



RIVER'S BEND EAST

OFFICE & TECHNOLOGY CENTER

13203 N. ENON CHURCH RD, CHESTER, VA 23836

SALE OR LEASE



**COMING
SOON**



PROFESSIONAL OFFICE SPACE IN RAPID GROWTH AREA OF CHESTERFIELD COUNTY, VA

FEATURES

- ▶ **COMING SOON!** New LEGO Production Facility & Google data center within 3 miles
- ▶ Full service rental rates available with flexible lease terms
- ▶ Two (2) story, 140,000± SF office building located near Meadowville Technology Park (meadowville.com)
- ▶ Amenities include fitness center with showers and lockers, loading dock and outdoor courtyard space with picnic tables
- ▶ Landlord provides 24-Hour HVAC
- ▶ Onsite ownership and property management
- ▶ Four (4) spaces per 1,000± SF (250 space parking lot permitted and ready to be developed)
- ▶ Easy access to I-295 (3 miles) and I-95 (7.5 miles)

SUMMARY

Space Available	Office	200 SF – 75,000 SF
-----------------	--------	--------------------

Nearby:



Amazon Distribution, Medline, ITAC, Niagara Bottling Company, Cartograf Group, VCU Health, The Goddard School, Morris Cardiovascular & Risk Reduction Center, CVS, Meadowville Technology Park, Merit Medical, Chester Career College, BrightPoint College, Food Lion, LEGO & Google (Coming Soon!)



THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT



CONTACT

Sean Eichert, (804) 601-0374
seichert@realestateservicesco.com, realestateservicesco.com

Real Estate Services Co. & Highlands Real Estate Co.
13281 River's Bend Blvd, Suite 201, Chester, VA 23836

PROPERTY PHOTOS



FLOOR PLANS – A & B WING



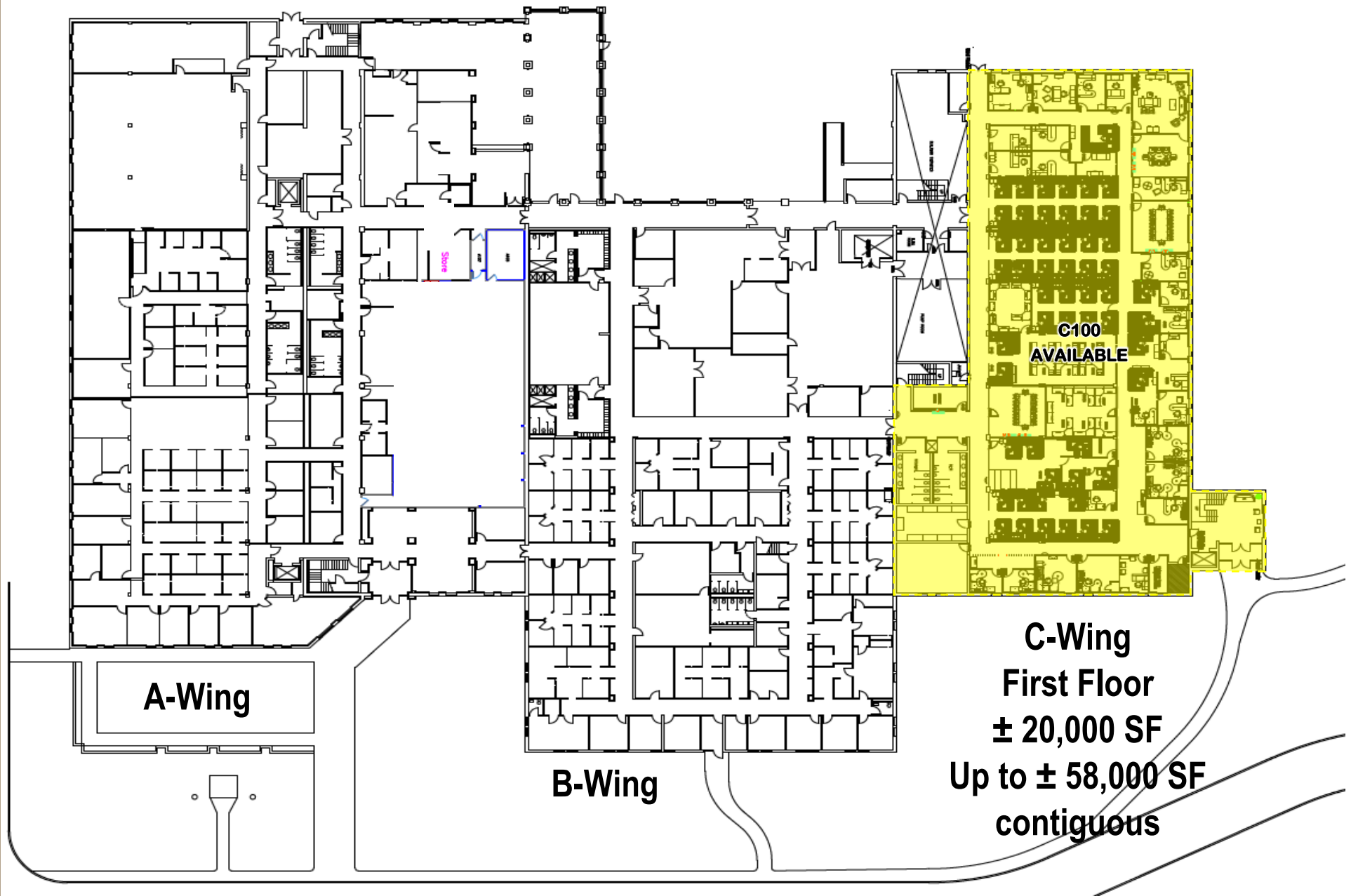
**Square footage listed is approximate.*

