

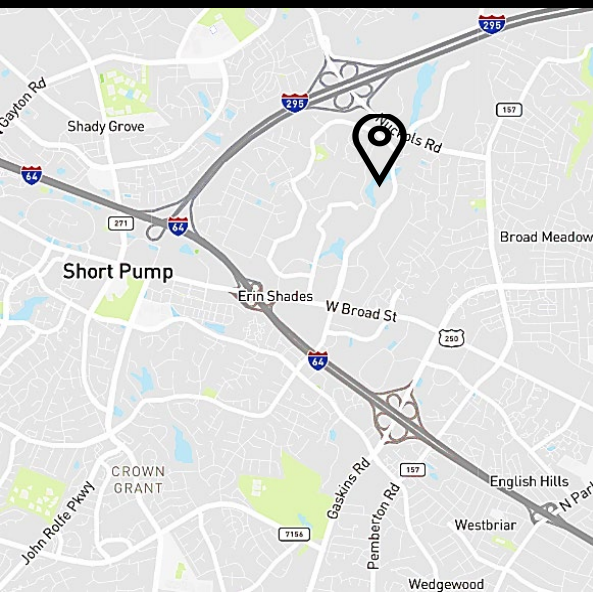
FOR LEASE

VIRGINIA BANKERS ASSOCIATION BUILDING



4490

Cox Road
Glen Allen, VA 23060



CHARLIE M. POLK, III, SIOR

+1 804 200 6419

CHARLIE.POLK@JLL.COM

GARETH JONES

+1 804 200 6453

GARETHO.JONES@JLL.COM



OVERVIEW

BUILDING

SIZE	30,000 RBA
CLASS	A
FLOOR SIZE	15,000 SF
PARKING	8 PER 1,000 RSF
SUBMARKET	INNSBROOK

AVAILABILITY



APPOXIMATELY 7,559 SF (DIVISBLE)



