



FLEX SPACE FOR LEASE

## NORTH RUN IV

1550-1590 E Parham Rd | Richmond, VA



### Contact Us:

#### DAVID WILKINS, SIOR

EXECUTIVE MANAGING DIRECTOR |

BROKERAGE SERVICES

Office: 804.796.0500 | Mobile: 804.873.2569

[dwilkins@rangecommercial.com](mailto:dwilkins@rangecommercial.com)

#### REBECCA BARRICKLOW

SENIOR VICE PRESIDENT

Office: 804.796.0500 | Mobile: 804.399.4762

[rbarricklow@rangecommercial.com](mailto:rbarricklow@rangecommercial.com)

#### JOE MARCHETTI

DIRECTOR OF STRATEGIC VISION & GROWTH

Office: 804.796.0500 | Mobile: 804.938.0000

[jmarchetti@rangecommercial.com](mailto:jmarchetti@rangecommercial.com)

4235 Innslake Drive, Suite 200  
Glen, Allen, VA 23060

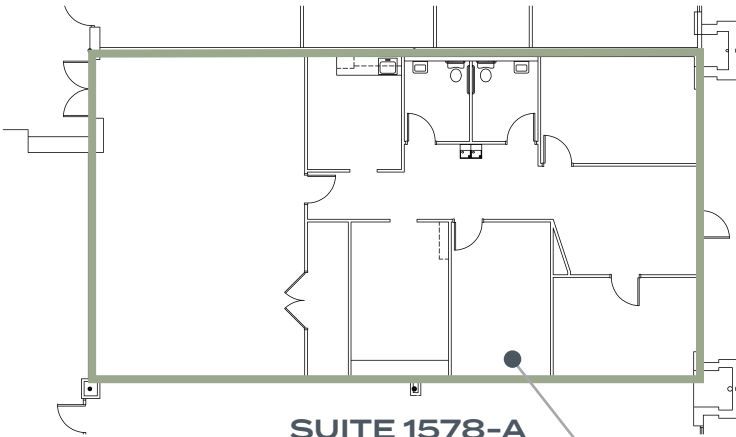
### BUILDING AMENITIES

- 92,150 SF on 7.18 acres
- Available May, 2024
  - Suite 1578-A - 2,553 SF
  - Suite 1580 - 9,770 SF
  - \*Can be combined for 12,323 SF*
- Available July, 2024
  - Suite 1574 - 1,997 SF
- 17'4"-20'4" ceiling height to deck
- Recent landscaping improvements completed and new signage package available for increased visibility
- 3.3 parking spaces per every 1,000 SF
- Zoned O-S
- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295 & I-64

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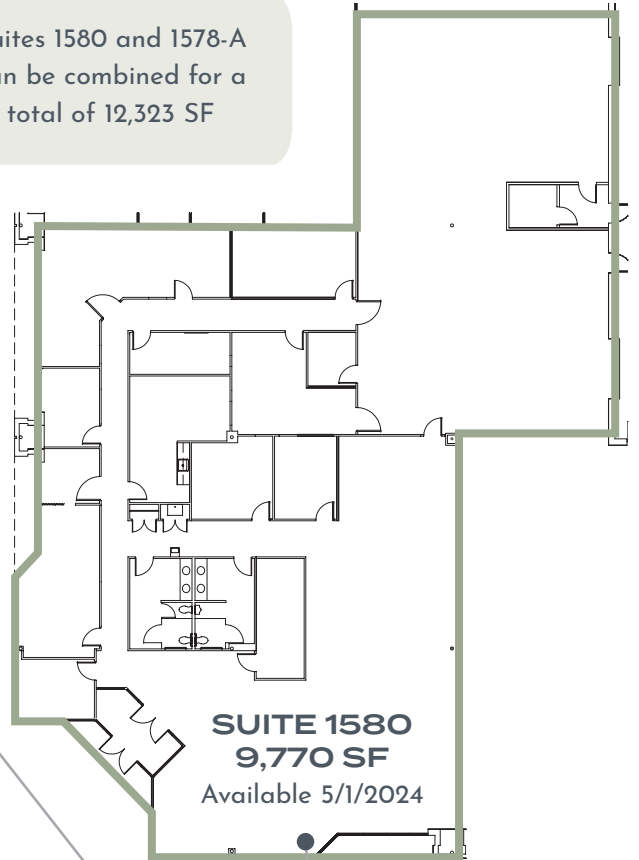
FOR LEASE | NORTH RUN IV

