



[Property Video](#)

[Property Website](#)



HIGHLAND II

7229

HIGHLAND II AT GLEN FOREST

2ND FLOOR COMMON AREA RENOVATIONS COMPLETE!

LARGE BLOCK AVAILABLE - UP TO 22,000 SF



THALHIMER



GLEN
FOREST
OFFICE PARK

PROPERTY HIGHLIGHTS

OVERVIEW

- 1,824-22,000 SF available
- Flexible demising
- Shaded patio for tenant use
- Excellent visibility on Forest Avenue
- Strong area demographics
- Lobby renovation now complete!

JOIN EXISTING MEDICAL TENANTS

- DeConti Plastic Surgery, Royal Dermatology, Phoenix Physical Therapy, RVA Allergy, Labcorp, Glazier Implants & Periodontics



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



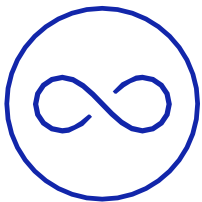
Abundant
Parking



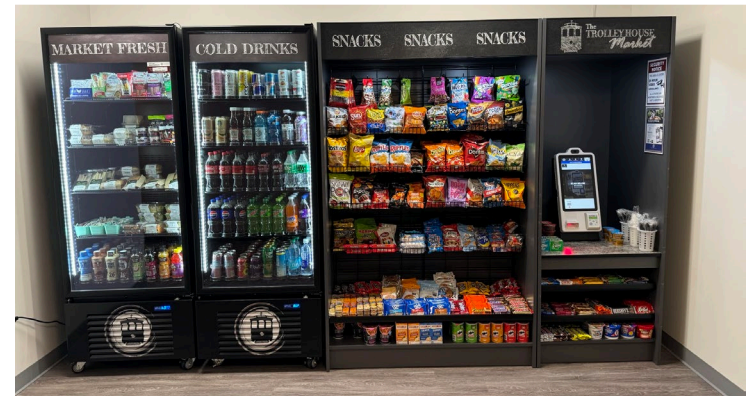
Renovated
Common Areas



Weekly Food
Trucks



Infinite
Possibilities

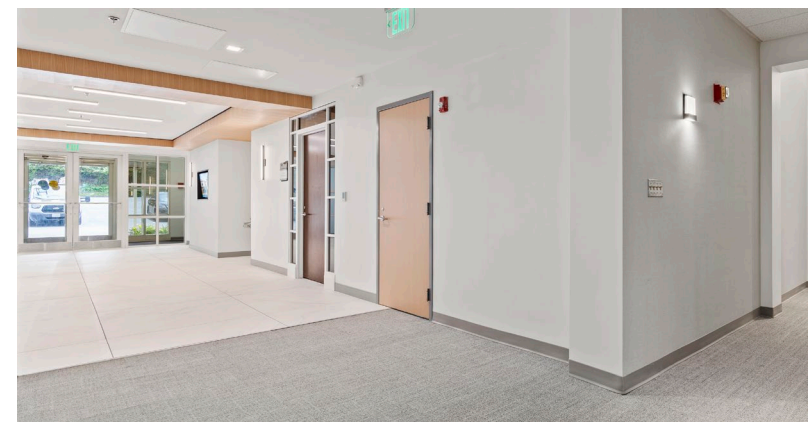




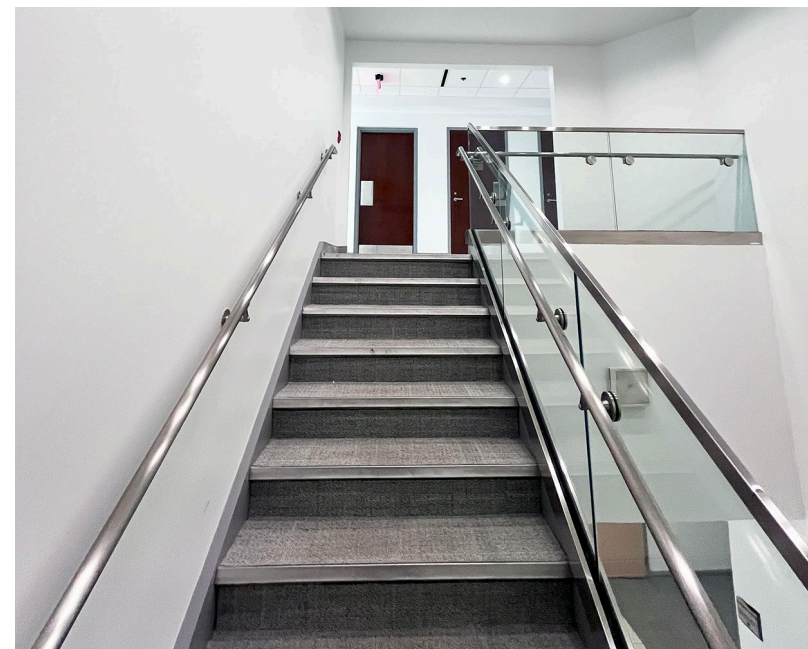
Newly renovated lobby!



