



[Property Video](#)  
[Property Website](#)



# HIGHLAND II AT GLEN FOREST

2<sup>ND</sup> FLOOR COMMON AREA RENOVATION COMING SOON!

 CUSHMAN & WAKEFIELD | **THALHIMER**

 **GLEN  
FOREST**  
OFFICE PARK



# PROPERTY HIGHLIGHTS

## OVERVIEW

- 1,824-8,087 RSF Available
- Flexible demising
- Shaded patio for tenant use
- Excellent visibility on Forest Avenue
- Strong area demographics
- Lobby renovation now complete!



Excellent Location



4 mins from  
Henrico Doctors'



3 minutes to I-64



10 minutes to Short Pump  
& Scott's Addition



0.5 mi from dining at  
Reynold's Crossing

# PROPERTY AMENITIES



Old Growth Trees



Campus  
Conference  
Center



Campus Fitness  
Center



Grab 'N Go  
Vending



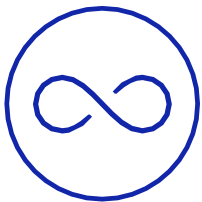
Abundant  
Parking



Professional  
Atmosphere



Weekly Food  
Trucks



Infinite  
Possibilities

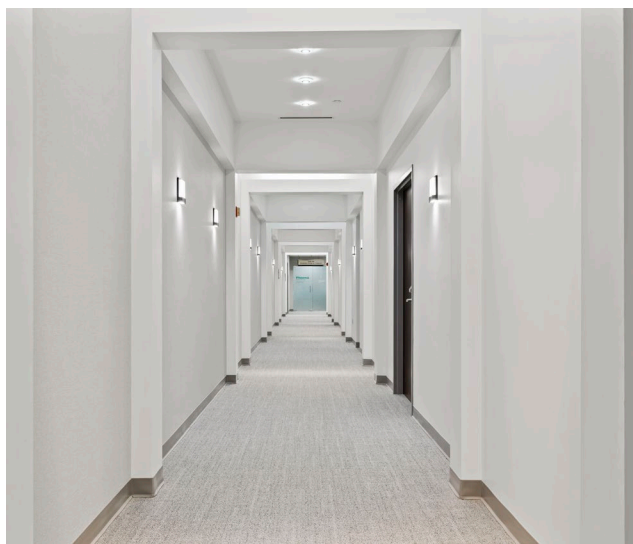
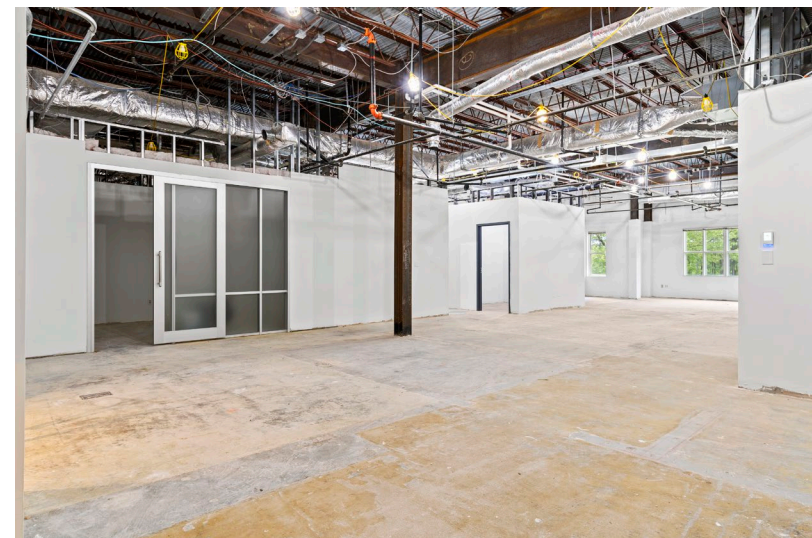






Newly renovated lobby!

# INTERIOR PHOTOS



Freshly graded and striped parking lot



# PROPERTY SUMMARY

## Highland II

Cushman & Wakefield | Thalhimer is pleased to present Highland II for lease.

<b>Address</b>	7229 Forest Ave, Richmond VA
<b>Submarket</b>	Glen Forest/Glenside
<b>Building Class</b>	A
<b>Total Building SF</b>	67,899 SF
<b>Available SF</b>	1,824 - 8,087 RSF (Flexible Demising)
<b>Timing</b>	IMMEDIATE
<b>Stories</b>	2
<b>Parking</b>	4.25 per 1,000 SF
<b>Amenities</b>	Shaded patio, Campus fitness center, Campus conference room



