

Pembroke Office Park | Up to 5,000 SF Available | Subdividable

Conveniently located at Parham Rd and I-64

EXCLUSIVE LISTING

FOR LEASE



20 08
ONE SOUTH
COMMERCIAL

2307 N PARHAM RD,

HENRICO, VA 23229



\$18.50 PSF/Net of Electric & Janitorial

PROPERTY HIGHLIGHTS

- ✓ FIRST FLOOR SUITE
- ✓ TWO PRIVATE ENTRANCES
- ✓ INTERNAL BATHROOMS AND KITCHEN
- ✓ FRONTAGE ON PARHAM RD
- ✓ PROPERTY CAN BE SUBDIVIDED

CHRIS CORRADA | 804.833.7909

chris.corrada@onesouthcommercial.com



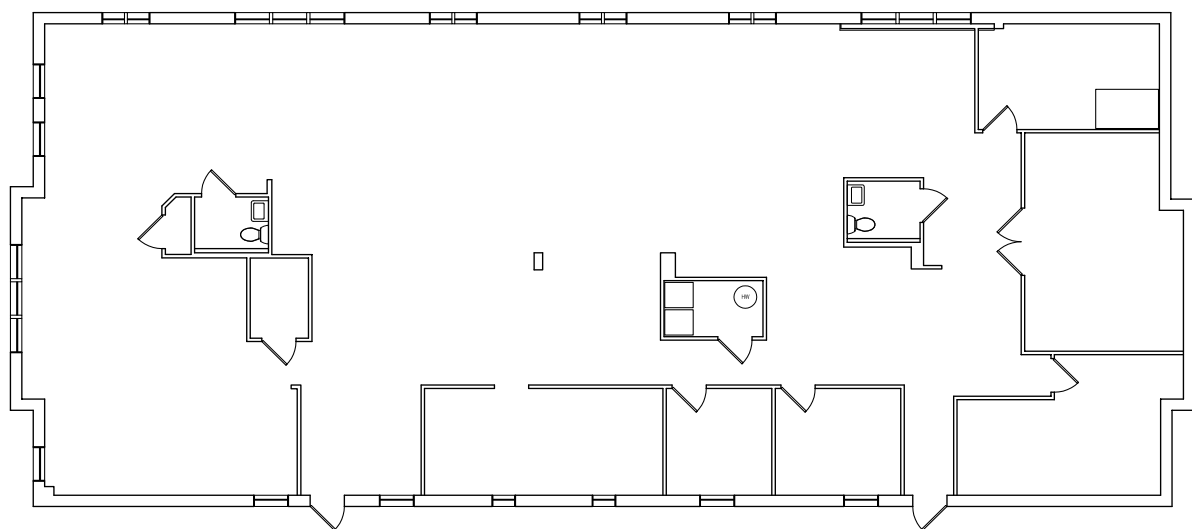
Great office for lease with abundant parking and easy access at Parham and 64. It has two first floor private entrances and lots of windows. The space is mostly open with internal bathrooms, an IT closet and a kitchen. There is abundant parking located in front of the building.

The landlord can help you design and will provide a turnkey build-out to your specifications. Join VCU Health, Whitten Laser Eye, Sound Choice Family Dental and many other happy tenants.

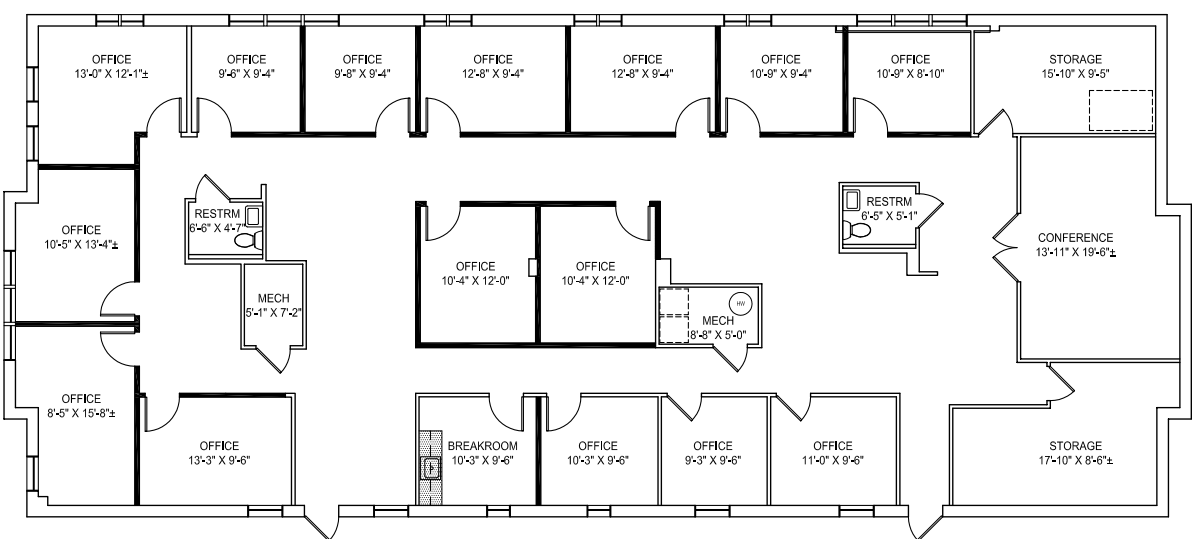
This is the only vacancy in Pembroke and perfect for medical or general office.

