

# For lease

4180-4196 Innslake Drive, Glen Allen, VA 23060



## **Property Highlights**

### 4180-4196 Innslake Drive, Glen Allen, VA

4180-4196 Innslake Drive is located in Innsbrook, the largest Class A office park in the Richmond Metro Area with numerous restaurants, shops, and hotels a short walk away. The Innsbrook and Short Pump areas of western Henrico County provide an exceptional quality of life and place to do business. Innsbrook is conveniently positioned close to interchanges for I-64, I-295 and Route 288, providing easy access to the entire Richmond region. Over 500 companies with over 22,000 employees call Innsbrook home.

#### **Building Features**

- 22,142 SF Class A Building
- Available suites from 1,131 SF to 4,435 SF
- Direct suite access
- Ample on-site parking
- Signage opportunity
- Easy access to over 5 miles of recreational trails
- Close proximity to hotels and restaurants











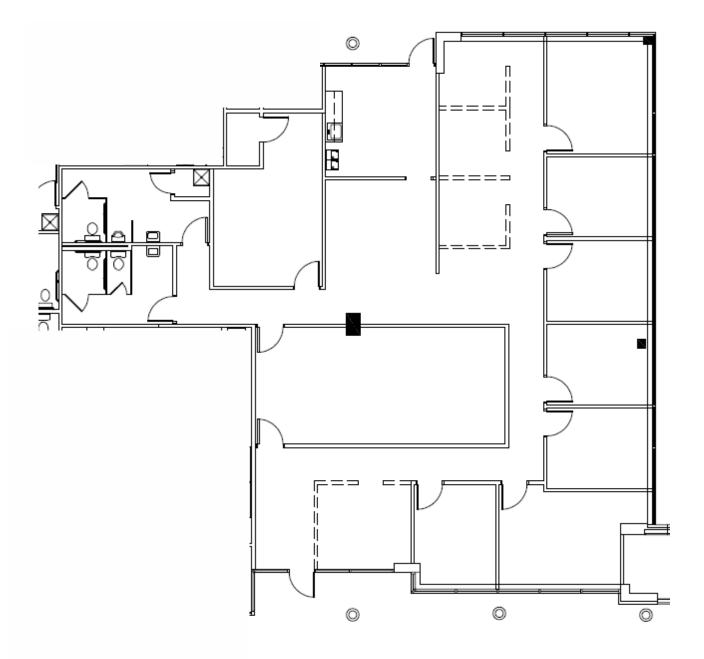




## FLOORPLAN

#### Suite 4186:

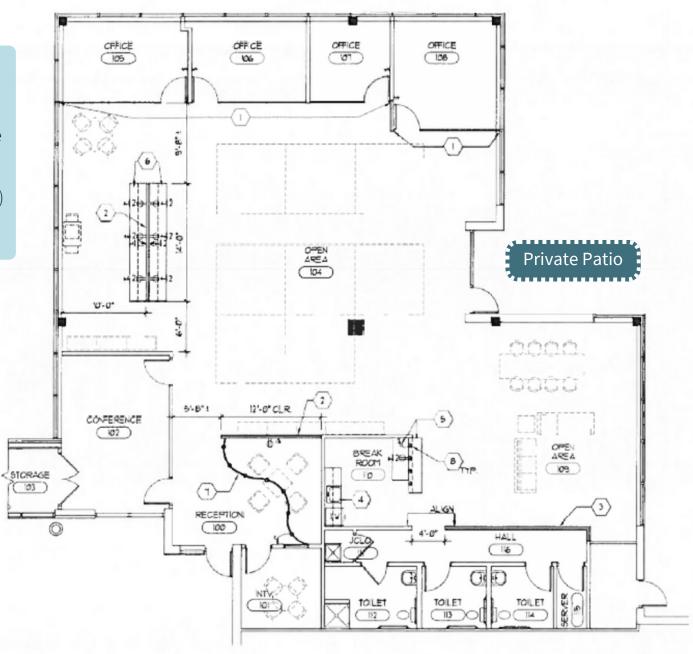
- 3,523 SF
- Private restroom
- Private training room



