



FOR LEASE

7204 Glen Forest Drive, Richmond, VA 23226

40,448 SF Class A Suburban Office Building Located Within the Glen Forest Office Park

- ▶ Immediate access to Interstate-64, major hotels, and retail amenities
- ▶ 4/1,000 SF parking ratio
- ▶ Close proximity to HCA Henrico Doctor's Hospital & Bon Secours St. Mary's Hospital
- ▶ Comcast and Verizon FIOS

▶ LOBBY RENOVATIONS ARE COMPLETE!

AVAILABLE SUITES

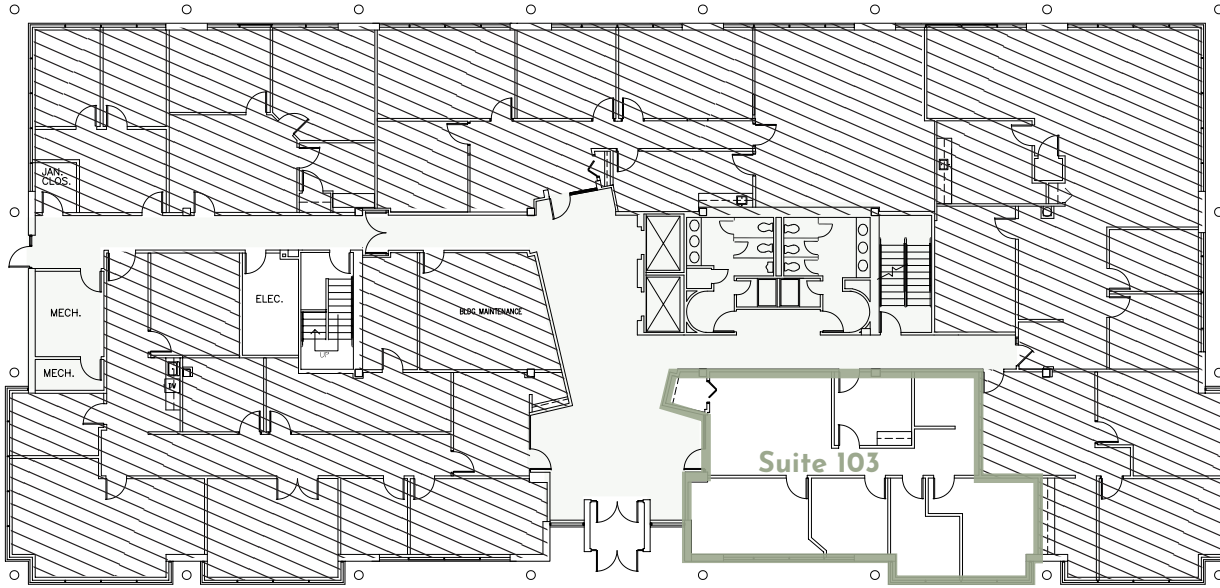
Suite 103 1,444 SF

Suite 204 1,335 SF

Suite 304 9,685 SF
(Subdividable)

