

FOR SALE

2402 N. PARHAM ROAD

HENRICO, VA 23229

PRICE REDUCTION \$3.1M



THALHIMER

12,000 SF
PRIME OFFICE
LOCATION

PROPERTY HIGHLIGHTS



- 12,000 SF brick office building
- 1.31 acres
- Geothermal HVAC system
- 50 year roof
- 48 parking spaces
- Built in 2004
- Eight exterior security cameras
- Immediate access to I-64
- **Sale Priced Reduced: \$3,600,000 \$3,100,000**



PRIME
LOCATION



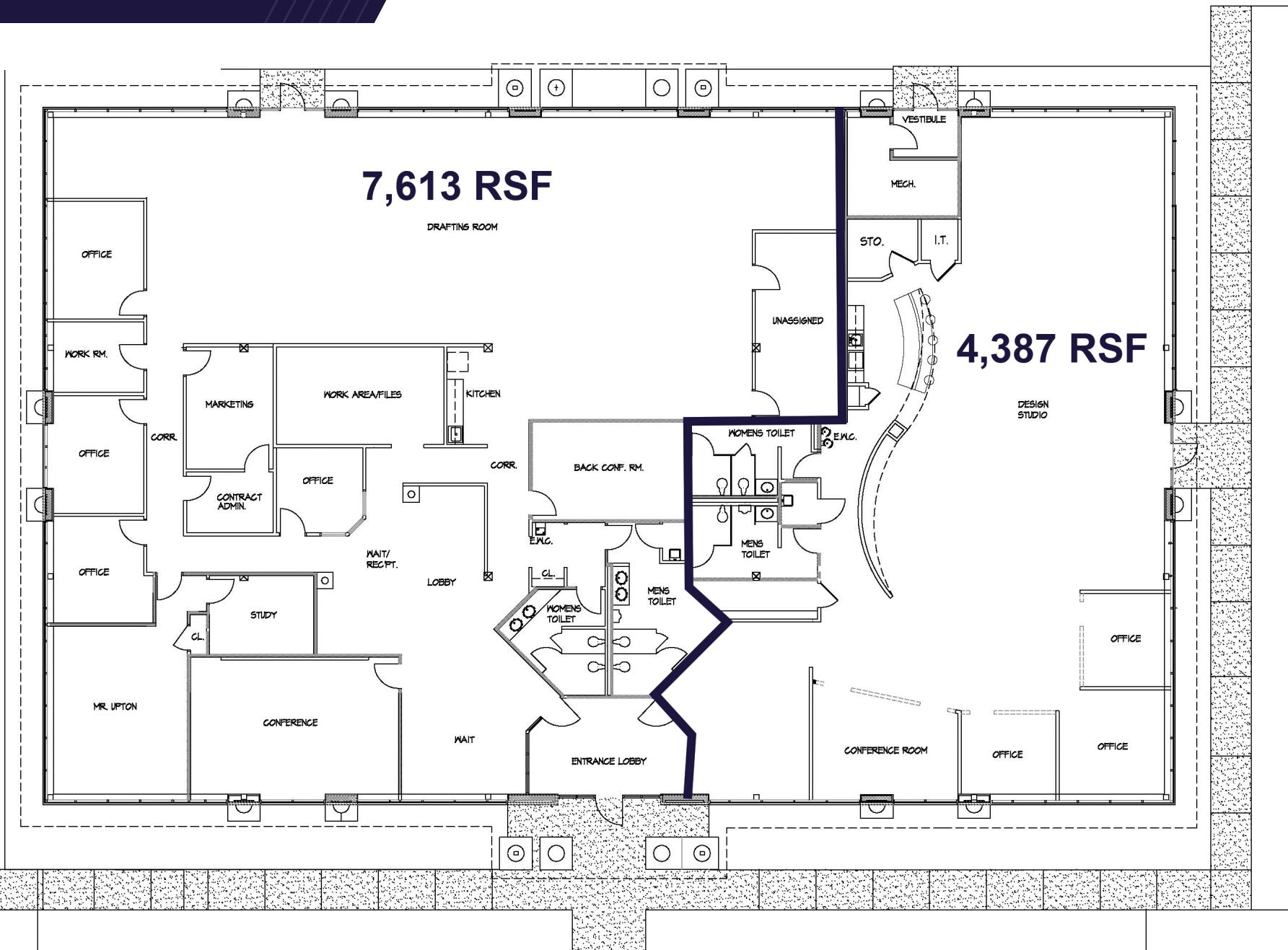
BRIGHT SPACIOUS
OFFICES



ONSITE
PARKING



FLOOR PLAN

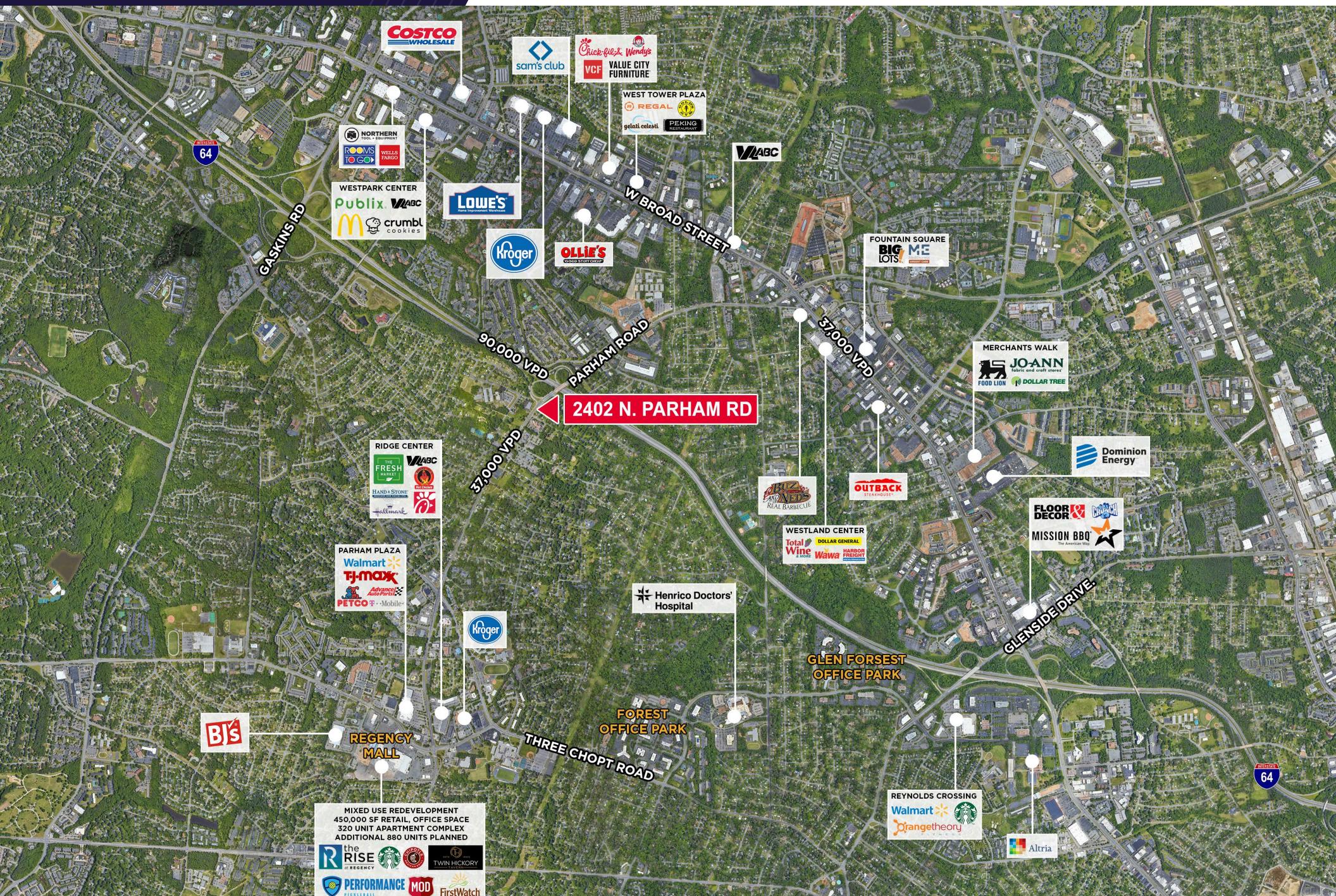


PROPERTY PHOTOS

Ballou Justice Upton
Architects



PROPERTY AERIAL



I-64 from Charlottesville:

Take Exit 181 (Parham Rd)
Merge onto Parham Rd.
Take right at 1st stop light onto Fordson Rd
Turn right onto Nesslewood Rd
Turn right onto Nesslewood Dr

I-64 from Downtown Richmond:

Take Exit 181A (Parham Rd South)
Take right at 1st stop light onto Fordson Rd
Turn right onto Nesslewood Rd
Turn right onto Nesslewood Dr



MARK DOUGLAS, CCIM, MCR.h, SIOR, SLCR
Senior Vice President
804 697 3418
mark.douglas@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.