



THALHIMER

OFFICE FOR LEASE
West Shore III

301 Concourse Blvd. | Henrico County, Virginia

CLASS A OFFICE



Lakefront with walking trails & outdoor patios

For more information, contact:

MARK DOUGLAS, CCIM, SIOR
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AMY BRODERICK
First Vice President
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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Owned & Managed by:



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Property Features

- Three-story Class A office building
- Lakefront building with access to walking/jogging trails and outdoor patios
- Newly renovated lobby & restrooms with high-end finishes
- Full service, 18-station fitness facility on-site
- Nearby amenities include many retail shops and the Twin Hickory YMCA
- Easily accessible from the I-64/I-295 interchange

Specifications

Total Size	53,690 SF
Availabilities	Suite 110 – 1,877 SF Suite 140 – 1,850 SF (available May 1, 2020)
Rental Rate	\$23.00 PSF, full service
Parking	4.5 per 1,000 SF
Management	On-site

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Cancel your gym membership!

3,100 SF onsite fitness center

18 stations

Free weights

Showers, lockers & towel service



FITNESS CENTER



TOWEL STATION

Onsite Management Office



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LOUNGE

Tenant Lounge

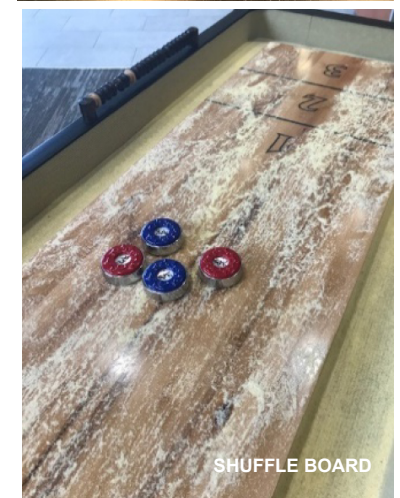
- Weekly Chick-fil-A pop up
- 24/7 tenant access
- Big screen TV
- Whiteboards
- Outdoor seating



PING PONG



COFFEE



SHUFFLE BOARD

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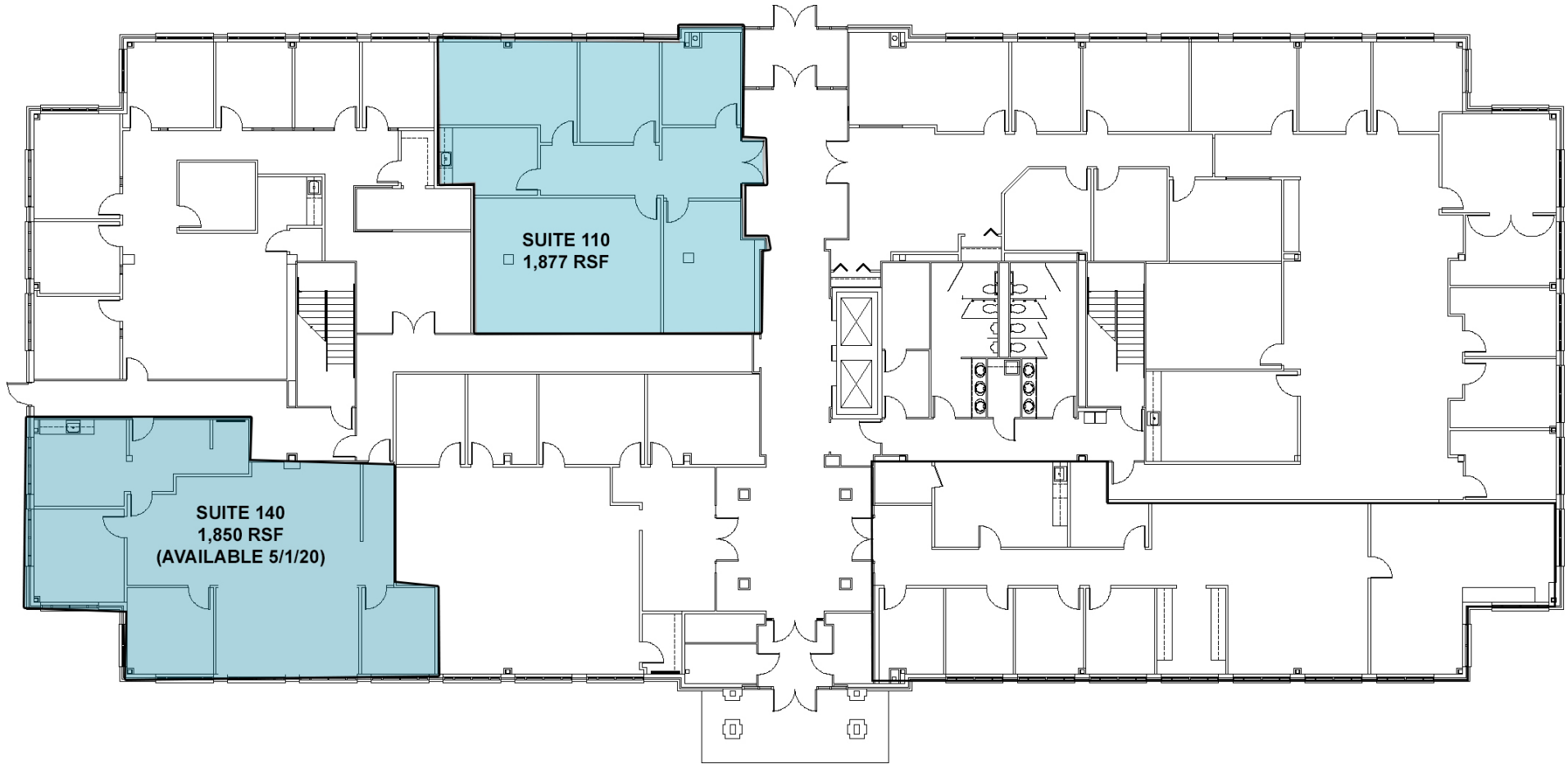


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FIRST FLOOR



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