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HIGHLAND II AT GLEN FOREST

2ND FLOOR COMMON AREA RENOVATION COMING SOON!



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



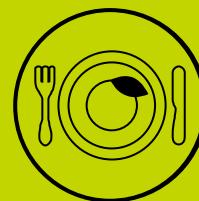
4 mins from
Henrico Doctors'



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



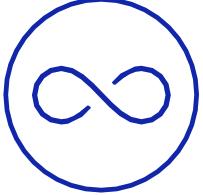
Abundant Parking



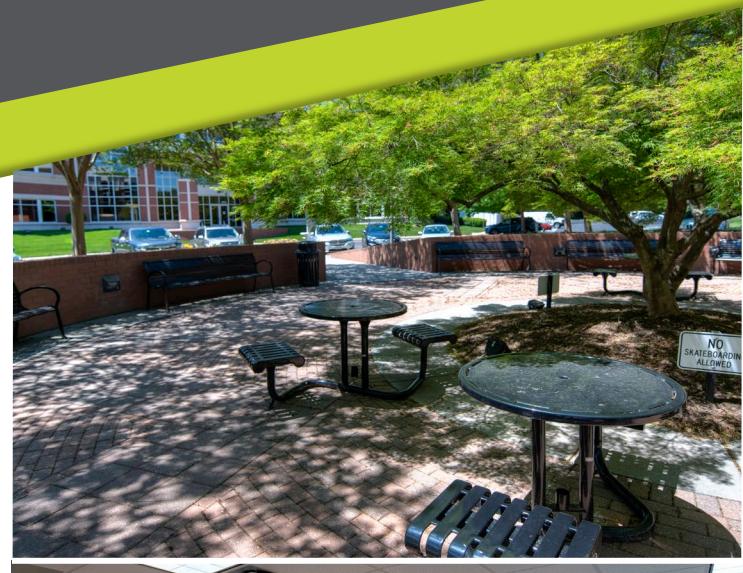
Professional Atmosphere



Weekly Food Trucks



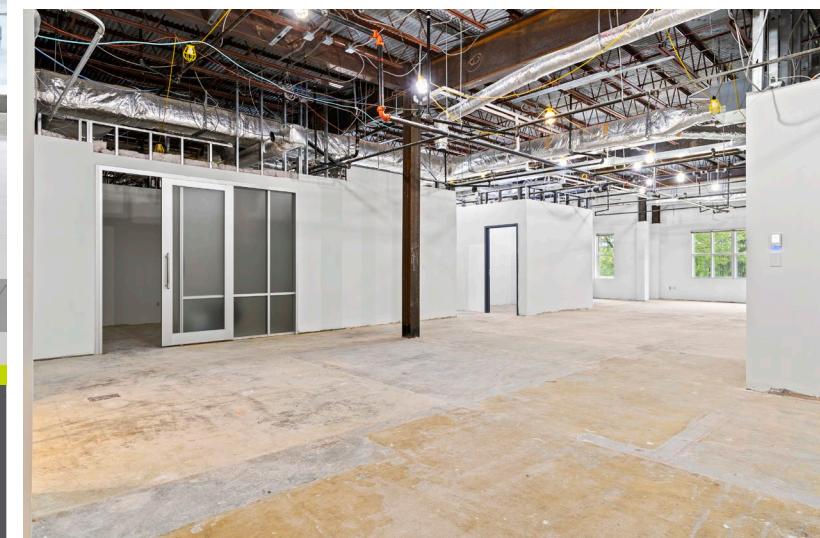
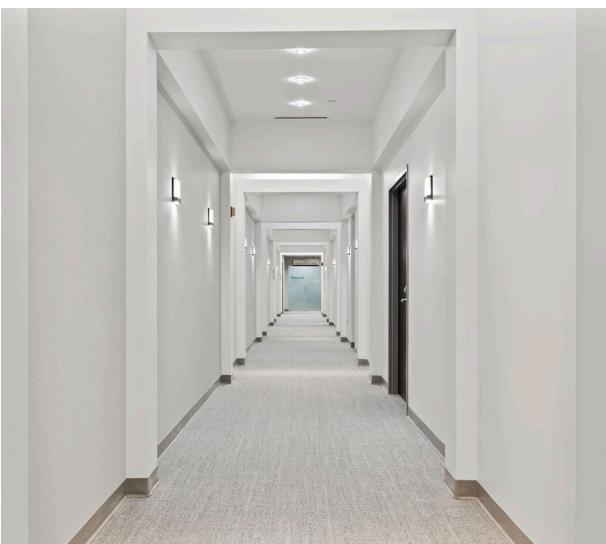
Infinite Possibilities





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.

