



# FOR SUBLEASE

Arboretum V

9210 Arboretum Parkway, Richmond, VA 23236

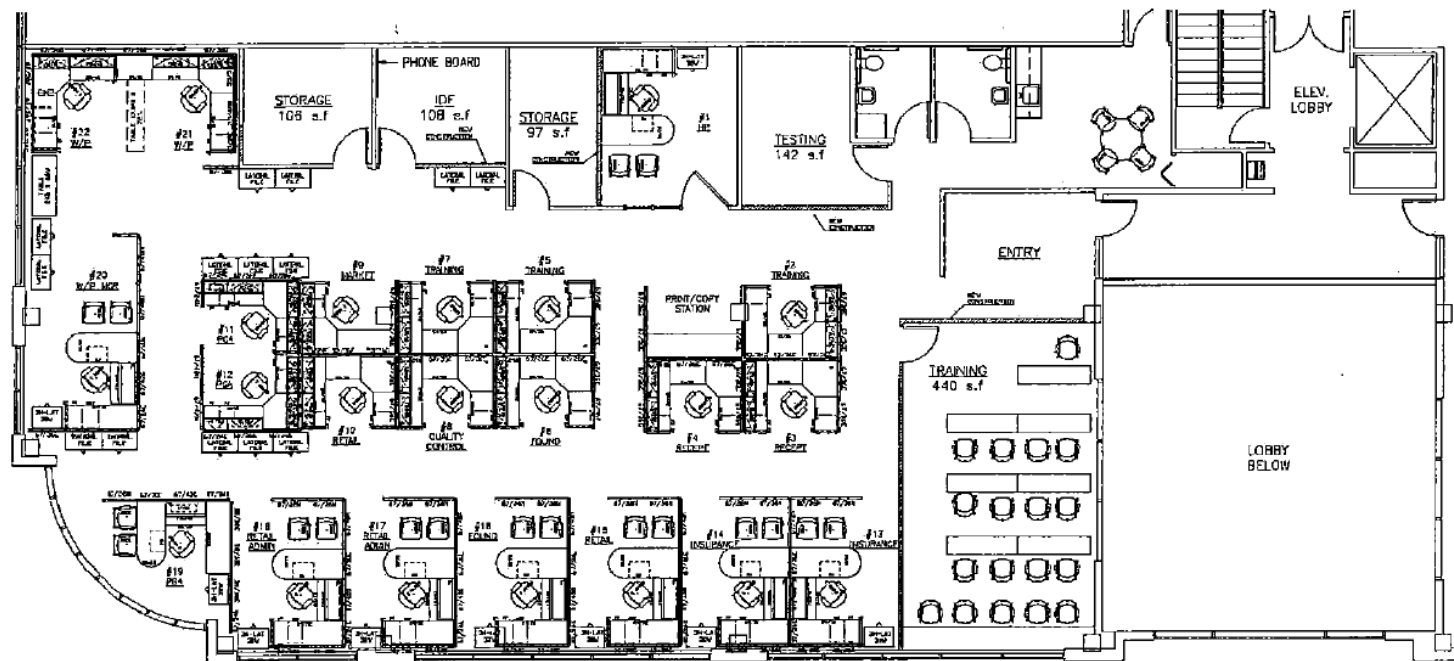


**5,047 SF AVAILABLE**





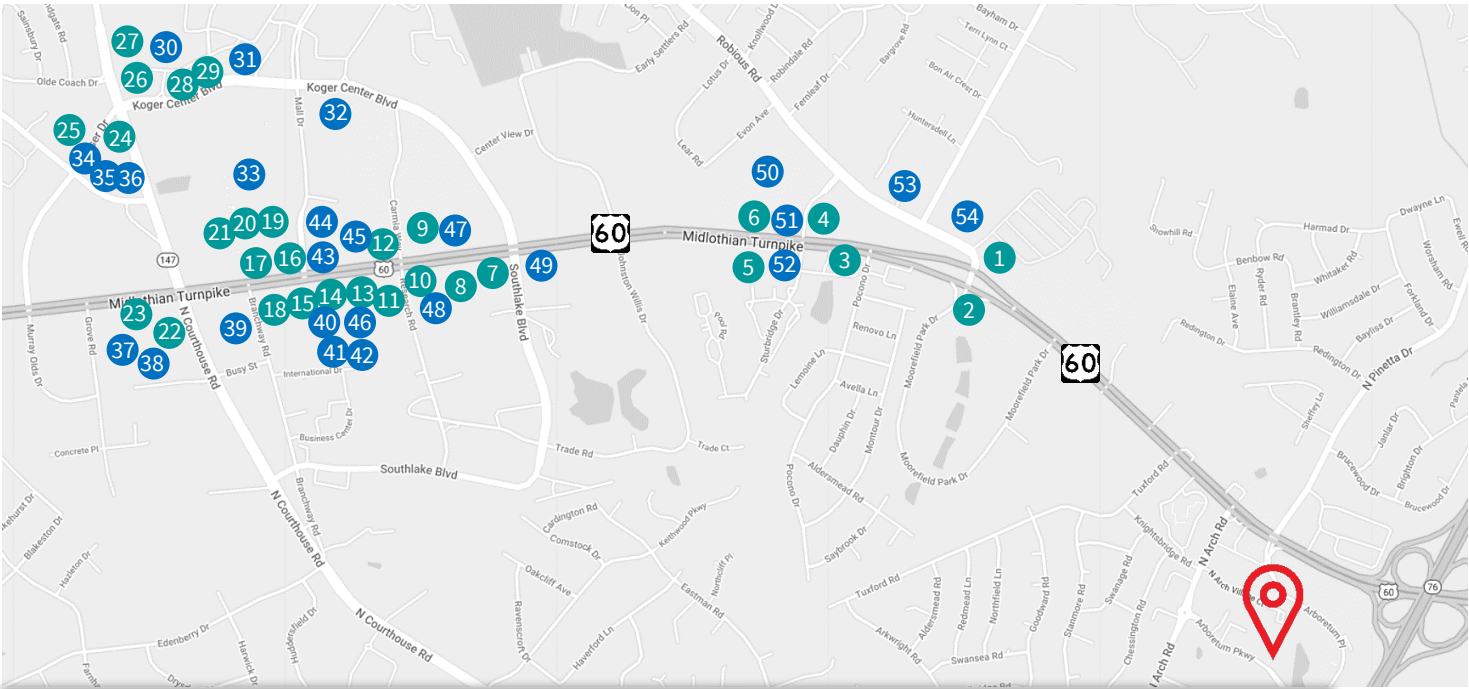
## FLOOR PLAN



## PROPERTY HIGHLIGHTS

- > 5,047 SF suite
- > Private Men's and Women's restroom in the Suite
- > Large Training Room
- > Furniture available
- > Term through December 31, 2024
- > Close proximity to Powhite Parkway and numerous hotels and restaurants
- > Access to fitness center and conferencing facilities in neighboring buildings
- > Floor to ceiling glass with tree top views
- > Paved walking path around adjoining lake

# AMENITY MAP



## Food

- |                            |                              |
|----------------------------|------------------------------|
| 1. Hiro Sushi              | 16. Chipotle                 |
| 2. Applebee's Grill        | 17. Carrabba's Italian Grill |
| 3. Viet Huong              | 18. Burger King              |
| 4. Taco Bell               | 19. Five Guys                |
| 5. Subway                  | 20. QDOBA                    |
| 6. Kickback Jack's         | 21. Jimmy John's             |
| 7. Arby's                  | 22. Bonchon                  |
| 8. Casa Grande             | 23. Panera Bread             |
| 9. Sonic                   | 24. Noodles and Co.          |
| 10. Hardee's               | 25. Tazza Kitchen            |
| 11. McDonald's             | 26. CAVA                     |
| 12. Starbucks              | 27. Mellow Mushroom          |
| 13. Wendy's                | 28. Texas Roadhouse          |
| 14. The Habit Burger Grill | 29. Chick-fil-A              |
| 15. Sweet Frog             |                              |

## Shopping

- |                               |                          |
|-------------------------------|--------------------------|
| 30. Geek Squad                | 43. First Community Bank |
| 31. BB&T                      | 44. USPS                 |
| 32. Home Depot                | 45. Ross                 |
| 33. Chesterfield Towne Center | 46. Pier 1               |
| 34. DSW                       | 47. Virginia ABC         |
| 35. Office Depot              | 48. Atlantic Union Bank  |
| 36. The Fresh Market          | 49. Wells Fargo          |
| 37. Advanced Auto Parts       | 50. Burlington           |
| 38. Bed Bath & Beyond         | 51. SunTrust             |
| 39. AutoZone                  | 52. O'Reilly Auto Parts  |
| 40. Verizon                   | 53. CVS                  |
| 41. Kohl's                    | 54. Total Wine & More    |
| 42. Target                    |                          |

## TRAFFIC SCORES

### Chippenhams Pkwy



### I-195



### Route 288



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