



HIGHLAND I  
7231

# HIGHLAND I AT GLEN FOREST

ONE SUITE REMAINING!



**THALHIMER**



[Property Video](#)

[Property Website](#)



GLEN  
FOREST  
OFFICE PARK

# PROPERTY HIGHLIGHTS

## OVERVIEW

- Suite 205 - 3,729 RSF
- Campus-wide amenities for tenant use
- Excellent visibility on Forest Avenue
- Strong area demographics



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



Professional  
Atmosphere



Weekly Food  
Trucks



Infinite  
Possibilities





**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

**PhilipMorrisUSA**  
 an Altria Company

**Durlington OfficeMax**

**Altria**

**Walmart**  
 Save money. Live better.

**WESTIN**  
 HOTELS & RESORTS



**EMBASSY SUITES**

**American Red Cross**

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



**GLEN FOREST OFFICE PARK**



**HENRICO DOCTORS' HOSPITAL**  
 3 MINUTE DRIVE

# LOCATION OVERVIEW

# PROPERTY SUMMARY

## Highland I

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

**Address** 7231 Forest Ave, Richmond VA

**Submarket** Glen Forest/Glenside

**Building Class** A

**Total Building SF** 46,768 SF

**Timing** Suite 205

**Stories** 3

**Parking** 4.22 per 1,000 SF

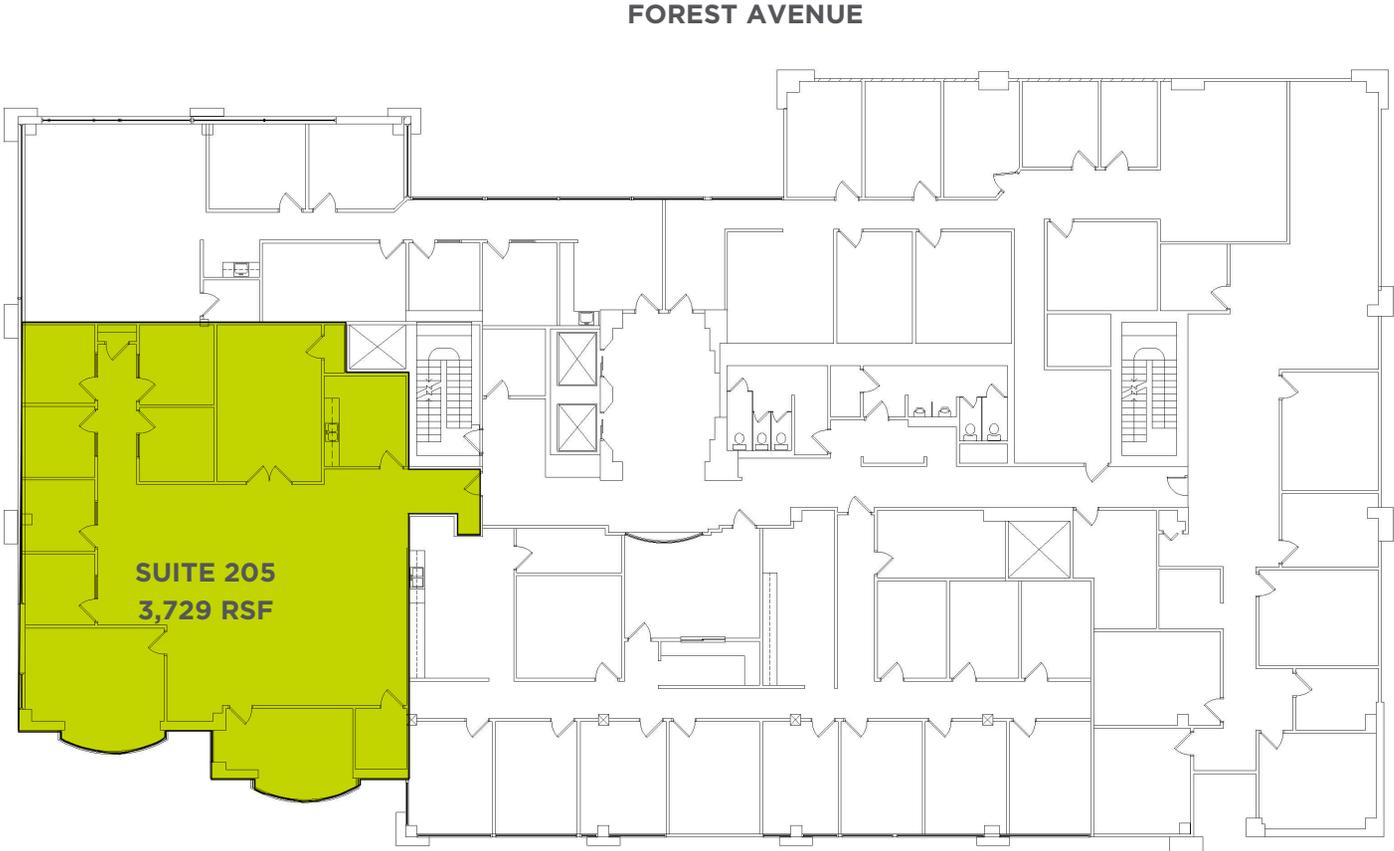
**Amenities** Grab and go cafe, Campus fitness center, Campus conference room



# Floor Plan

**SECOND FLOOR**  
3,729 RSF

**CLICK FOR VIDEO TOUR**





**SUITE 205 | MODERN FINISHES, MOVE IN READY**

# Highland I



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

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



**THALHIMER**

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