



KNOLLS 1

4881 COX ROAD | GLEN ALLEN, VA

Plug & Play Opportunity

Up to
115,200 SF
of Office Space
for Lease / Sale

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115,200 SF Class A Office Building Located in Innsbrook Corporate Center

A rare opportunity exists for a large user to occupy this Class A office building located in the heart of Innsbrook Corporate Center with the chance to enjoy premier signage. Innsbrook features 850 acres with 5 million square feet of office space. 340 acres are dedicated exclusively to green open space including five miles of walking and jogging trails with three lakes. Knolls 1 prime location provides easy access to I-64, I-295, I-288 and U.S. 250 as well as numerous retail, lodging, restaurant and hotel selections.



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Building Features

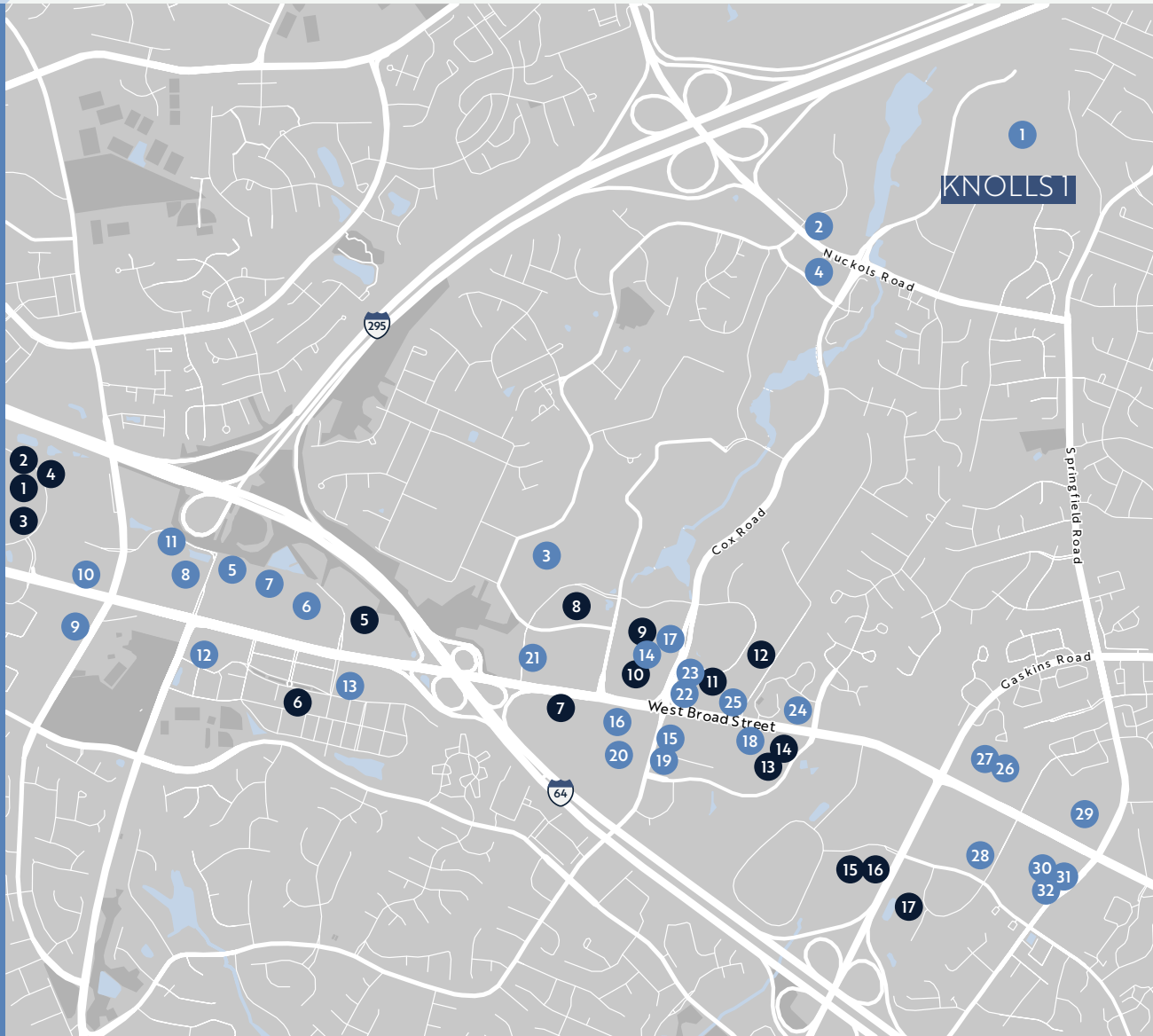
- 115,200 SF Class A Office Space
- 3 Floors (38,400 SF floor plates)
- Parking: 5+ per 1,000 SF
- Dual (redundant) full building back-up generators
- Cafeteria on the ground floor
- Galley kitchen & break area on each floor
- Plug & play opportunity with furniture in place
- Outdoor seating & common area



Location

Knolls I is located just a short drive to an abundance of dining, shopping, fitness and other conveniences

1. FedEx
2. Market Café
3. Wells Fargo
4. USPS
5. Target
6. Best Buy
7. The Home Depot
8. Walmart
9. Chick-fil-A
10. World of Beer
11. Jersey Mike's Subs
12. Trader Joe's
13. Whole Foods Market
14. Capital Ale House
15. Moe's Southwest Grill
16. Potbelly
17. Hondos
18. Chipotle
19. Five Guys
20. Marshalls
21. Wawa
22. Silver Diner
23. 7-Eleven
24. Dunkin'
25. Corner Bakery
26. Michaels
27. DSW
28. Jiffy Lube
29. Costco
30. Publix
31. Crumbl Cookies
32. Hair Cuttery



