

For Lease

4180-4196 Innslake Drive, Glen Allen, VA 23060

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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 3,523 SF to 13,033 SF
  - Suite 4186 - 3,523 SF
  - Suite 4190 - 4,435 SF
  - Suite 4192 - 5,075 SF
- Direct suite access
- Ample on-site parking
- Monument and building signage available
- Easy access to over 5 miles of recreational trails
- Close proximity to hotels and restaurants

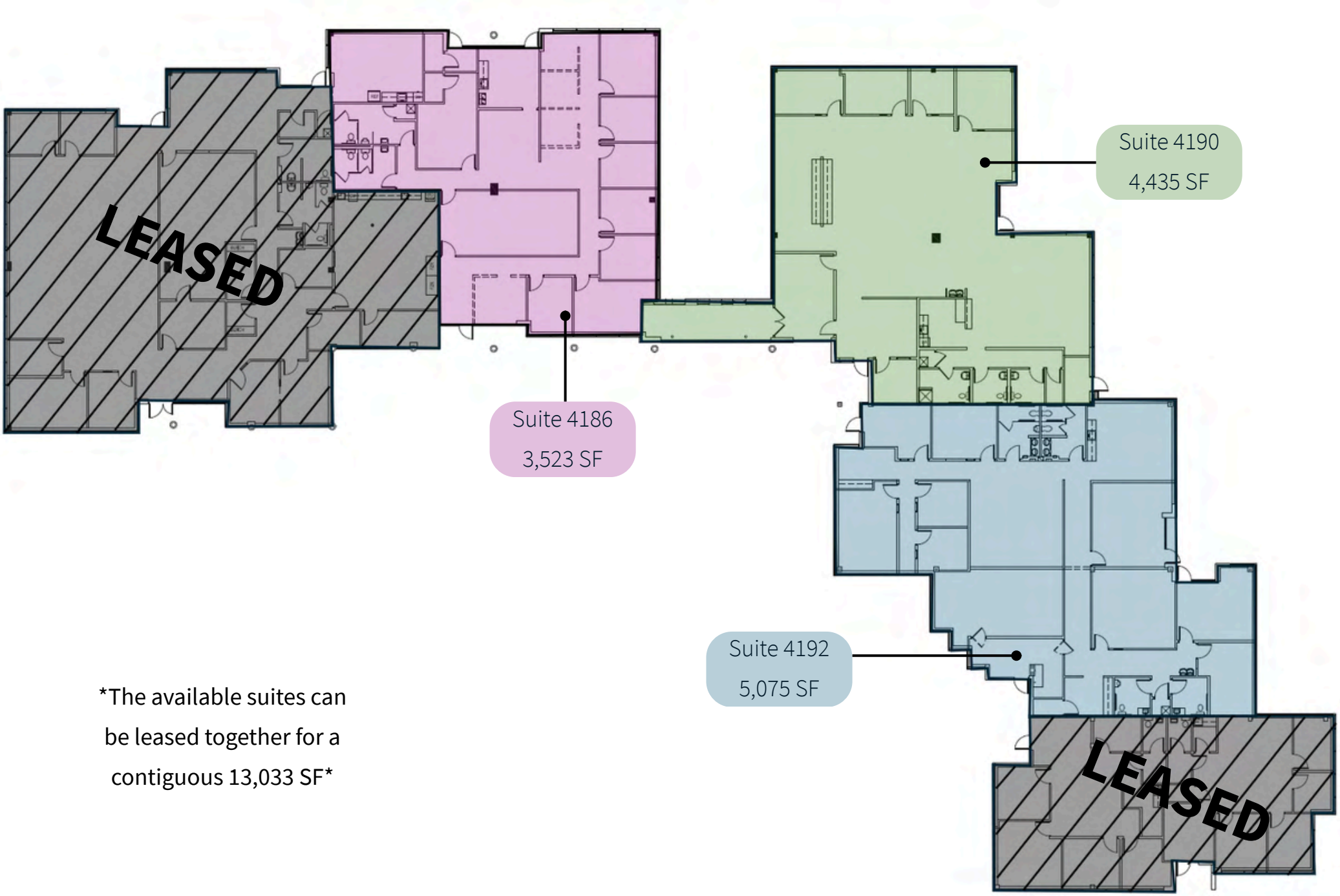
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FLOORPLAN



The available suites can be leased together for a contiguous 13,033 SF







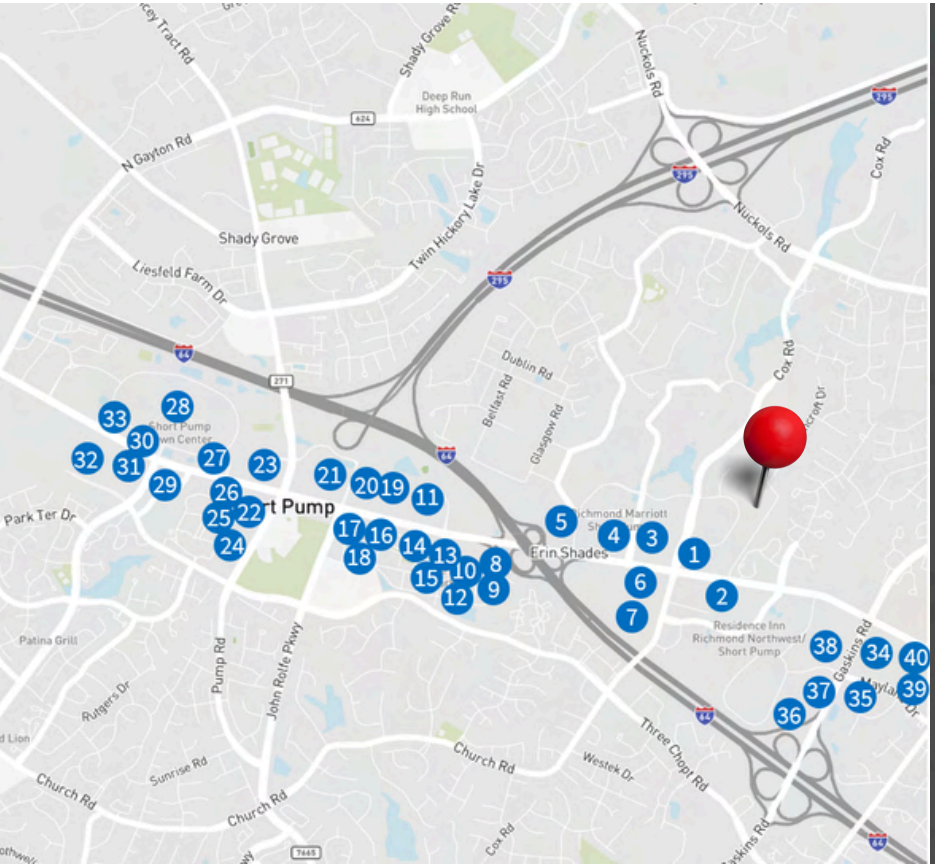




AREA HIGHLIGHTS



Innsbrook is the largest Class A office park in the Richmond Metro Area with numerous restaurants and shops, and over 100 events per year. The community attracts families and young professionals in Henrico County, boasting a public school system that is ranked among the best in the nation, according to U.S. News & World Report.



MAP KEY

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

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