Freshly graded and striped parking lot



Building Signage facing Forest Ave available for anchor tenant



PROPERTY SUMMARY

Highland II

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

Address	7229 Forest Ave, Richmond VA
Submarket	Glen Forest/Glenside
Building Class	A
Total Building SF	67,899 SF
Available SF	1,824 - 22,000 RSF (Flexible Demising)
Timing	IMMEDIATE
Stories	2
Parking	4.25 per 1,000 SF
Amenities	Shaded patio, Campus fitness center, Campus conference room

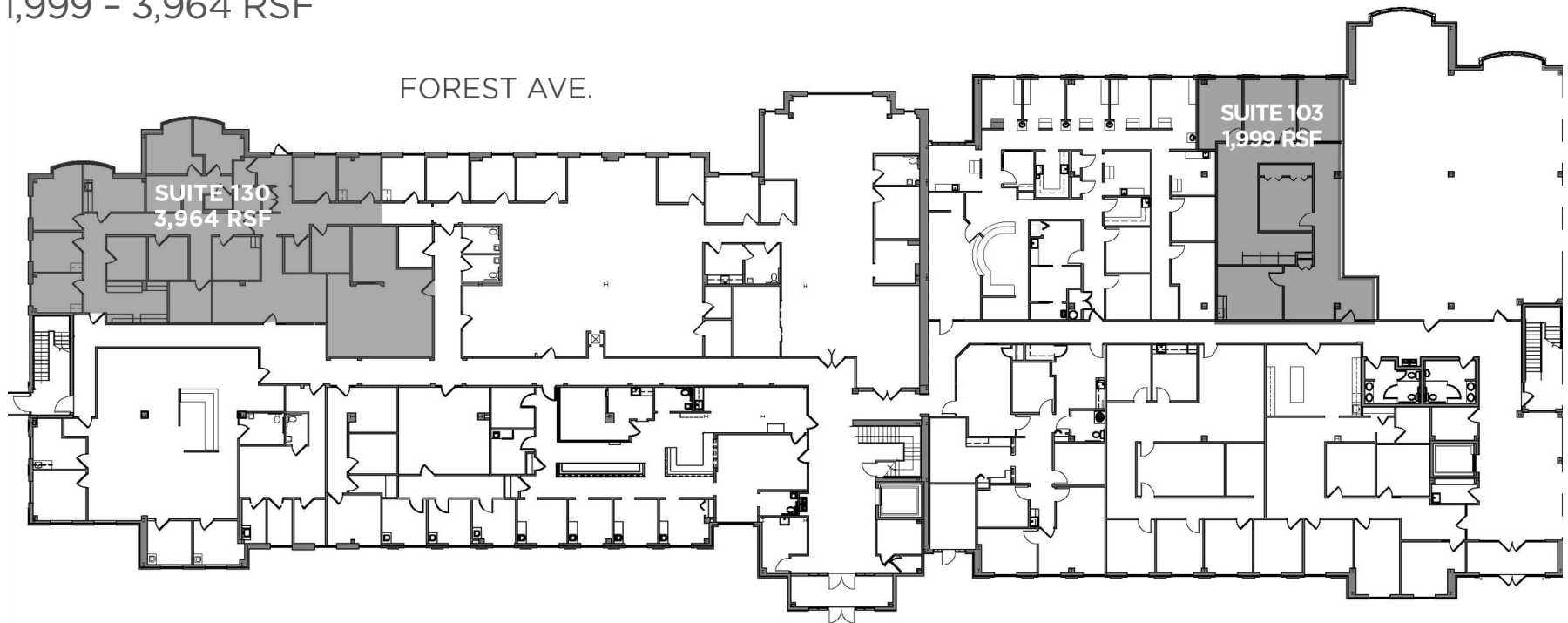


FLOOR PLANS

POTENTIAL DEMISING - SMALL BLOCKS

FIRST FLOOR

1,999 - 3,964 RSF



FLOOR PLANS

POTENTIAL DEMISING - SMALL BLOCKS

SECOND FLOOR

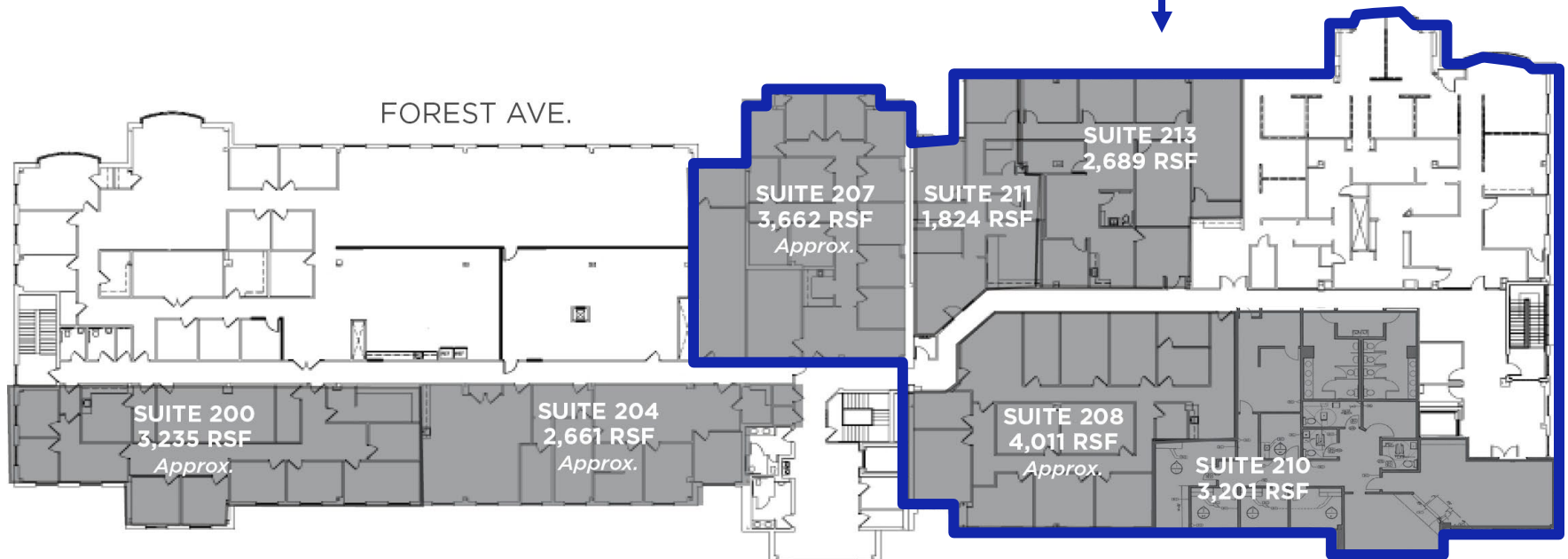
±22,000 contiguous RSF

Combine Suites 200-204 for up to 5,896 contiguous SF

Combine Suites 207-213 for up to 8,175 contiguous SF

Combine Suites 207-213 for up to ±22,000 contiguous SF

±22,000 contiguous RSF
Includes private 2nd floor lobby





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

Virginia Women's Center

Philip Morris USA

Altria

HIGHLAND II

WESTIN
HOTELS & RESORTS

Walmart
Save money. Live better.

BON SECOURS HEART & VASCULAR INSTITUTE



EMBASSY SUITES

American Red Cross

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

Bon Secours UROLOGY
Virginia Eye Institute
VCS
Virginia Cancer Institute



MEDICAL CAREERS INSTITUTE

HENRICO DOCTORS' HOSPITAL
3 MINUTE DRIVE

GLEN FOREST OFFICE PARK

LOCATION OVERVIEW

Highland II



GLEN
FOREST
OFFICE PARK



Amy Broderick
Senior Vice President
804.344.7189
amy.broderick@thalhimer.com

Kate Hosko
Vice President
804.344.7169
kate.hosko@thalhimer.com



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