




NEWLY RENOVATED
ATRIUM!

For lease

4200 Innslake Drive, Glen Allen, VA 23060

 **JLL** SEE A BRIGHTER WAY

Property Highlights

4200 Innslake Drive, Glen Allen, VA

4200 Innslake is located in Innsbrook, the largest Class A office park in the Richmond Metro Area with numerous restaurants, shops, and hotels a short walk away. The Innsbrook and Short Pump areas of western Henrico County provide an exceptional quality of life and place to do business. Innsbrook is conveniently positioned close to interchanges for I-64, I-295 and Route 288, providing easy access to the entire Richmond region. Over 500 companies with over 22,000 employees call Innsbrook home.

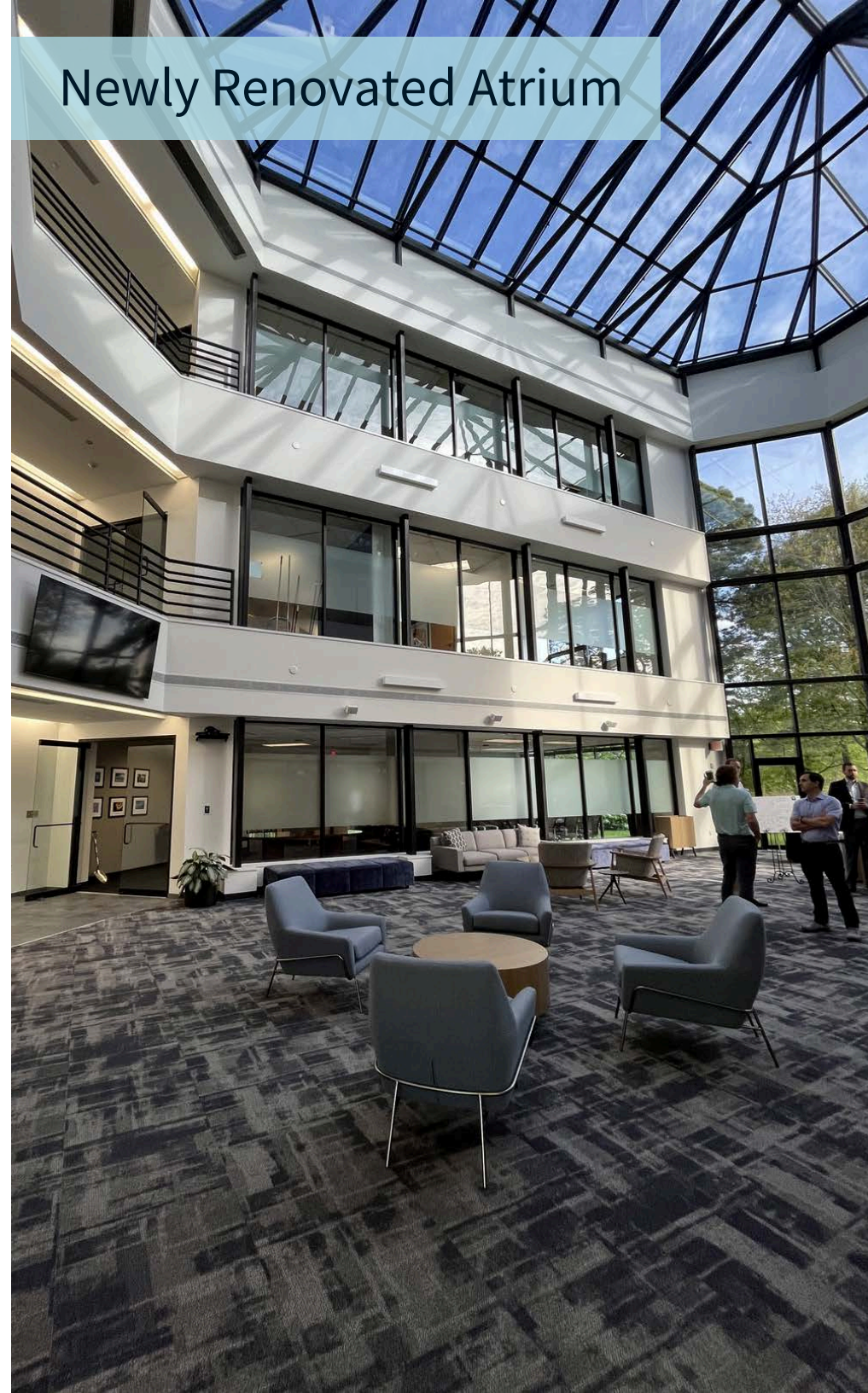
Building Features

- 64,221 SF Class A Building
- Available suites from 942 SF to 12,493 SF
- Banded glass line provides excellent natural light
- On-site ownership
- 3-story atrium for private events
- Conference center accommodating up to 66 people
- 4/1,000 parking ratio
- Waterfront building with access to over 5 miles of recreational trails
- Newly renovated atrium and common areas





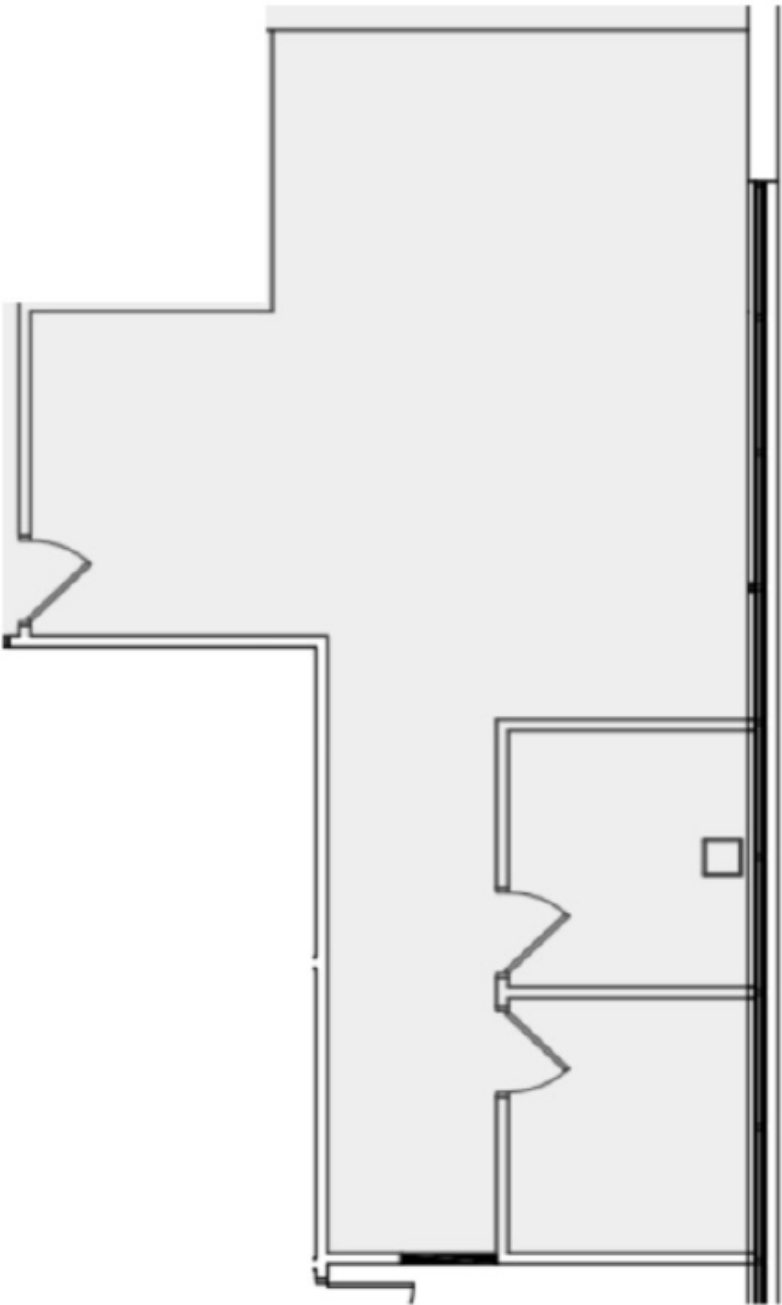
Newly Renovated Atrium



FLOORPLAN

Suite 204:

