



AVAILABLE FOR SUBLEASE

North Run IV

1540 E Parham Rd, Richmond, VA



Your Sign Here

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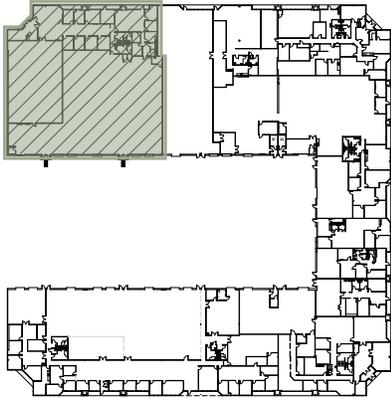
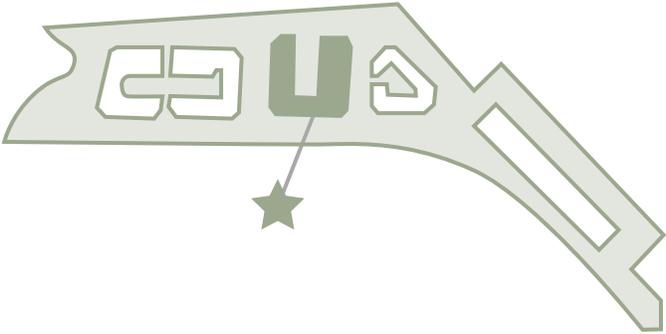
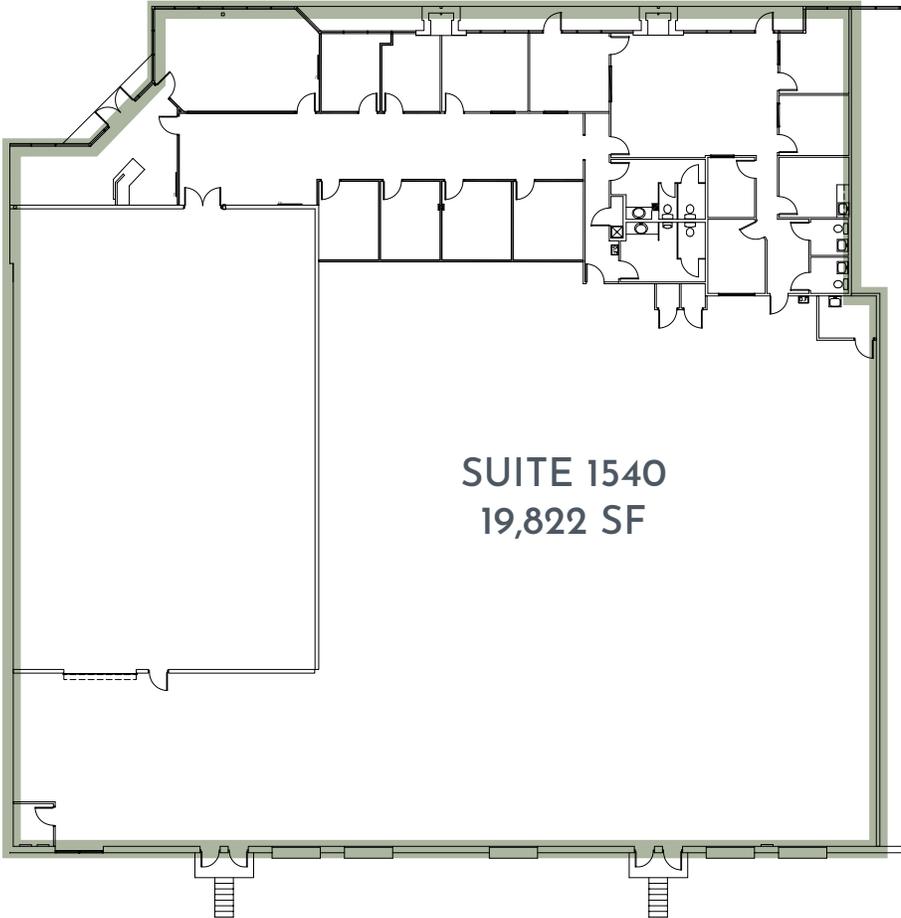
rangecommercial.com
804.796.0500
7200 Glen Forest Drive, Suite 100
Richmond, VA 23226

PROPERTY FEATURES

- Suite 1540 - 19,822 SF (Available 9/1/2026)
- Great mix of office and warehouse space
- 6 loading docks (10'x8')
- 17'4"-20'4" ceiling height to deck
- High end finishes throughout the space
- 3.3 parking spaces per every 1,000 SF
- Zoned O-S
- Sublease through 6/30/2030
- 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 SUBLEASE | 1540 E PARHAM RD
FLOOR PLAN



FOR SUBLEASE | 1540 E PARHAM RD
PROPERTY PHOTOS



FOR SUBLEASE | 1540 E PARHAM RD AREA MAP



CONVENIENT LOCATION

- Apple Spice Juncton, 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 SUBLEASE | 1540 E PARHAM RD
DEMOGRAPHICS

POPULATION:

	2 Miles	5 Miles	10 Miles
2024 Population	27,332	173,629	586,949
2029 Population Projection	27,331	176,330	600,731
Annual Growth (2024-2029)	0%	0.3%	0.5%
Median Age	40.6	40	38.4

Source: CoStar

	2 Miles	5 Miles	10 Miles
Density (Population per sq mile)	2,188	2,286	1,720
Current Population	25,950	172,437	586,088
Population (5 Yr. Forecast)	26,778	178,194	607,020
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.18%	3.34%	3.63%
Median Age	43	40	39
Median Household Income	\$70,588	\$84,097	\$87,753
Average Household Income	\$85,983	\$104,341	\$110,378
Households	10,997	73,597	246,131

Source: LandVision

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