FIRST FLOOR SUITE

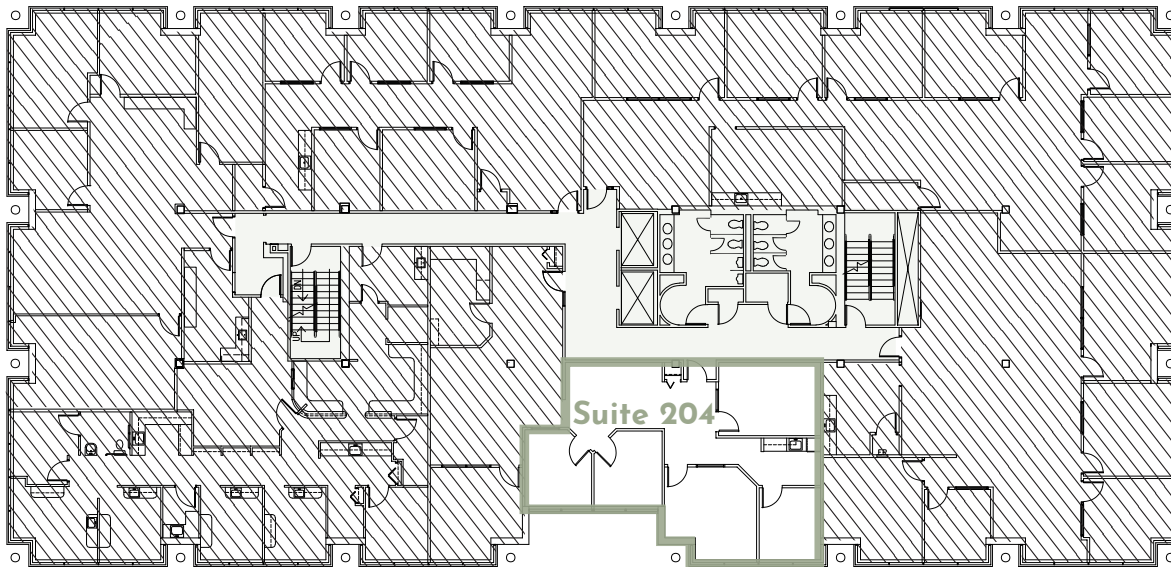
Suite 103 - 1,444 SF



Shared Space

SECOND FLOOR SUITE

Suite 204 - 1,335 SF



Shared Space

CONTACT US

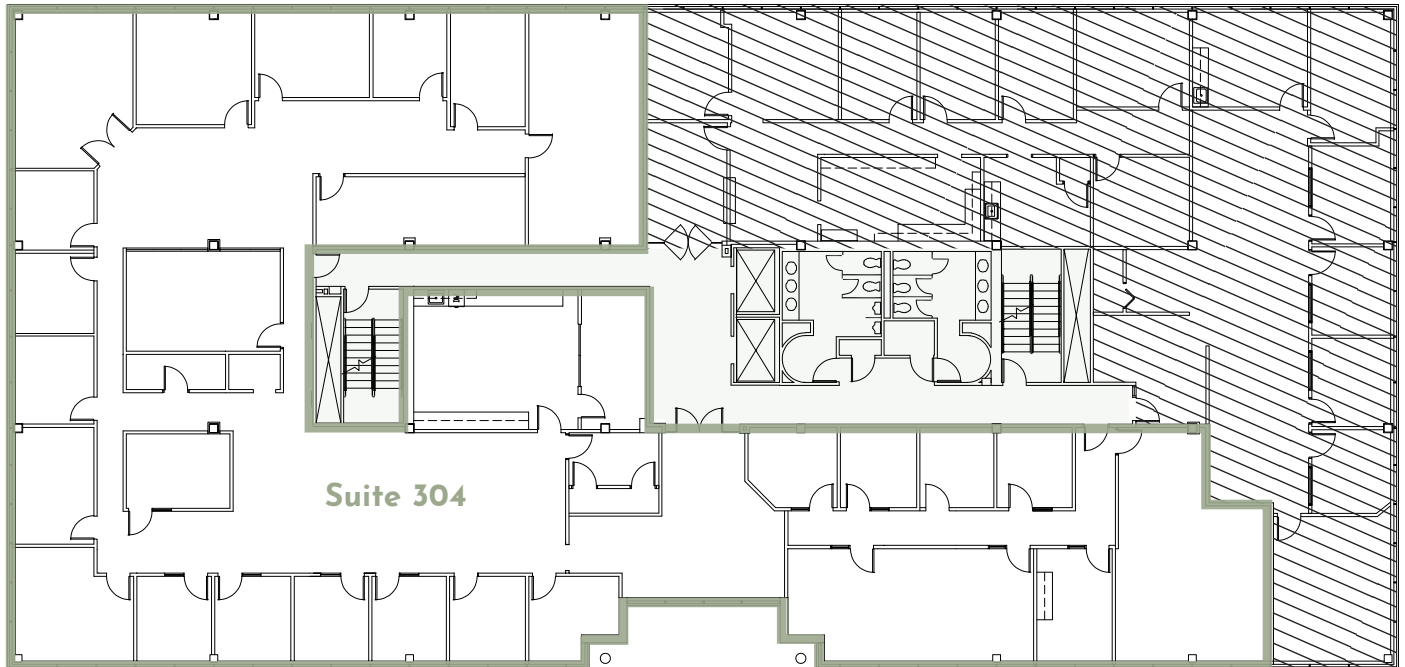
David Wilkins, SIOR
Executive Managing Director
dwilkins@rangecommercial.com
804.873.2569

Rebecca Barricklow
Senior Vice President
rbarricklow@rangecommercial.com
804.399.4762



THIRD FLOOR SUITE

Suite 304 - 9,685 SF (Subdividable)



