCATION IS EVERYTHING



Aloft Richmond
Courtyard by Marriot
Drury Plaza Hotel
Hilton Richmond Hotel & Spa
Hyatt House Richmond
Hampton Inn & Suites
Home2 Suites
Homewood Suites
Richmond Marriott
Wingate by Wyndham



Atlantic Union Bank
Fulton Bank
M&T Bank
SouthState Bank
TowneBank
Truist
United Bank
Virginia Credit Union
Wells Fargo Bank



Anokha Cuisine of India
Arby's
Boathouse
Bonefish Grill
Burger Bach
Buttermilk and Honey
Capital Ale House
Casa del Barco
CAVA
Cheesecake Factory
Chick-fil-A
Chipotle
Chopt
Chuy's
Cook Out
Cooper's Hawk
CPK
Dunkin'
West Coast Provisions
Firebirds
First Watch
Five Guys
Fogo de Chão
Jersey Mike's
Maple Street Biscuit
McDonald's
Mellow Mushroom
Mexico Restaurant
mezeh
Nothing Bundt Cakes
Panera Bread
Perry's Steakhouse
Plaza Azteca
Potbelly
Olive Garden
Red Robin
Red Salt
Starbucks
Subway
Tazza Kitchen
Texas de Brazil
Tropical Smoothie
Jersey Mike's
Wood and Iron
World of Beer
YaYas Cookbook



acac
Academy Sports
ALDI
Bassett Furniture
Bass Pro Shops
Best Buy
Burlington
CarMax
CVS
DICK'S
Dillard's
Duluth Trading
Five Below
Golf Galaxy
Hobby Lobby
HomeGoods
Homesense
Kohl's
Kroger
Lowe's
Macy's
Michaels
Orangetheory
Petco
PetSmart
Pottery Barn
Publix
REI
Sierra
Staples
Target
The Container Store
The Home Depot
T.J. Maxx
Tom Leonard's
Total Wine
Trader Joe's
Ulta Beauty
Verizon
Walmart
Wegmans
Whole Foods
World Market