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

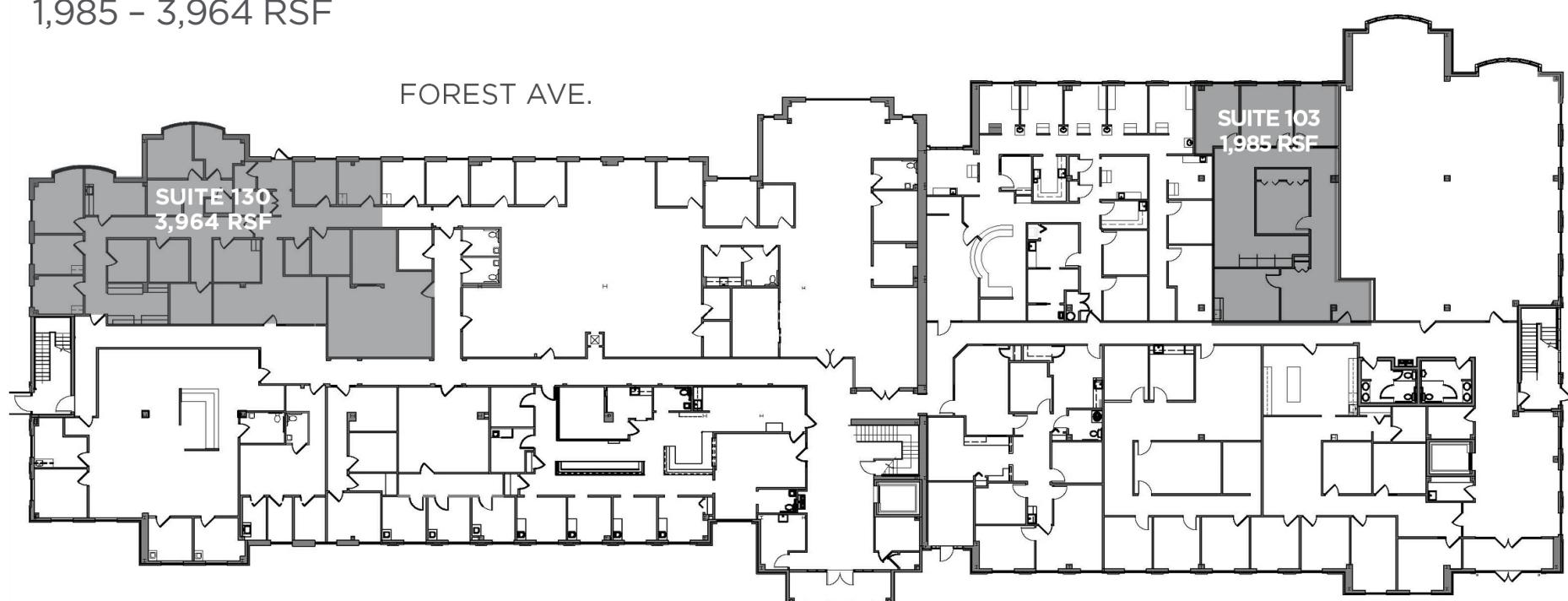


FLOOR PLANS

POTENTIAL DEMISING - SMALL BLOCKS

FIRST FLOOR

1,985 - 3,964 RSF



FLOOR PLANS

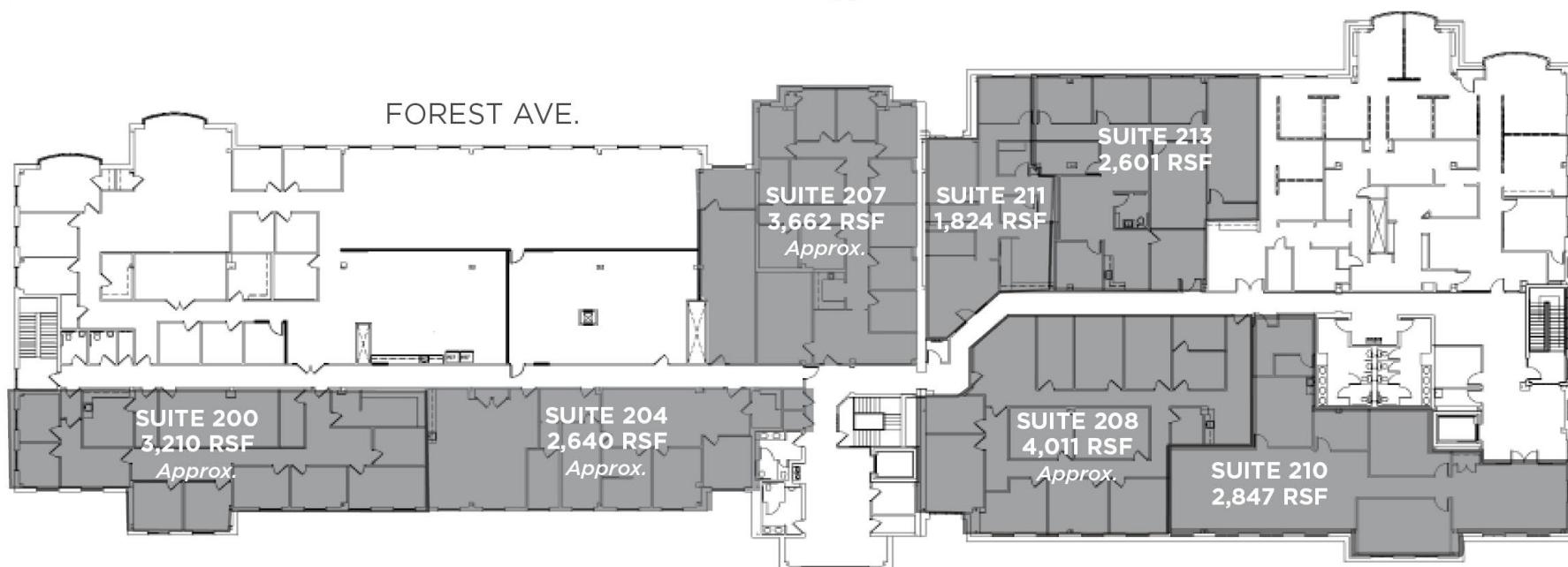
POTENTIAL DEMISING - SMALL BLOCKS

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



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THALHIMER

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