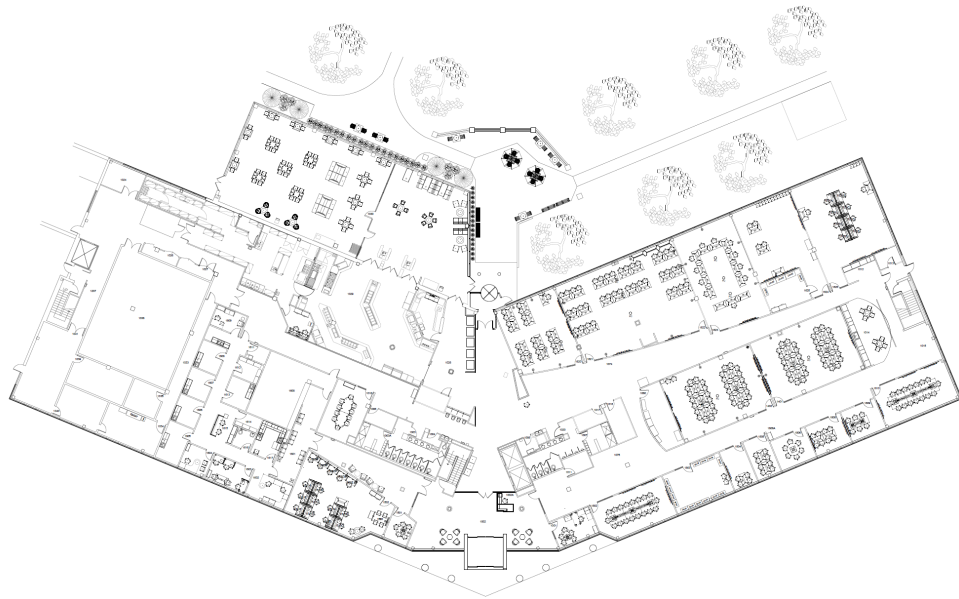
1. Home2 Suites by Hilton
2. Wingate by Wyndam
3. Hilton Richmond Short Pump
4. Hyatt House
5. Candlewood Suites
6. Aloft Richmond
7. Drury Plaza Hotel
8. Richmond Marriott Short Pump
9. Hyatt Place
10. Hilton Garden Inn
11. Hampton Inn Richmond West Innsbrook
12. Homewood Suites by Hilton
13. Residence Inn by Marriott
14. Courtyard by Marriott
15. Fairfield Inn & Suites by Marriott
16. Holiday Inn Express
17. Spring Hill Suites by Marriott

28
minutes to Richmond
International Airport

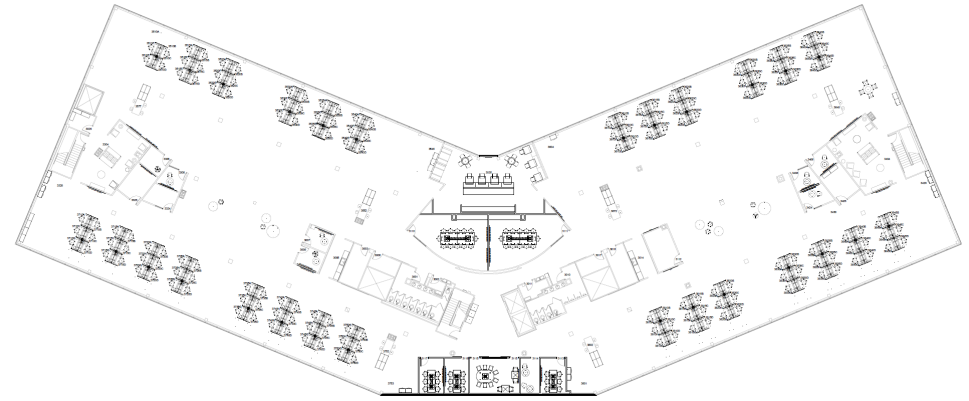
20
minutes to Downtown
Richmond, VA

13
minutes to Amtrak
Richmond Staples Mill
Station Richmond, VA

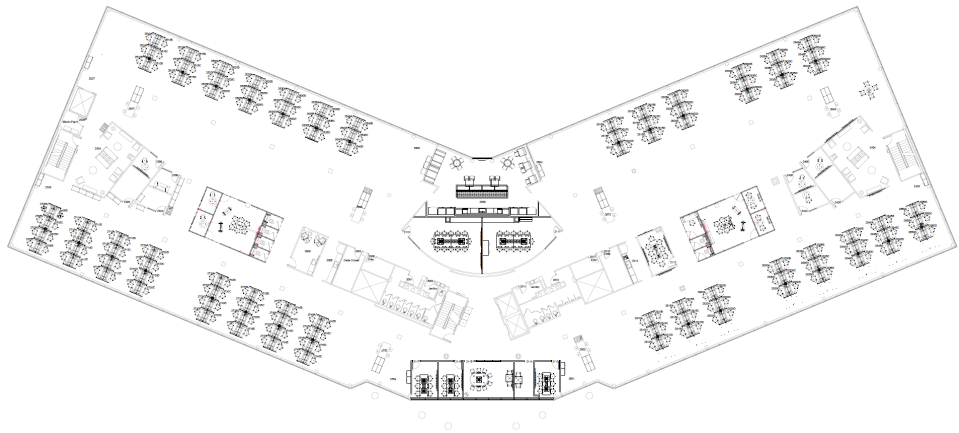
Floor Plans



First Floor: 38,400 SF



Third Floor: 38,400 SF



Second Floor: 38,400 SF



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