



WEST BROAD OFFICE CONDO

10140 WEST BROAD STREET | GLEN ALLEN, VA 23060

FEATURES

- **2,645 SF Office Condo For Sale or Lease.**
- Multiple offices, reception/waiting room, large open area, kitchen, 2 bathrooms, and utility closet.
- Excellent Broad Street location in the rear of *Lexington Commons*.
- 3-Star maintenance-free brick building.
- Direct access to I-64, close to *Innsbrook*.
- Perfect for Office or Medical use.
- Zoning: O-2C.
- **Sale Price: \$479,500 as is.**
- **Lease Rate: \$20.00 PSF Modified Gross.**

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2017 Population	8,056	89,724	191,541
Avg HH Income	\$93,529	\$100,737	\$104,149
Total Employees	16,521	58,236	118,166
Traffic Count	33,103 VPD on W. Broad & Gaskins 49,722 VPD on W. Broad & Deep Rock		

* Detailed demographics upon request



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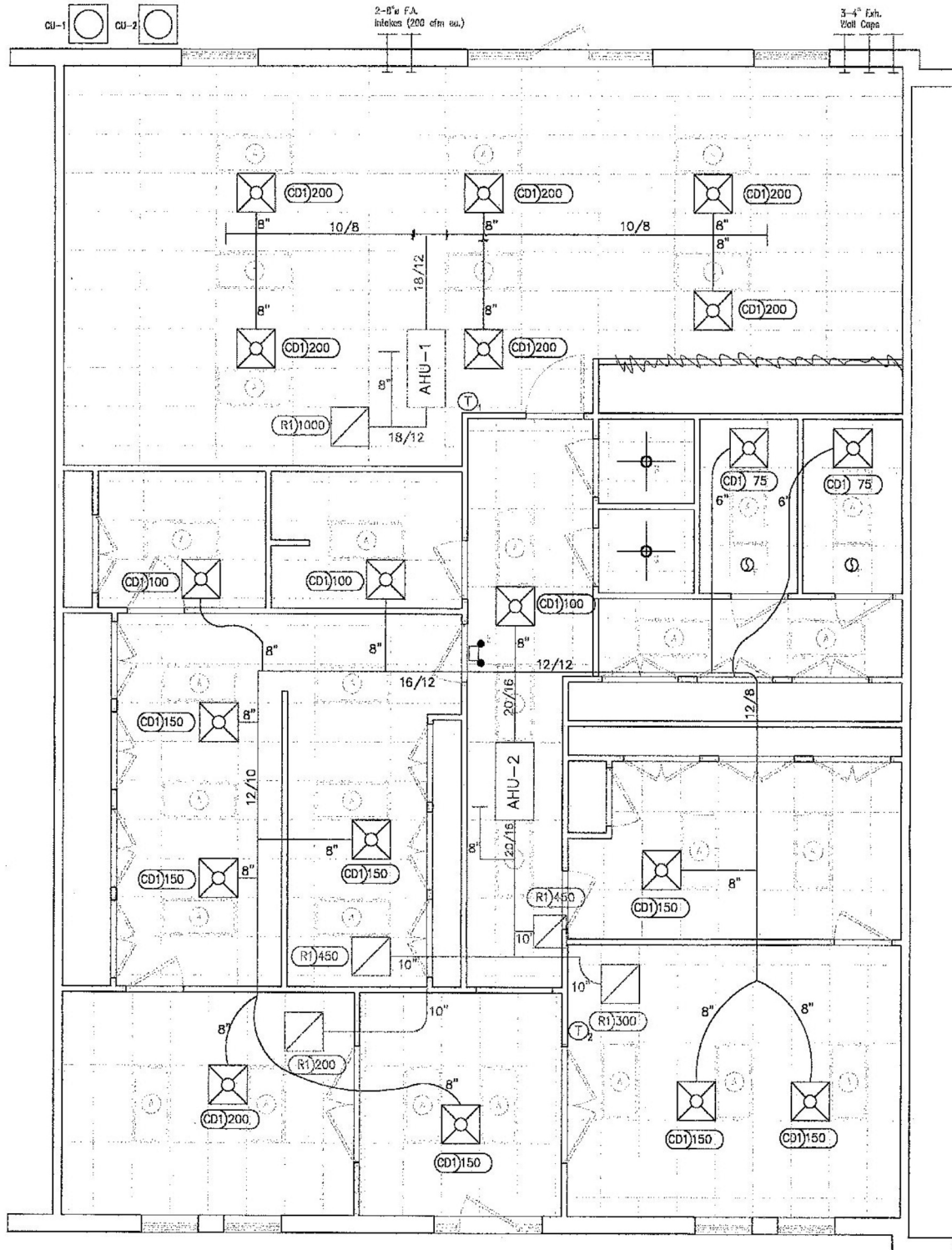
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RETAIL BROKERS NETWORK

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PROPERTIES
 Commercial Real Estate



FLOOR PLAN



10140-West-Br

AERIAL





PHOTOS



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