RECENT LOBBY UPGRADES



AMPLE PARKING



LOCATED IN THE HEART OF INNSBROOK
WITH EASY INGREE AND EGREE



ACCESS TO WALKING
TRAILS AND LAKES



EASY ACCESS TO I-295 & I-64

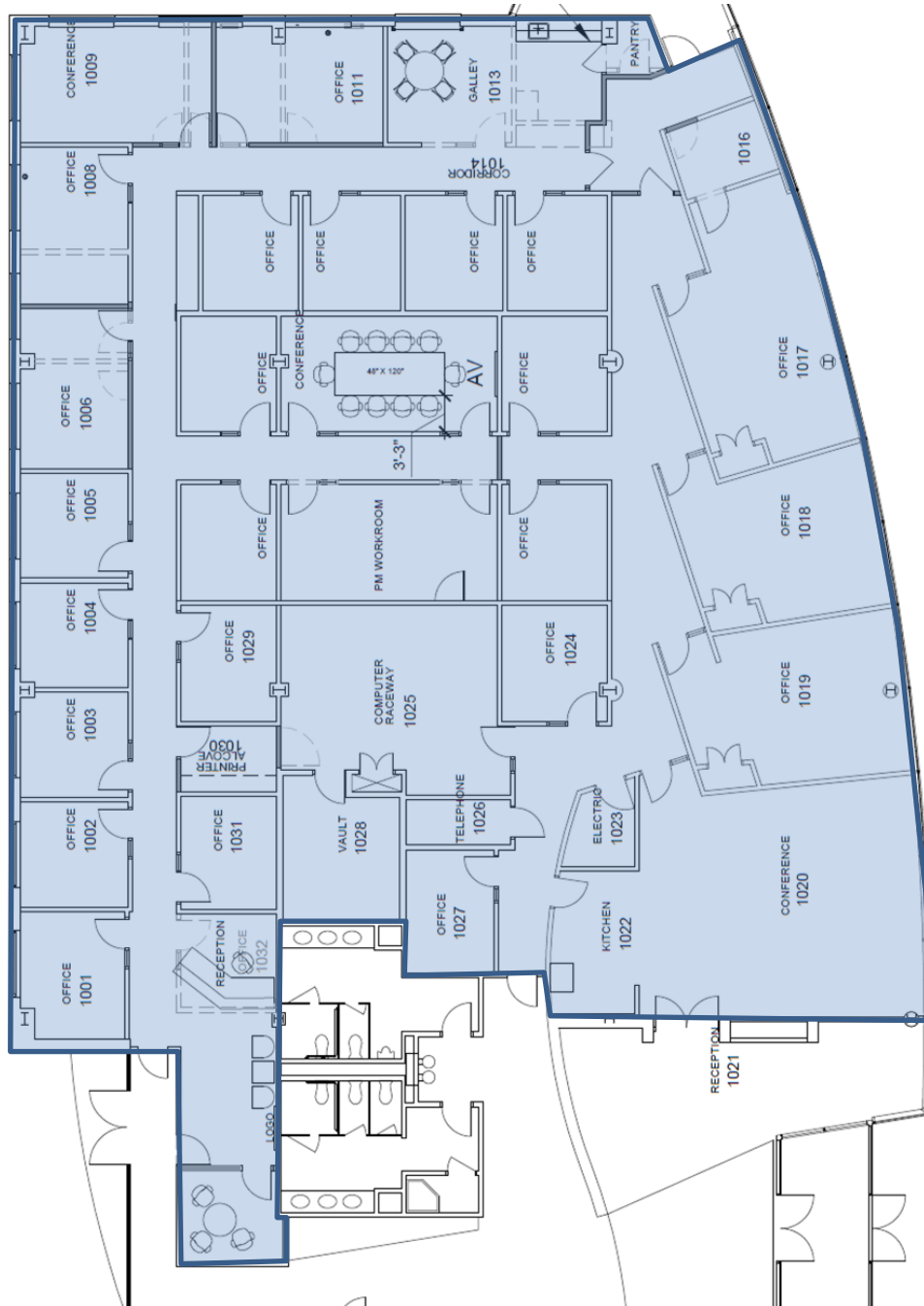


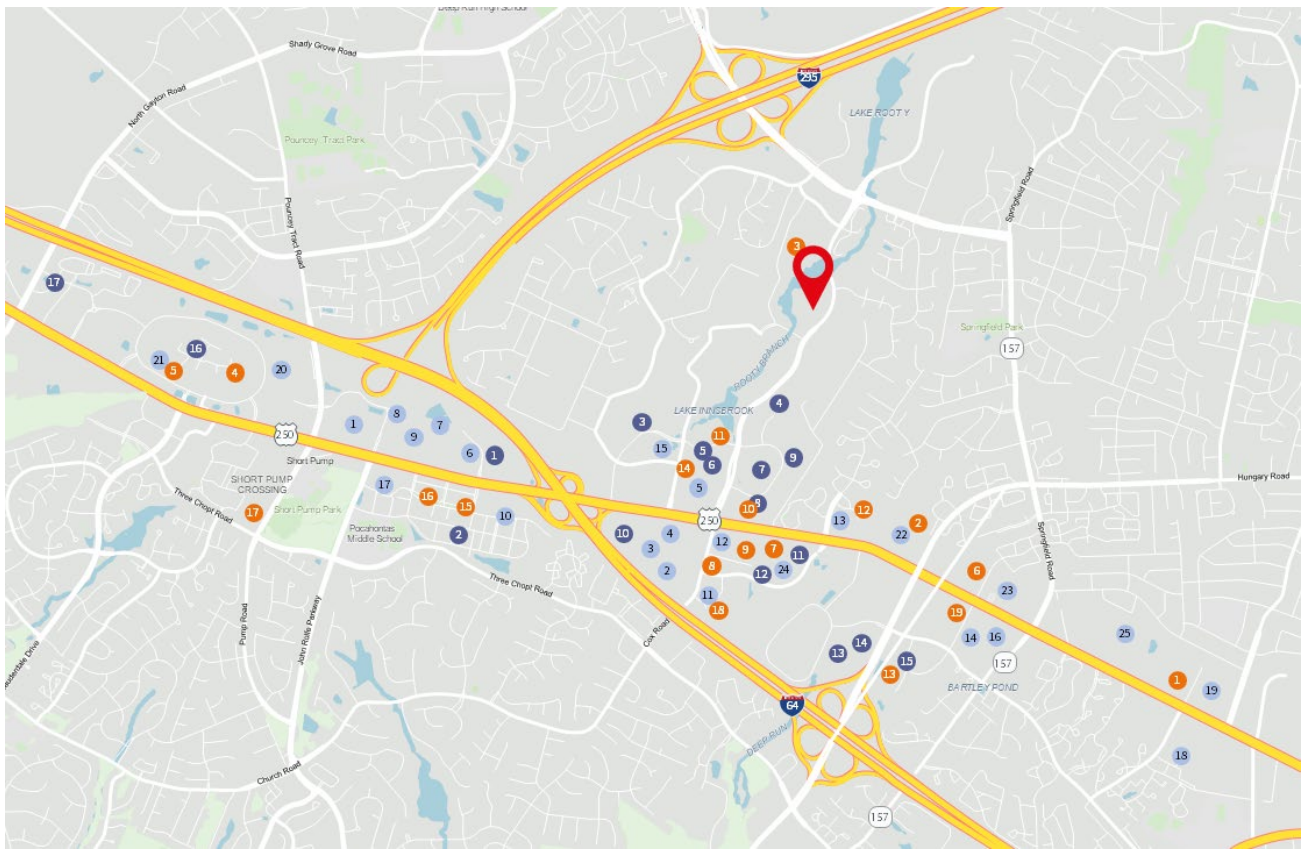
ON-SITE OWNERSHIP



FLOOR PLAN

Up to 7,559 SF





Restaurant

- 1 Chick-fil-A
- 2 Golden Corral
- 3 Market Cafe
- 4 Maggiano little
- 5 Cheesecake Factory
- 6 I Hop
- 7 Burger works
- 8 Five guys
- 9 Zara Mediterranean
- 10 Silver Dinner
- 11 Hondas
- 12 Pho Sai Gon
- 13 Cracker Barrel
- 14 Beach House
- 15 Chuy's
- 16 Bonefish Grill
- 17 Tazza Kitchen

- 18 Desi Bites
- 19 McDonald

Retail

- 1 Walmart Supercenter
- 2 Marshal
- 3 Colannade West
- 4 Ross Dress
- 5 Verizon
- 6 Home Depot
- 7 Target
- 8 Hobby Lobby
- 9 REI
- 10 Twin Oaks
- 11 AT & T
- 12 Lexington
- 13 Westpark

- 14 Paradise Market
- 15 L.L Bean
- 16 Trader Joe
- 17 New Grand West
- 18 2nd & Charles
- 19 Short Pump
- 20 Macy
- 21 Michaels
- 22 Cosco
- 23 Market Parkside
- 24 Richwood West
- 25 Sam Club

Hotel

- 1 Candlewood Suite
- 2 Aloft
- 3 Richmond Marriott

- 4 Extended Stay America – Richmond
- 5 Hyatt Palace
- 6 Hilton Garden
- 7 Hampton – Inn & Suites
- 8 Comfort Suite Innsbrook
- 9 Homewood Suite
- 10 Drury Plaza
- 11 Courtyard
- 12 Residence Inn
- 13 Holiday Inn Express
- 14 L.L Bean
- 15 Springhill Suites
- 16 Hyatt House
- 17 Wingate