

FOR SALE

**2402 N. PARHAM ROAD**

HENRICO, VA 23229

PRICE REDUCTION \$3.1M



CUSHMAN &  
WAKEFIELD

**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



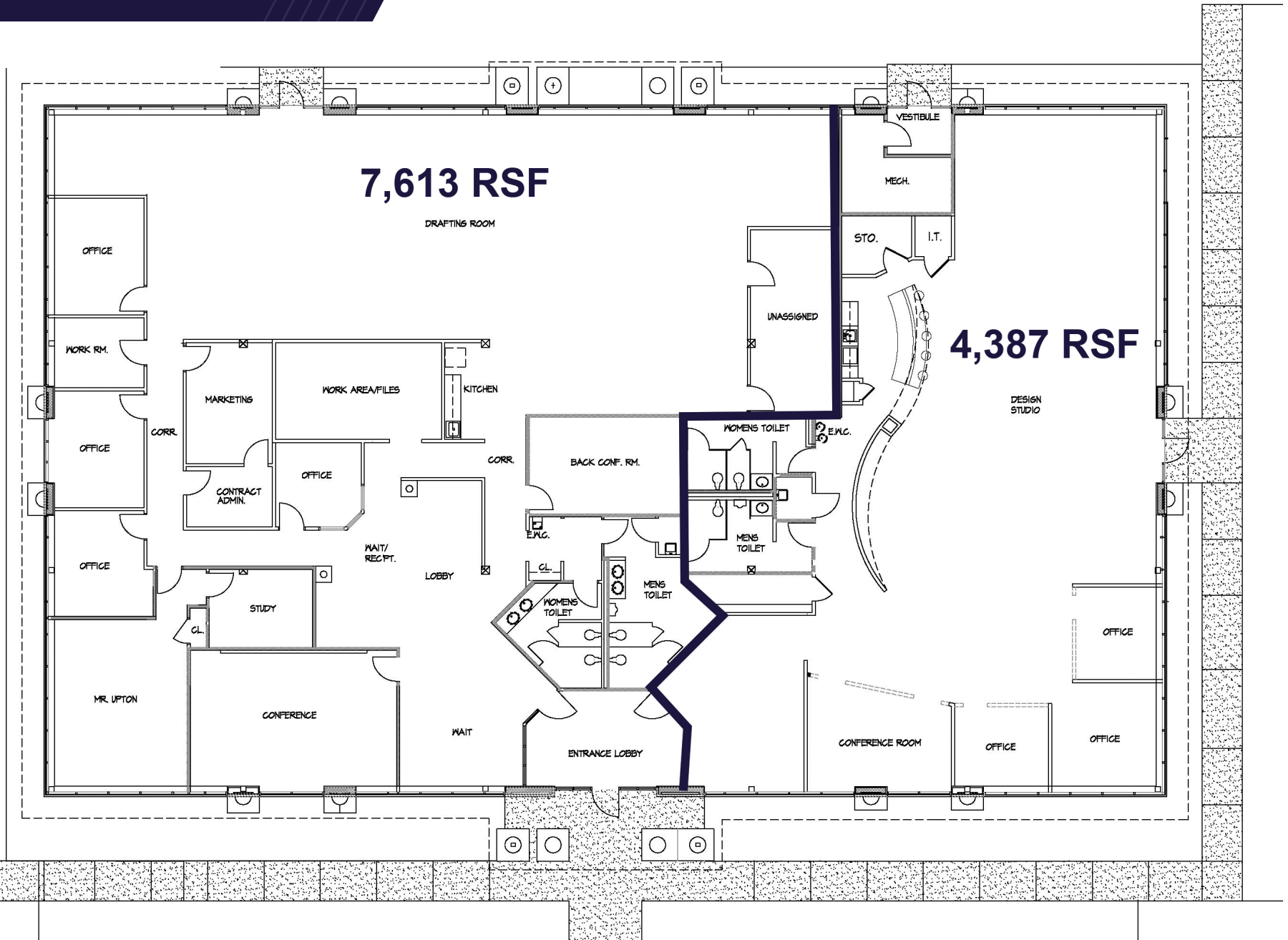
BRIGHT SPACIOUS  
OFFICES



ONSITE  
PARKING

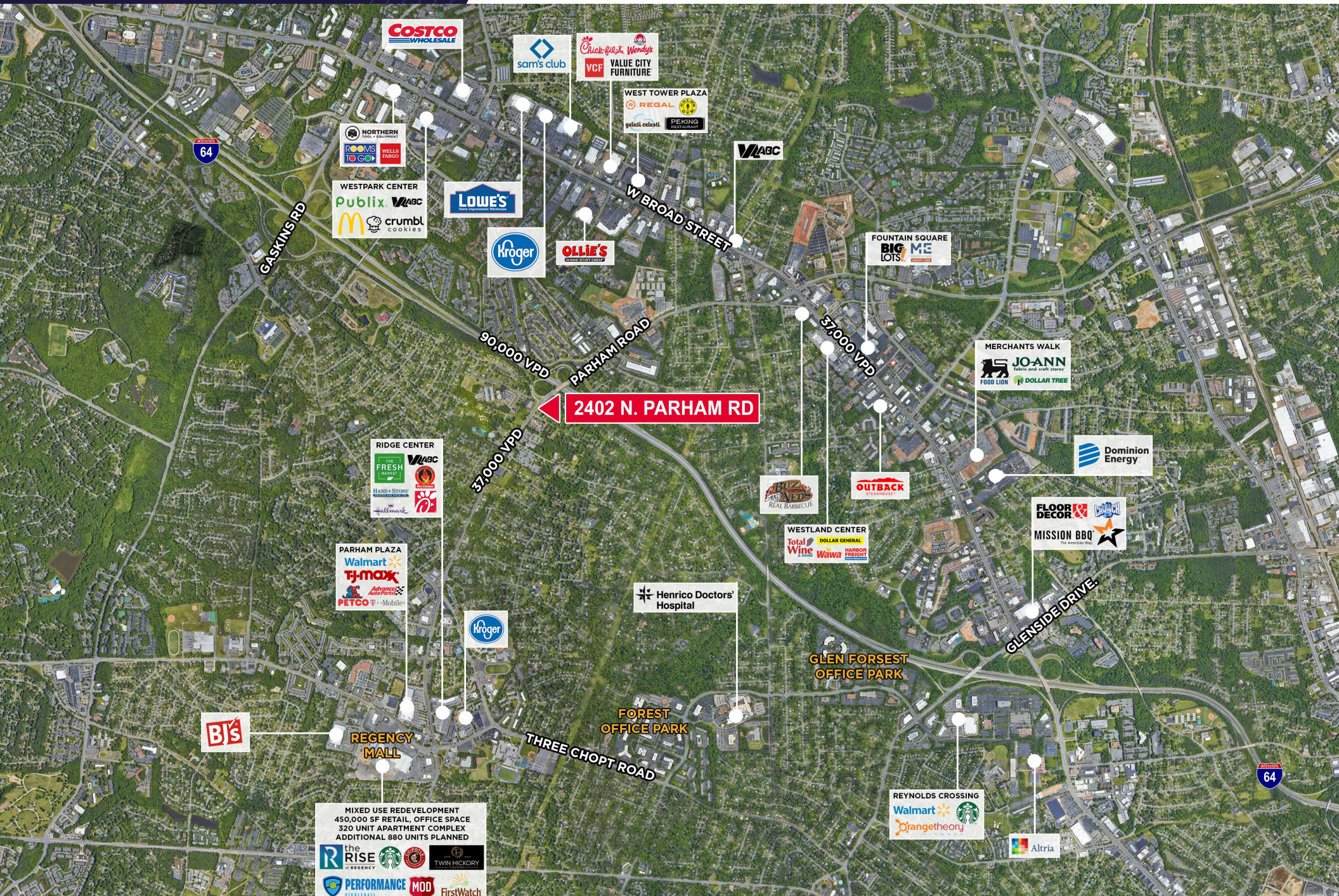


# FLOOR PLAN



# PROPERTY PHOTOS



[illegible]



# THALHIMER

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
thalhimer.com

I-64 from Charlottesville:

Take Exit 181 (Parham Rd)

Merge onto Parham Rd.

Take right at 1<sup>st</sup> stop light onto Fordson Rd

Turn right onto Nesselwood Rd

Turn right onto Nesselwood Dr

I-64 from Downtown Richmond:

Take Exit 181A (Parham Rd South)

Take right at 1<sup>st</sup> stop light onto Fordson Rd

Turn right onto Nesselwood Rd

Turn right onto Nesselwood Dr



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