



THALHIMER

OFFICE FOR LEASE
11104 W. Broad Street
Henrico County, Virginia

UP TO 52,020 SF AVAILABLE | WILL DIVIDE FOR 25,000 SF



Unique opportunity along W. Broad Street | Prime visibility & signage

For more information, contact:

AMY BRODERICK

Vice President
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RETT TURNER, CCIM, SIOR

First Vice President
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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Property Features

- Single-story Class A office building
- Building signage available
- Quick access to I-64, I-295 and Route 288
- Located within the highly amenitized Short Pump area and across from West Broad Village
- Multiple dining, fitness, retail, spa, entertainment, hospitality and housing options nearby
- Transit stop in close proximity
- Immediate occupancy available
- Expansive glass line and high ceilings
- Upgraded ceiling tiles and lighting
- Dedicated outdoor patio
- Furniture negotiable

Building Features	
Building Size	52,020 SF (will divide for 25,000 SF)
Parking	4.25 per 1,000 SF with additional parking opportunity as needed
Timing	Available immediately
Rental Rate	\$19.00 PSF, NNN
Management	Onsite



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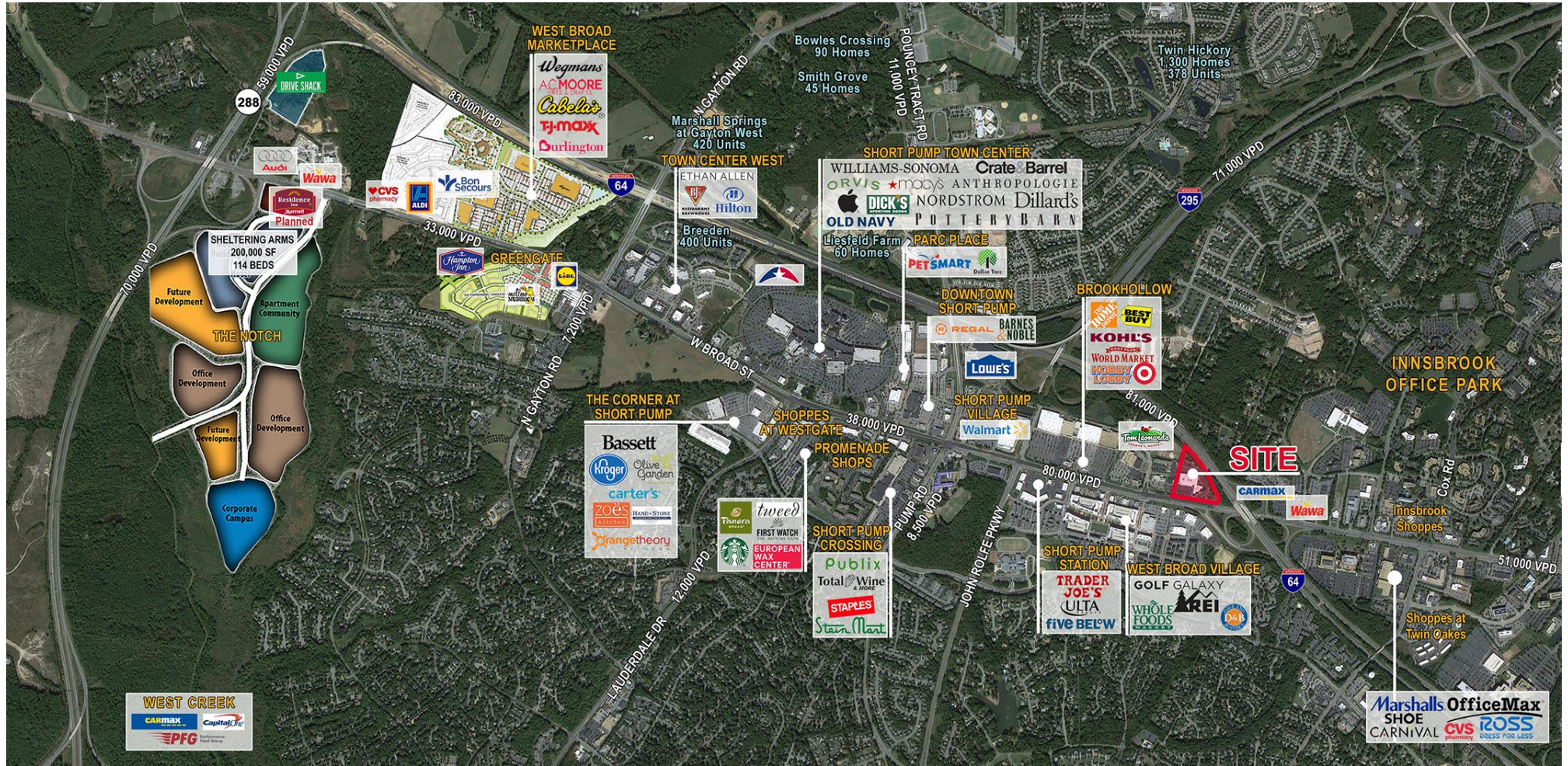
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