QUICK FACTS	
ADDRESS	2307 N Parham Rd, Henrico, VA 23299
PID	756-751-2001
ZONING	O-2C
GBA	5,000 +/- SF
SALE PRICE	\$18.50 PSF/ Net of Electric and Janitorial

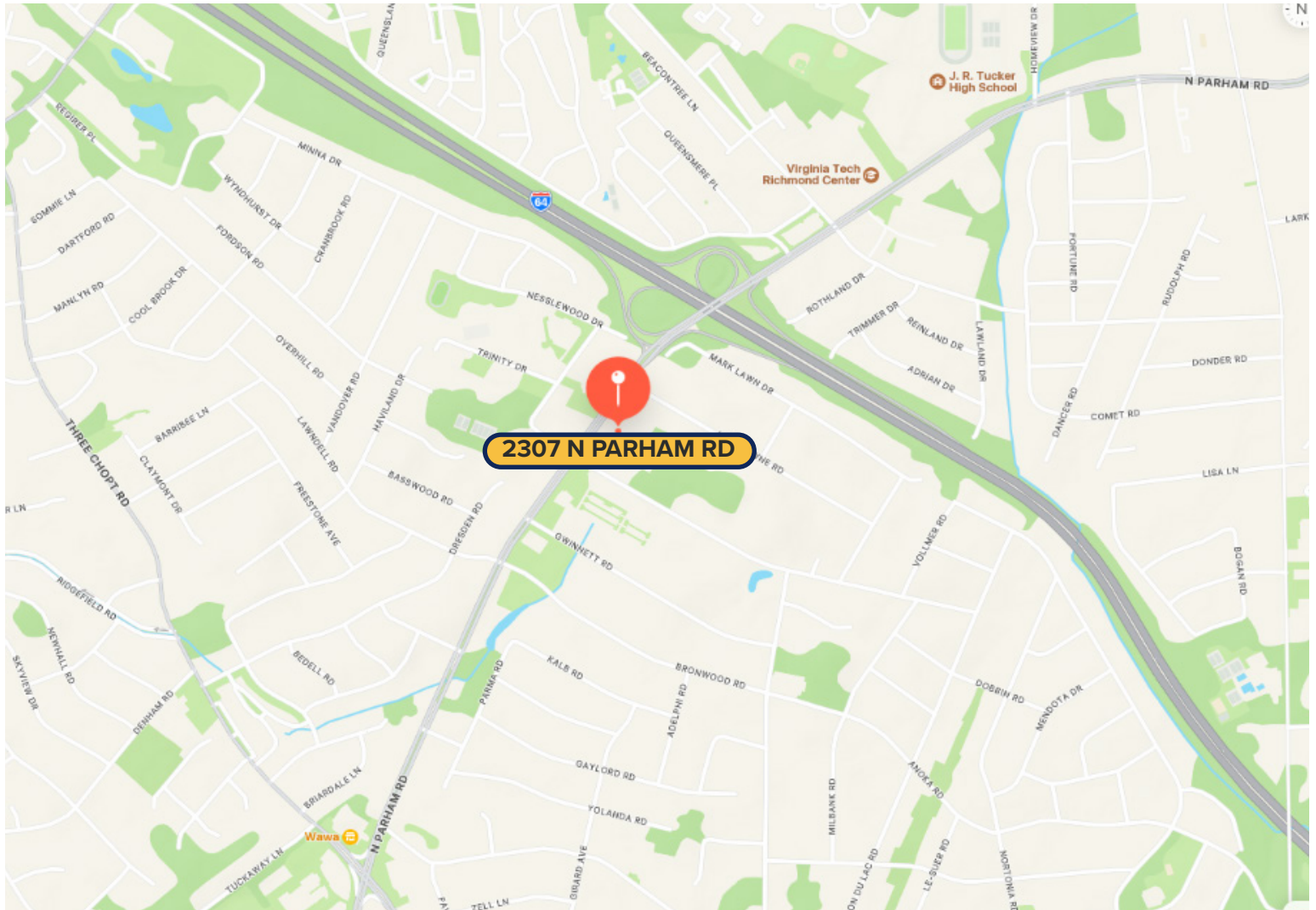
Existing Floor Plan



Proposed Floor Plan



PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING DOOR TO REMAIN
	NEW DOOR
	NEW CASEWORK



Henrico

Henrico, VA, is a vibrant and fast-growing area that offers exceptional opportunities for businesses to thrive. Strategically positioned with seamless access to major transportation corridors like Parham Road and I-64, it provides unparalleled connectivity to Richmond and beyond. The county is home to a diverse mix of industries, a strong talent pool, and a supportive business climate, making it an ideal destination for companies seeking growth and innovation. With a reputation for excellent infrastructure, high-quality services, and a community that values progress, Henrico continues to be a top choice for businesses looking to seize new opportunities and establish a lasting presence in the region.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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