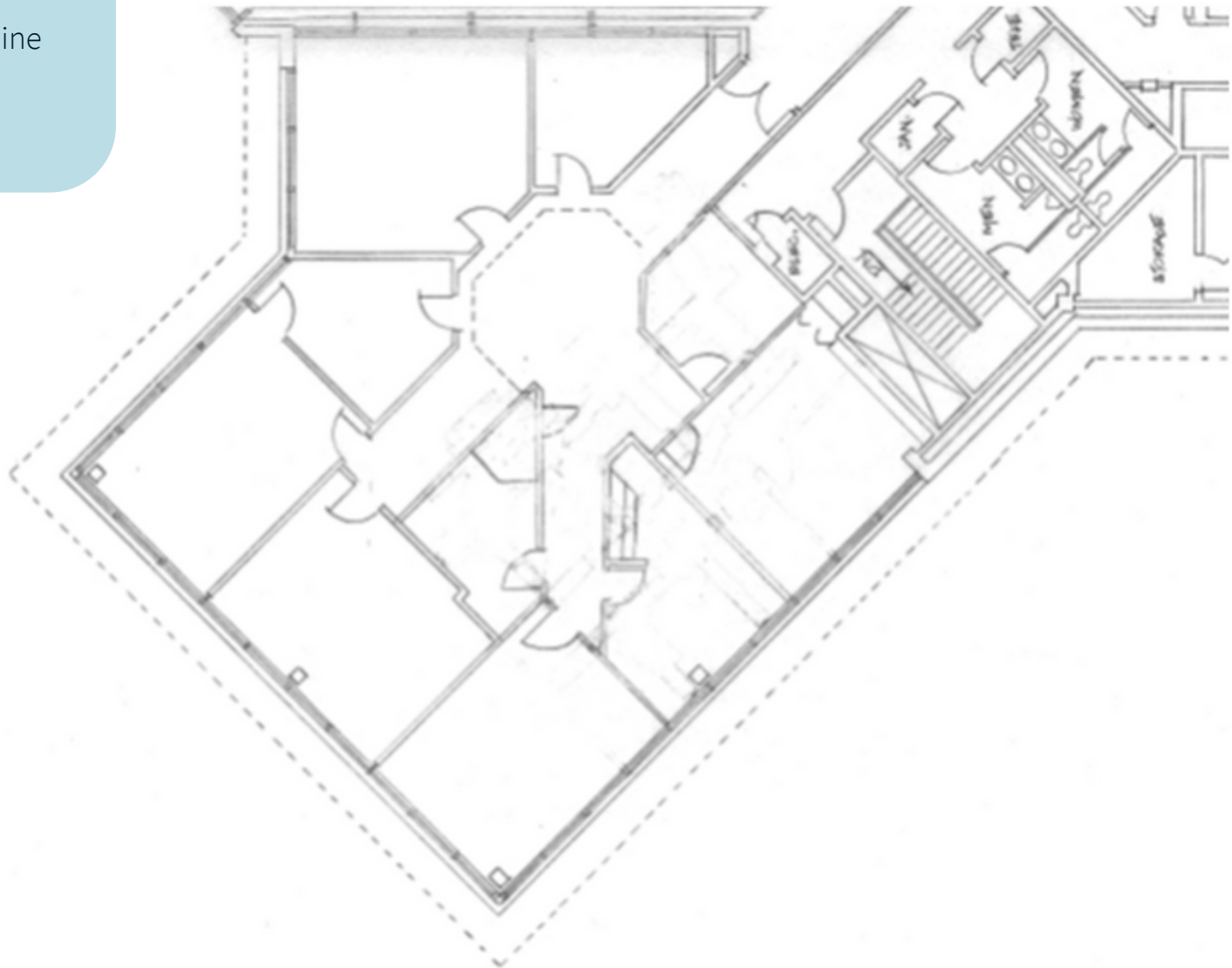
- 942 SF



FLOORPLAN

Suite 301:

