

FOR LEASE

Liberty Plaza I

4801 Cox Road
Glen Allen, VA 23060



For more information:



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PROPERTY HIGHLIGHTS

80,397± SF THREE STORY CLASS A OFFICE BUILDING PROMINENTLY LOCATED IN THE INNSBROOK OFFICE PARK

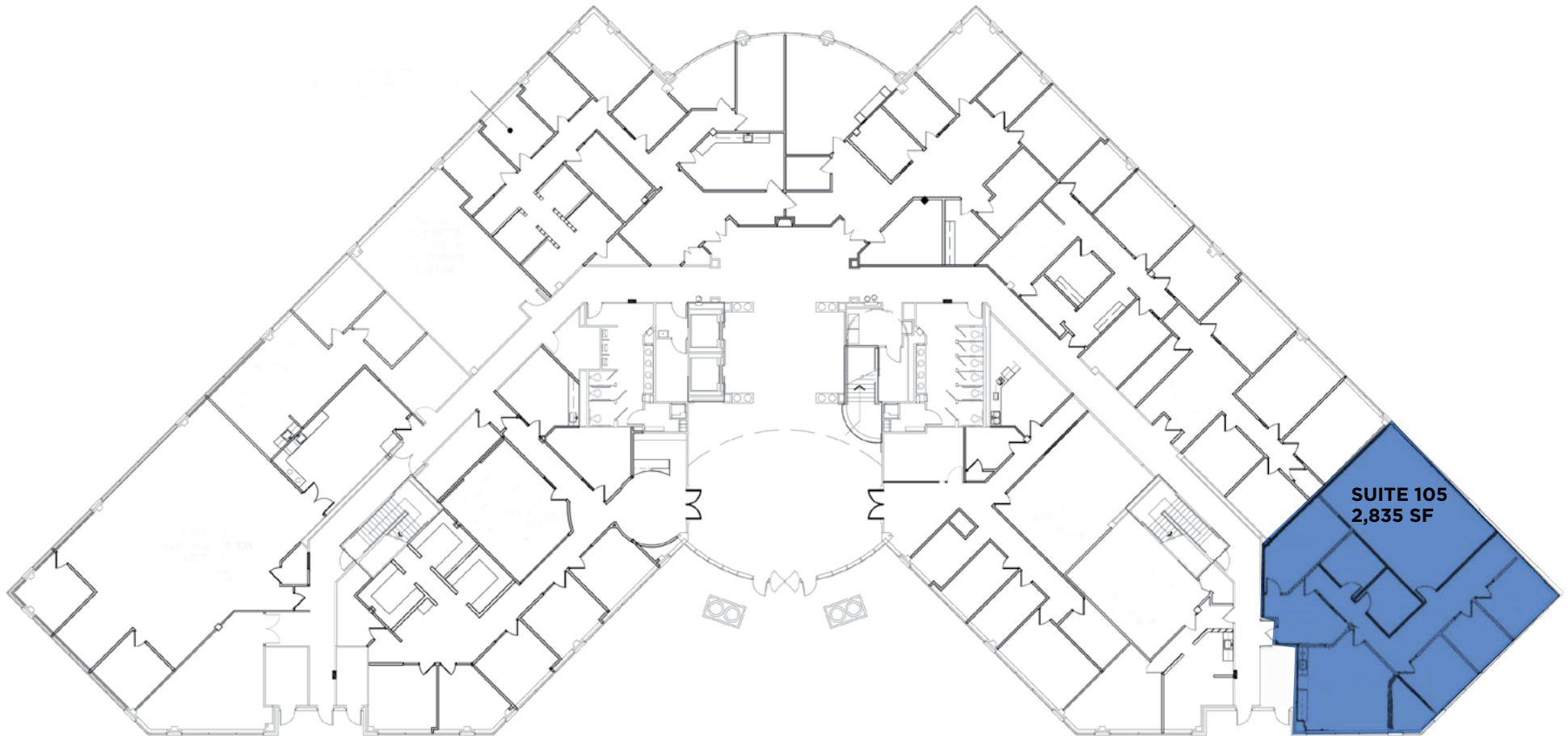
- › Suites ranging from 1,470 SF - 9,862± SF
- › Ideally located right off Nuckols Road featuring an enormous variety of restaurants, premiere shopping and hotels
- › Immediate access to I-64, I-95, I-295 and Route 288
- › Efficient floor plans
- › Abundant parking for tenants and visitors (4 spaces per 1,000 SF)
- › Short distance from amenity-rich Short Pump/Innsbrook area
- › Strong area demographics
- › Planned common area improvements
- › Spec suites underway!
- › **Lease rate:** \$23.00 per square foot, full service
- › Professionally managed by Commonwealth Commercial Partners