Shared Space



CONTACT US

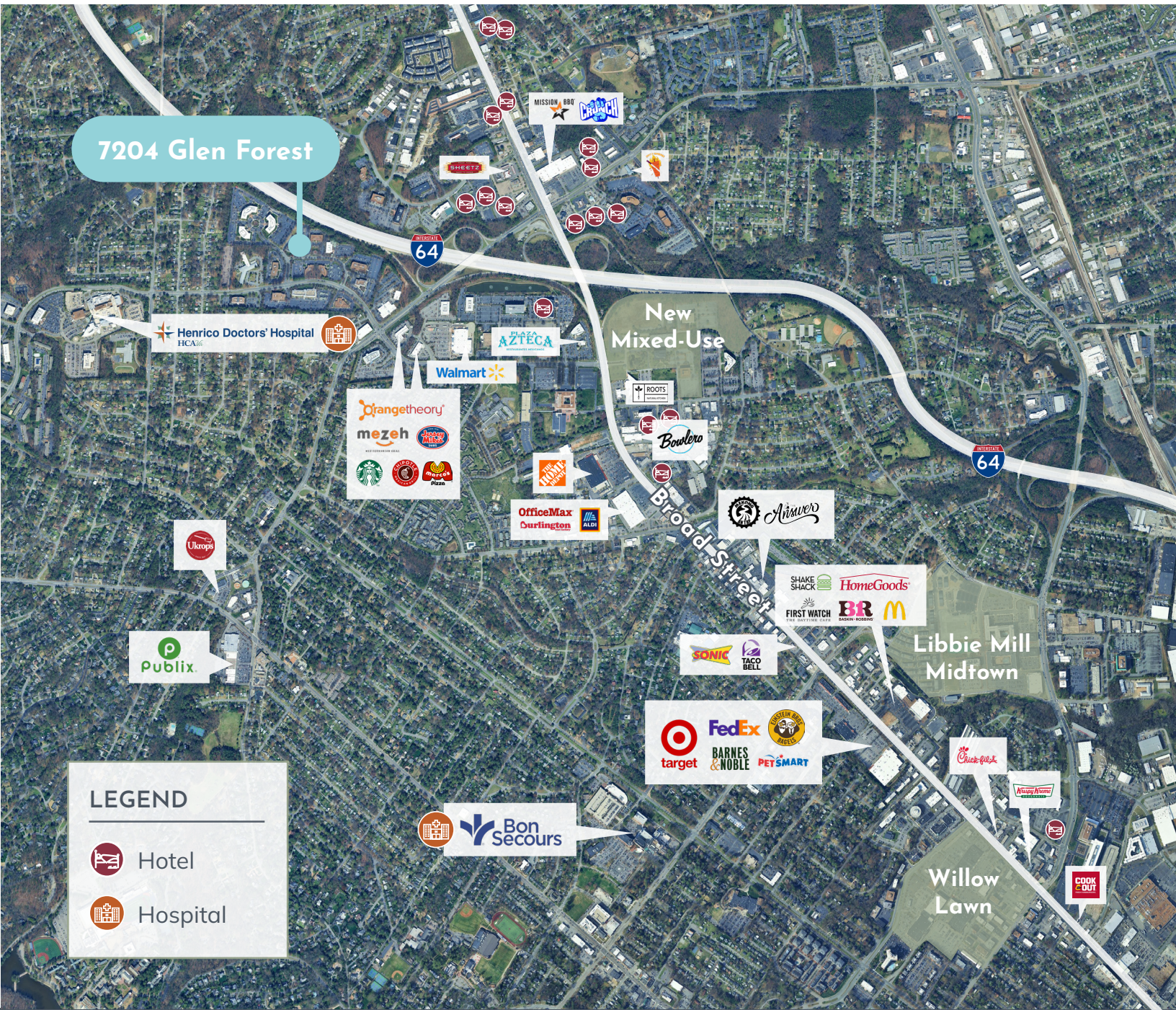
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IMMEDIATE ACCESS

TO I-64, RESTAURANTS, HOTELS, HOSPITALS, AND MORE



7204 Glen Forest

Henrico Doctors' Hospital
HCA[®]

Walmart

Orangetheory
mezeh
Starbucks
McDonald's
Pizza

OfficeMax
Durlington
ALDI

Ukrop's

publix.

New Mixed-Use

Arrows

SHAKE SHACK
HomeGoods
FIRST WATCH
BR
McDonald's

SONIC
TACO BELL

Libbie Mill Midtown

target
FedEx
BARNES & NOBLE
PET SMART

Bon Secours

Chick-fil-A

Willow Lawn

Wendy's

COOK & OUT

LEGEND

-  Hotel
-  Hospital

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New Mixed-Use Development

46-ACRE MIXED USE SITE SOON TO BE HOME TO 120,000 SF OF RETAIL AND ENTERTAINMENT & 1,000+ MULTIFAMILY UNITS



90-ACRE MIXED-USE SITE HOME TO TOWNHOMES, CONDOS, APARTMENT UNITS AND RETAIL SPACE



The Shops At Willow Lawn

22 RETAILERS | 14 RESTAURANTS | 11 SERVICES



AMENITY-RICH LOCATION

Established in one of the most well-known professional submarkets of Richmond, Virginia, Glen Forest Office Park offers what other office space providers simply cannot - a dynamic, elevated community to help you cultivate your business to success. Glen Forest Office Park is comprised of 15 Class A Office Buildings. Centrally located at Glenside Drive and Forest Avenue, with direct access to I64, Glen Forest is within two miles of two of Richmond's largest hospitals. It is also in close proximity to the University of Richmond, Libbie & Grove retail and dining, and numerous hotels. Glen Forest is the closest Class A office destination to Richmond's most affluent, and some of the newest, communities in the market.

In addition to the central location, Glen Forest is located less than a 15-minute drive to the central business district and everything it has to offer.

Glen Forest has a weekly food truck program, and property management is located on site for all your immediate needs.

The professional atmosphere makes it a perfect place for your office.

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