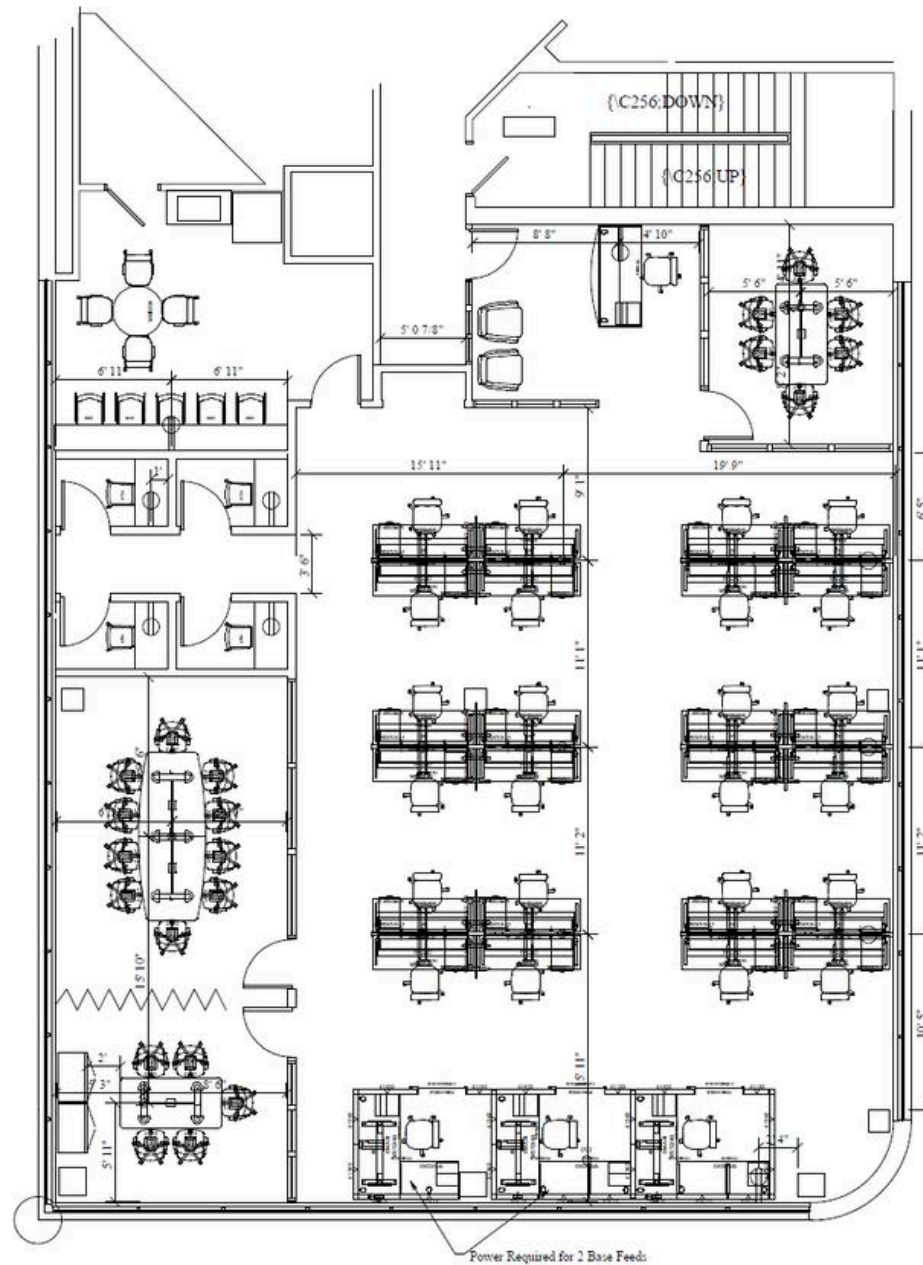
- 3,419 SF
- Great window line with abundant natural light



FLOORPLAN

Suite 302:

- 3,406 SF
- Great window line with abundant natural light
- Conference room
- Kitchenette
- Designated reception area and 4 built in phone booth style rooms



FLOORPLAN

Suite 303:

- 12,493 SF
- Reception area
- Multiple conference rooms
- 2 sets of restrooms
- Kitchenette