# FLOOR PLAN



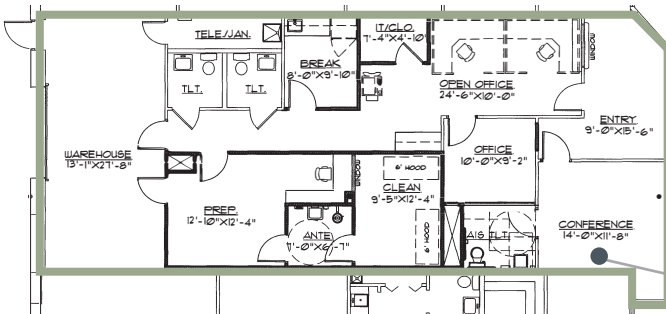
**SUITE 1578-A**  
2,553 SF  
Available 5/1/2024

Suites 1580 and 1578-A  
can be combined for a  
total of 12,323 SF

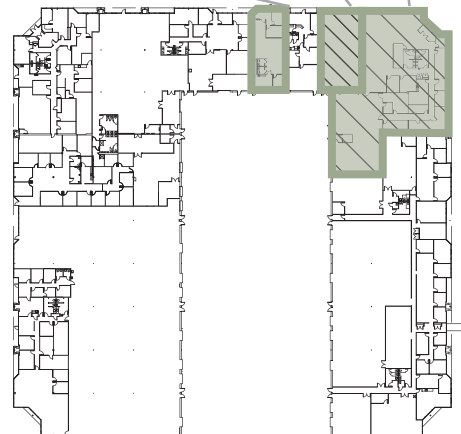
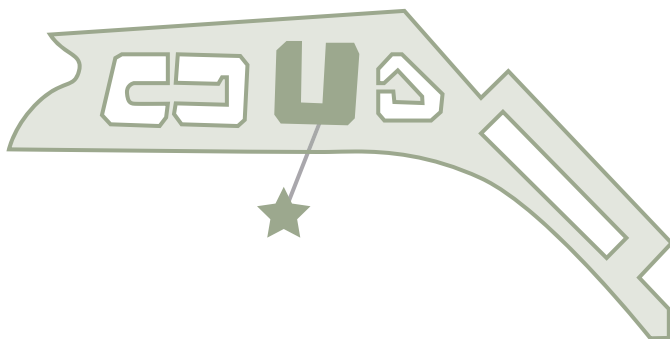


**SUITE 1580**  
9,770 SF  
Available 5/1/2024

Clear height: 14'0 - 16'8  
Wet sprinkler system



**SUITE 1574 | 1,997 SF**  
Available 7/1/2024



# FOR LEASE | NORTH RUN IV AREA MAP



## CONVENIENT LOCATION

- Apple Spice Juntion, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295 & I-64

## TRANSPORTATION



### AIRPORT

Richmond International Airport      27 min drive      17.0 mi



### FREIGHT PORT

Virginia Port Authority - Richmond      25 min drive      15.3 mi



### RAILROAD

Transflo - Richmond      11 min drive      6.4 mi



## FOR LEASE | NORTH RUN IV

# DEMOGRAPHICS

### POPULATION:

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2023 Population Projection	26,983	171,317	588,103
Annual Growth (2023-2028)	0.2%	0.2%	0.2%
Median Age	40.6	40.2	38.5

Source: CoStar

	2 Miles	5 Miles	10 Miles
Density (Population per sq mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Yr. Forecast)	6,290	65,824	176,781
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.42%	4.27%	4.02%
Median Age	42	41	40
Median Household Income	\$75,360	\$71,076	\$81,646
Average Household Income	\$104,565	\$93,356	\$103,315
Households	2,700	26,976	72,830

Source: LandVision

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