## FLOORPLAN

#### Suite 4190:

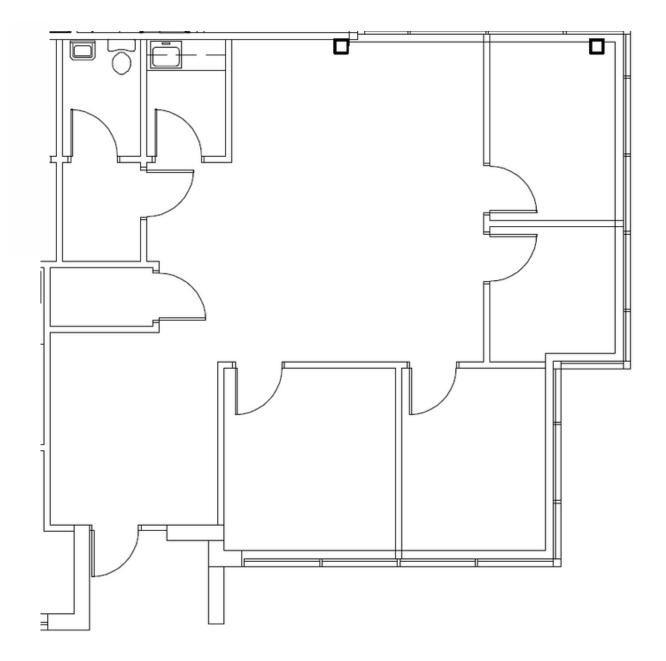
- 4,435 SF
- Excellent glassline
- Private restrooms (including shower)
- Private patio



## FLOORPLAN

#### Suite 4196:

- 1,131 SF
- Private restroom
- Kitchenette



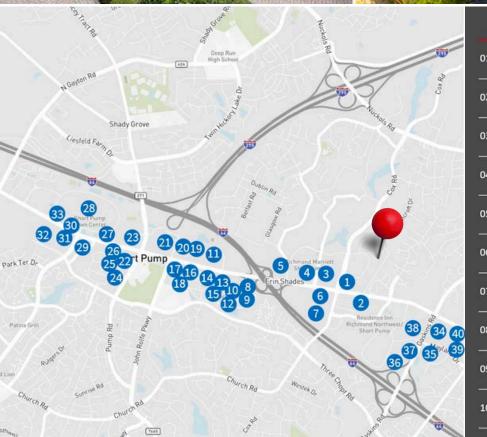








MAP KEY



	Mial	20.3						
0	1	Silver Diner	11	World Market	21	Walmart	31	Olive Garden
0	2	Chipotle	12	acac Fitness	22	Chick-fil-A	32	Kroger
0	3	Capital Ale House	13	Carrabba's	23	World of Beer	33	CAVA
04	4	Corner Bakery	14	Bonefish Grill	24	Tazza Kitchen	34	DBG CrossFit
0	5	CarMax	15	Burger Bach	25	Publix	35	Cracker Barrel
0	6	Potbelly	16	Chopt Salad Co.	26	Total Wine	36	Holiday Inn Express
0	7	Marshalls	17	Ulta Beauty	27	Mezeh	37	Sheetz
0:	8	REI	18	Trader Joe's	28	Short Pump Town Center	38	Starbucks
0:	9	HomeGoods	19	The Home Depot	29	Starbucks	39	Westpark Shopping Center
10	0	Whole Foods	20	Target	30	Cooper's Hawk Winery	40	Ay Mama Mexican Grill
190								

## JLL SEE A BRIGHTER WAY





JLL

Gareth Jones
garetho.jones@jll.com
+1 (804) 200 6453

Kaylin Farruggio kaylin.farruggio@jll.com +1 (804) 802 6125

Jones Lang LaSalle Americas, Inc.

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.