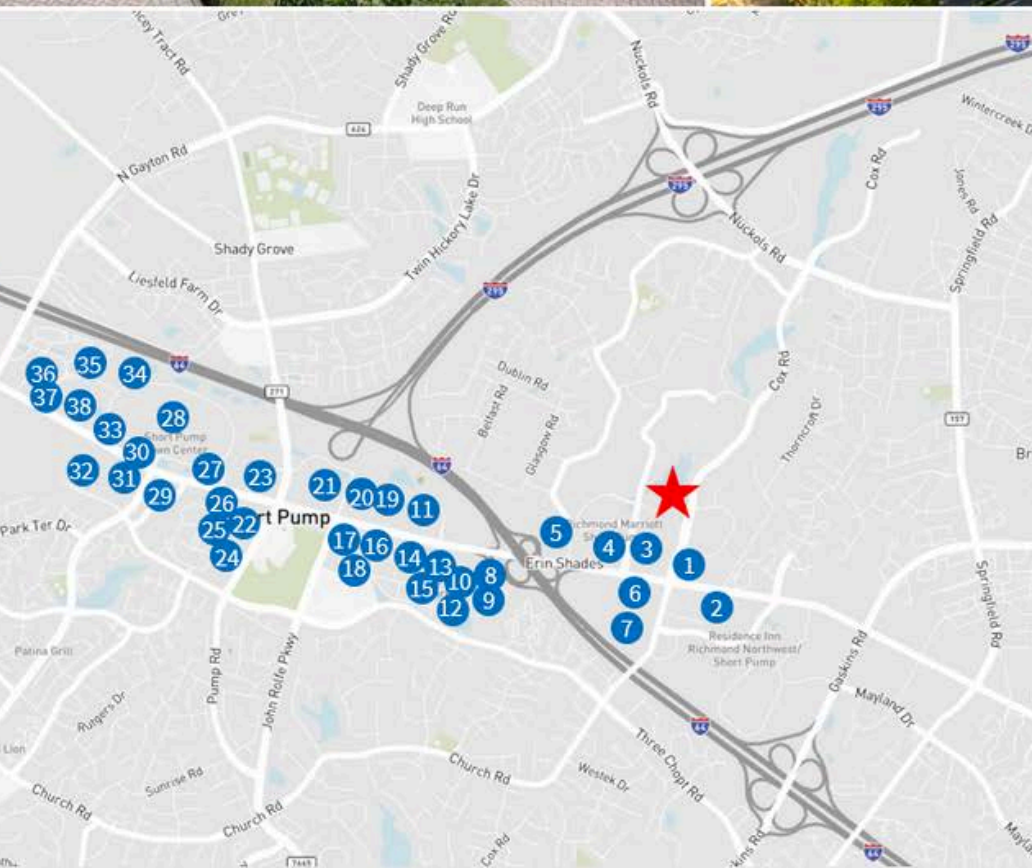




AREA HIGHLIGHTS



Innsbrook is the largest Class A office park in the Richmond Metro Area with numerous restaurants and shops, and over 100 events per year. The community attracts families and young professionals in Henrico County, boasting a public school system that is ranked among the best in the nation, according to U.S. News & World Report.



MAP KEY

| | | | | | | | |
|----|-------------------|----|-----------------|----|------------------------|----|-----------------------------|
| 01 | Silver Diner | 11 | World Market | 21 | Walmart | 31 | Olive Garden |
| 02 | Chipotle | 12 | acac Fitness | 22 | Chick-fil-A | 32 | Kroger |
| 03 | Capital Ale House | 13 | Carrabba's | 23 | World of Beer | 33 | CAVA |
| 04 | Corner Bakery | 14 | Bonefish Grill | 24 | Tazza Kitchen | 34 | American Family Fitness |
| 05 | CarMax | 15 | Burger Bach | 25 | Publix | 35 | Pho I Grill |
| 06 | Potbelly | 16 | Chopt Salad Co. | 26 | Total Wine | 36 | Plaza Azteca |
| 07 | Marshalls | 17 | Ulta Beauty | 27 | Mezeh | 37 | BJ's Restaurant & Brewhouse |
| 08 | REI | 18 | Trader Joe's | 28 | Short Pump Town Center | 38 | Kanpai Japanese Steak House |
| 09 | HomeGoods | 19 | The Home Depot | 29 | Starbucks | | |
| 10 | Whole Foods | 20 | Target | 30 | Cooper's Hawk Winery | | |



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