FLOOR PLAN

FIRST FLOOR

AVAILABLE	SF
SUITE 105	2,835±



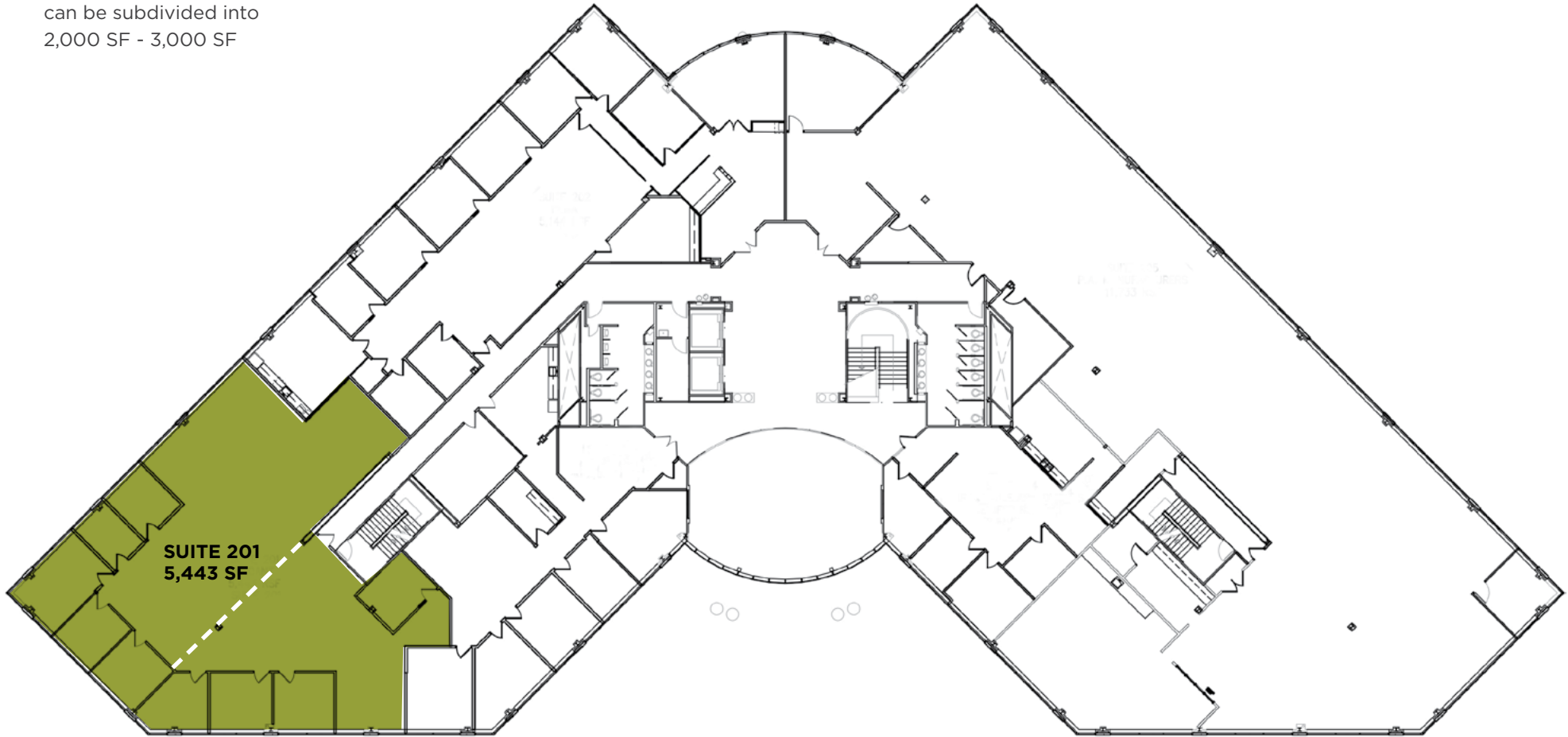
FLOOR PLAN

SECOND FLOOR

* Suite 201

can be subdivided into
2,000 SF - 3,000 SF

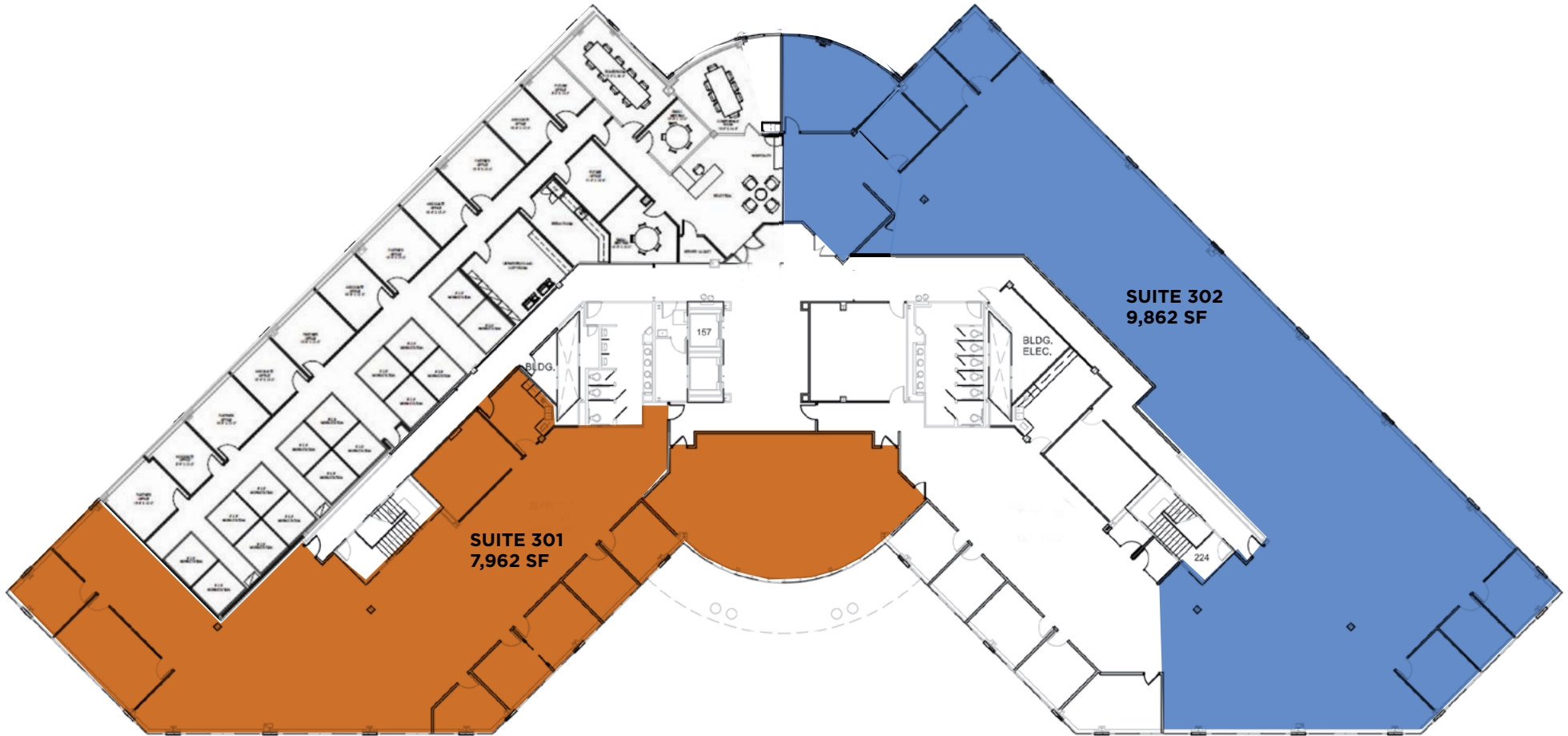
AVAILABLE	SF
*SUITE 201	5,443±



FLOOR PLAN

THIRD FLOOR

AVAILABLE	SF
SUITE 301	7,962±
SUITE 302	9,862±



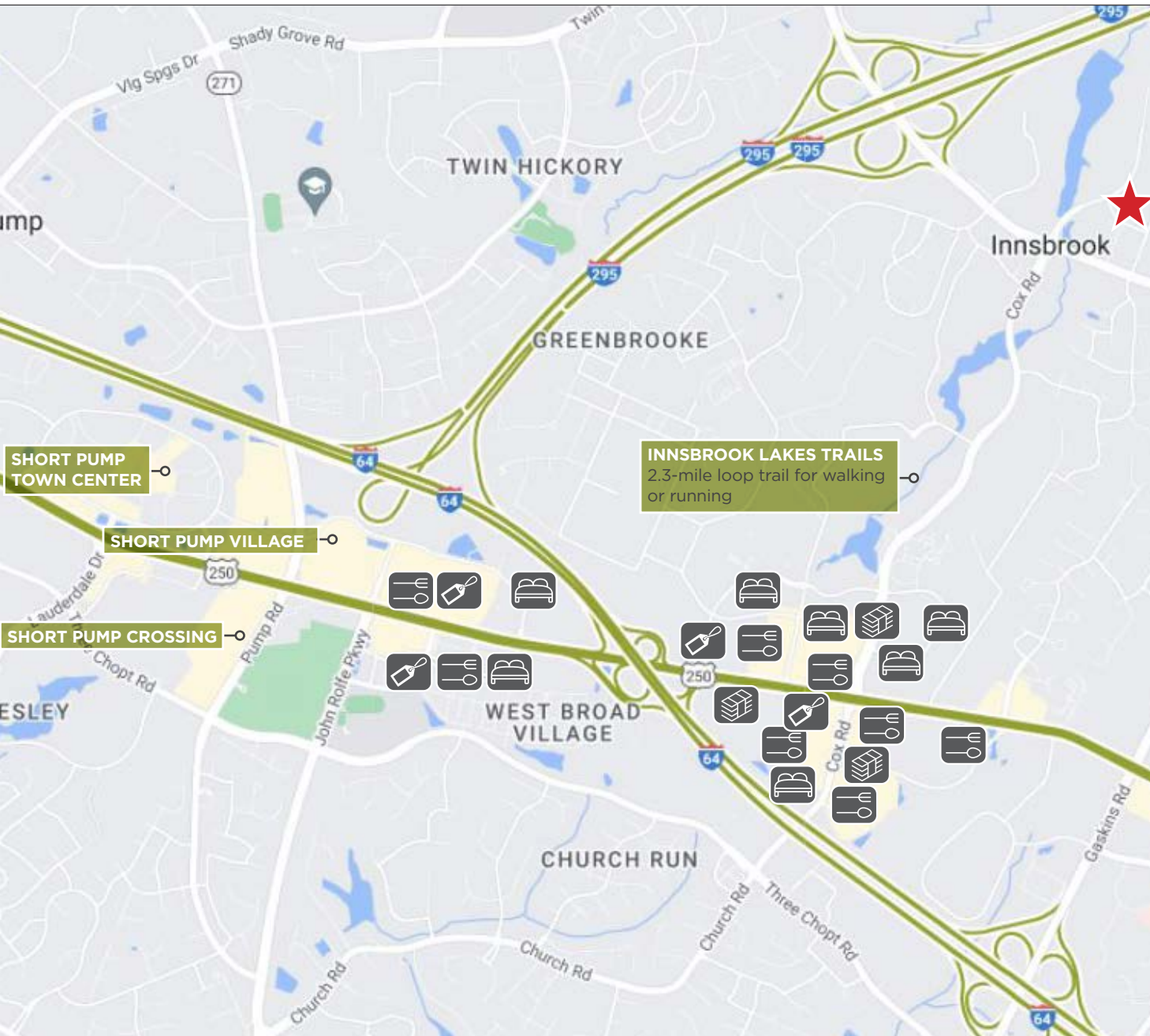
FLOOR PLAN

THIRD FLOOR - SAMPLE DEMISING PLANS

AVAILABLE	SF
SUITE 301	7,962±
SUITE 302	3,044±
SUITE 303	1,470±
SUITE 304	5,348±



