

# OFFICE SPACE AVAILABLE

4435 WATERFRONT DRIVE  
GLEN ALLEN, VA 23060



## FEATURES

- + Class A, four story office building totaling 72,000 SF
- + Three suites available
  - 1,838 RSF
  - 2,164 RSF
  - 7,054 RSF
- + Conveniently located in the Innsbrook Corporate Center
- + \$20.50 PSF, full service
- + New HVAC units, renovated lobby and restrooms
- + Ample parking
- + Lake front property with patio
- + On-site cafe
- + Excellent access to I-295, I-64 and Route 288



## CONTACT US

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OFFICE SPACE AVAILABLE FOR LEASE  
**4435 WATERFRONT DRIVE**

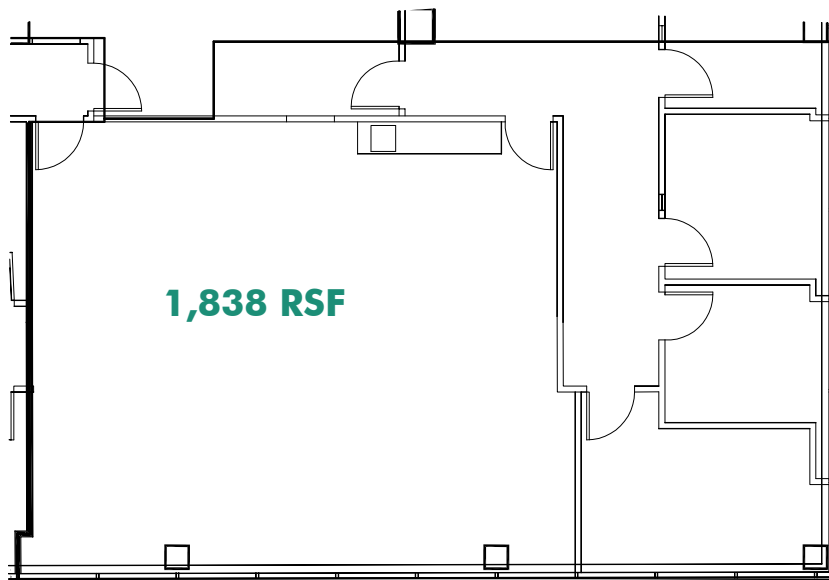
GLEN ALLEN, VA



**SECOND FLOOR**



**THIRD FLOOR**

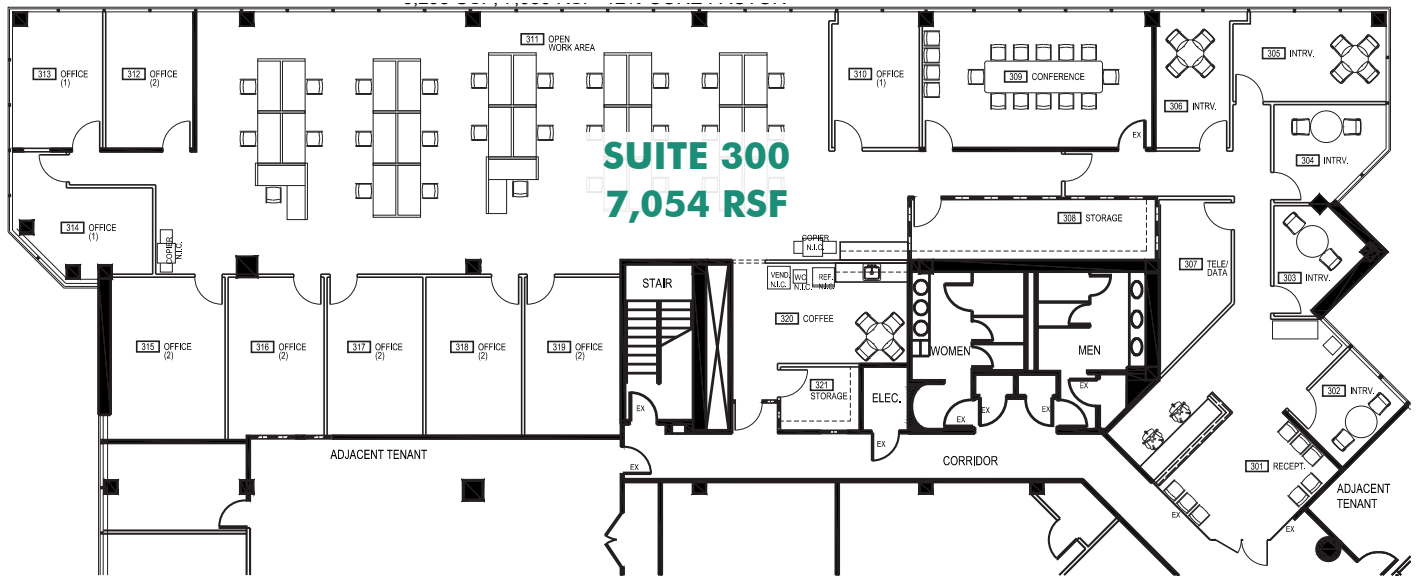


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## THIRD FLOOR



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