

FOR SALE > OFFICE SPACE

Glen Forest Office Park

7110 Forest Avenue | Richmond, VA 23226



PROPERTY HIGHLIGHTS

The subject property is located at 7110 Forest Avenue in the West End of Richmond, Virginia and is a two-story office building, built in 1985, totaling 30,722 square feet of office space. The building boasts an assortment of private offices and open areas, as well as a conference room, which is offered as an amenity to tenants.

7110 FOREST AVENUE STRATEGIC POSITIONING OFFERS THE FOLLOWING ADVANTAGES TO ITS OCCUPANTS:

- > Located in the Glen Forest Office Park with easy access to I-64 and I-95
- > Close proximity to Henrico Doctor's and St. Mary's Hospitals
- > Above-standard parking ratio to accommodate a variety of users, including medical
- > Potentially up to 10,000 SF of contiguous office space available for owner/occupant
- > A competitive business environment with a skilled work force and easy access to major submarkets
- > Many amenities nearby to include, Willow Lawn Mall, Reynolds Crossing and, numerous shopping and restaurants along the W. Broad corridor
- > **PLEASE [CLICK HERE FOR CONFIDENTIALITY AGREEMENT TO RECEIVE OFFERING MEMORANDUM](#)**



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PROPERTY DETAIL

> TOTAL BUILDING AREA

30,722 SF
2.19 acres (95,497 SF)

> PROPERTY ADDRESS

7110 Forest Avenue
Richmond, VA 23226
County of Henrico

> PARCEL NUMBER

764-745-4711

> YEAR BUILT

1985

> NO. OF FLOORS

Two floors

> PARKING

Re-sealed/stripped in 2016
5,100 SF (131 spaces)

> ZONING

R-6C

> BUILDING EXTERIOR

Brick and glass

> TENANCY

Multi-tenanted

> OCCUPANCY

73.69% occupied

> AMENITIES

- Cafe' in office park
- Ample sidewalks throughout park for lunch-time walking/exercise enjoyment
- Building shared conference room

> ELEVATORS

Passenger elevator

> LIFE SAFETY

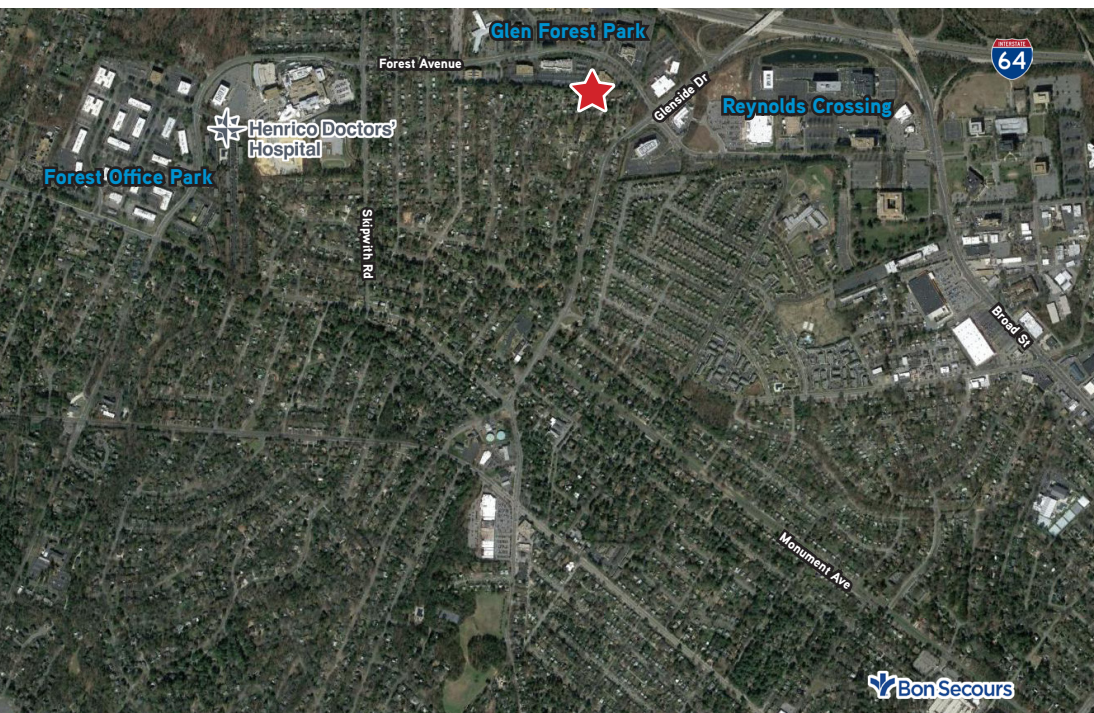
Emergency exit signs, fire extinguishers, smoke detectors throughout the building

> INTERNET

Comcast
Verizon



AERIAL



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