INNSBROOK AREA



- 7-Eleven
- Bonefish Grill
- Boychiks Deli
- Burger Bach
- Burgerworks
- Carrabba's
- Capital Ale House
- Chanello's Pizza
- Chicago's Pizza
- Chipotle
- Chopt
- Chuy's
- Corner Bakery
- Dunkin'
- Firehouse Subs
- Five Guys
- Hondos
- Jimmy John's
- Joey's Hot Dogs
- Kokonut Box
- Leonardo's
- LongHorn
- Mama Cucina
- McDonald's
- Moe's Southwest Grill
- Noodles and Co.
- Padow's
- Panda Express
- Panera Bread
- Potbelly
- Taziki's
- Thai Flavor Food
- The Beach House
- Silver Diner
- Starbucks
- Wawa



- Best Buy
- CarMax
- CVS
- Golf Galaxy
- Hobby Lobby
- HomeGoods
- Kohl's
- Marshalls
- Men's Wearhouse
- REI
- Ross
- Shoe Carnival
- Target
- The Home Depot
- Trader Joe's
- Whole Foods



- Atlantic Union Bank
- Fulton Bank
- M&T Bank
- SouthState Bank
- Wells Fargo Bank



- Aloft
- Candlewood Suites
- Comfort Suites Innsbrook
- Drury Plaza Hotel
- Extended Stay America
- Hampton Inn Richmond
- Hilton Garden Inn
- Hyatt Place
- Homewood Suites
- Richmond Marriott