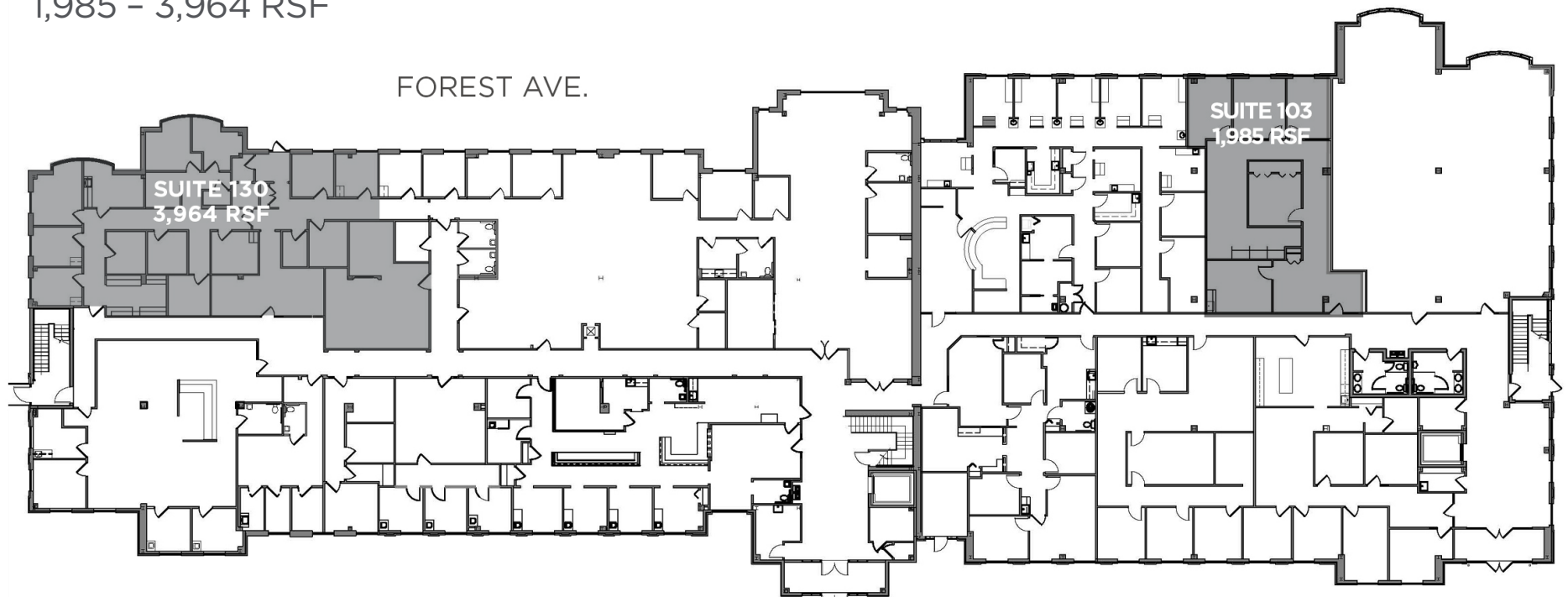


# FLOOR PLANS

POTENTIAL DEMISING - SMALL BLOCKS

## FIRST FLOOR

1,985 - 3,964 RSF





# FLOOR PLANS

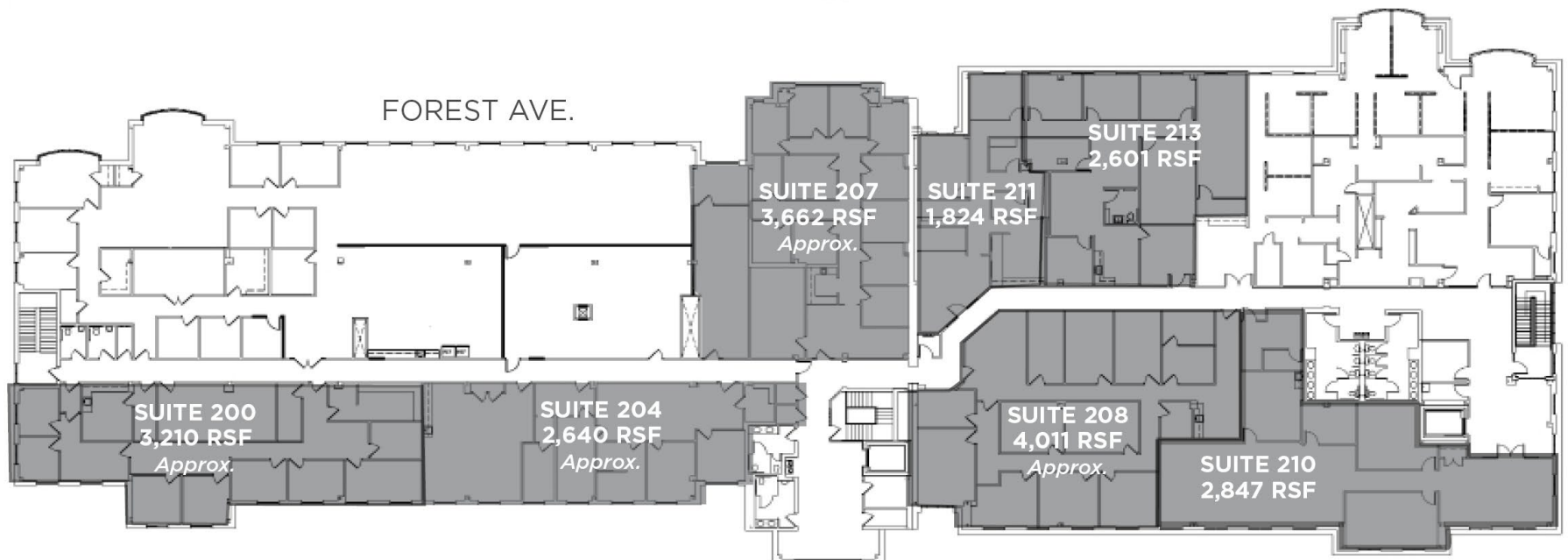
POTENTIAL DEMISING - SMALL BLOCKS

## SECOND FLOOR

Combine Suites 200-204 for up to 5,850 contiguous SF

Combine Suites 207-213 for up to 8,087 contiguous SF

Combine Suites 208-210 for up to 6,858 contiguous SF







# LOCATION OVERVIEW



# Highland II



GLEN  
FOREST  
OFFICE PARK



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