**B100, B110, B150 & B160 COMBINABLE
UP TO ±18,700 SF WITH
PRIVATE EXTERIOR ENTRANCE**

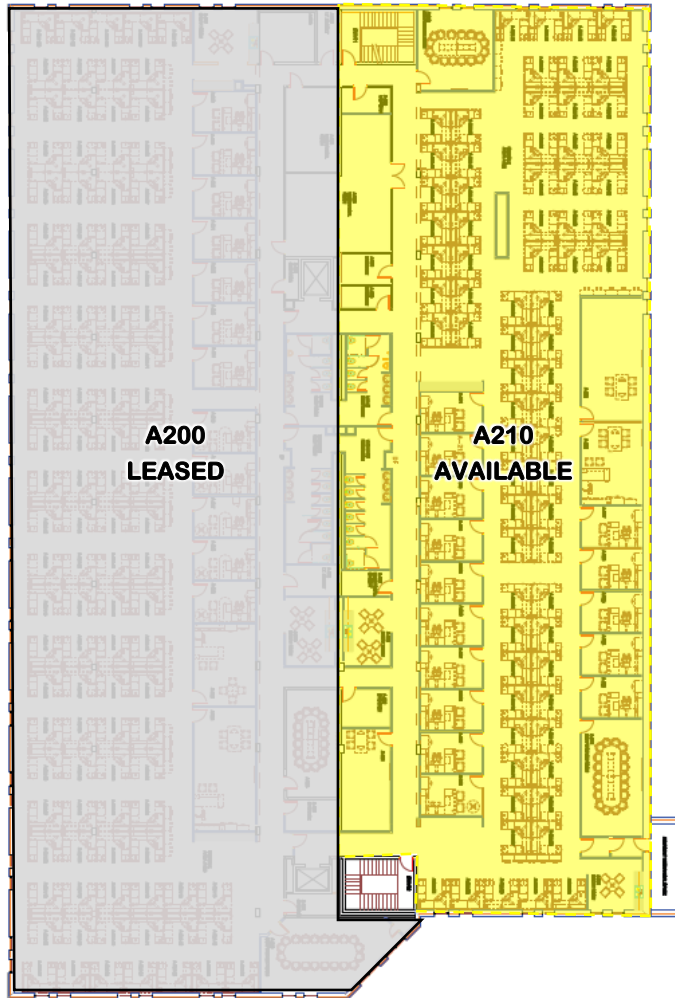
AERIAL VIEW



KEY PLAN – FIRST FLOOR

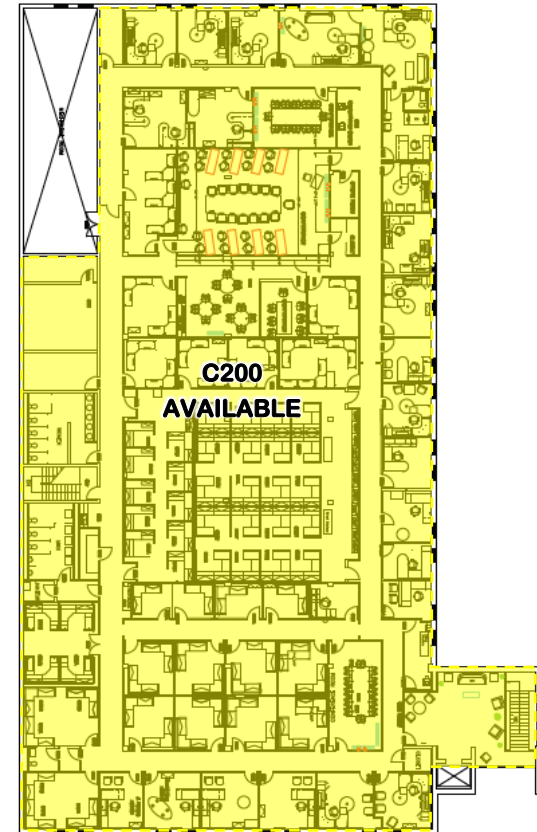


KEY PLAN – SECOND FLOOR



**A-Wing
Second Floor
± 13,000 SF available**

**TOTAL SPACE
AVAILABLE
UP TO
75,000 SF**



**C-Wing
Second Floor
± 20,000 SF available
± 58,000 SF contiguous**