

For lease

# Vistas I

5540 Falmouth St | Richmond, VA

**36,443 SF Class A office building located in the Brookfield/Glen Forest area**

- Available suites:
  - Suite 103: 1,172 SF\*
  - Suite 104: 1,745 SF\*
  - Suite 200: 3,489 SF
  - Suite 302: 2,493 SF (lobby facing entrance)\*\*
  - Suite 304: 4,244 SF\*\*
  - Suite 305: 639 SF

\*Suites 103 and 104 can be combined for a total of 2,917 SF

\*\*Suites 302 and 304 can be combined for a total of 6,737 SF

Immediate access to Interstate I-64, major hotels and retail amenities

- Excellent glass line
- Ample parking (4/1,000)
- Close proximity to HCA Henrico Doctor's Hospital & Bon Secours St. Mary's Hospital

## Contact us:

### Malcolm Randolph, SIOR

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### Catherine Walker

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### Colliers International

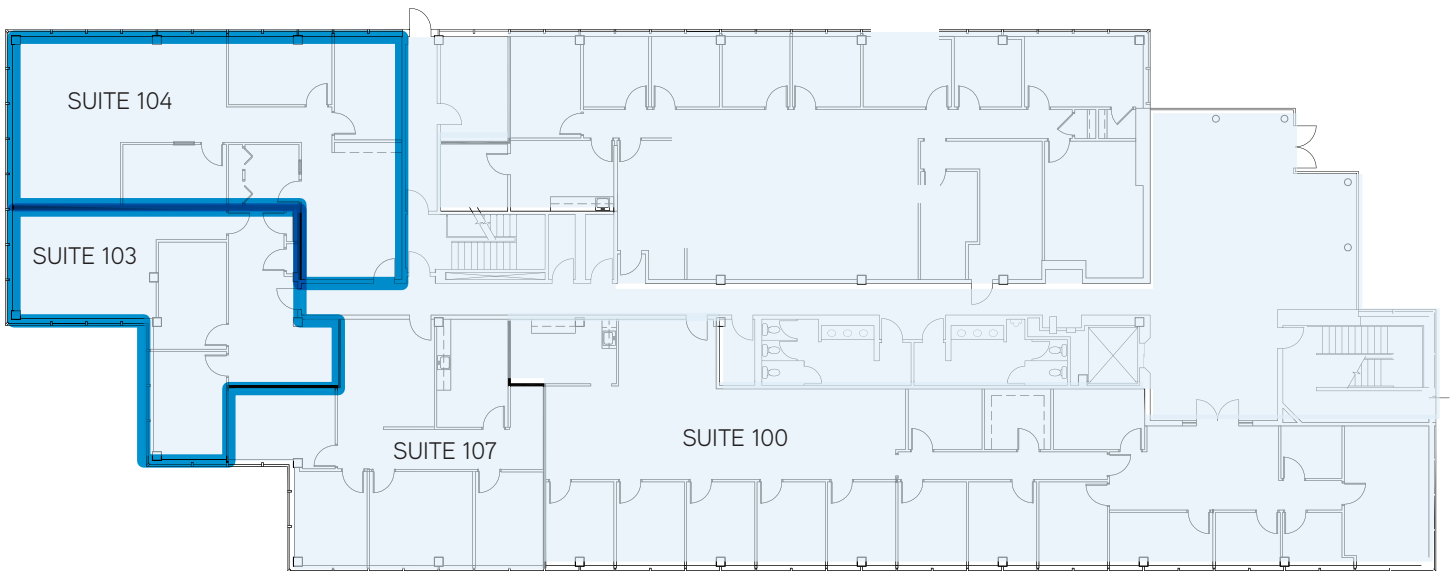
2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500

## FIRST FLOOR

SUITE 103 1,172 SF\*

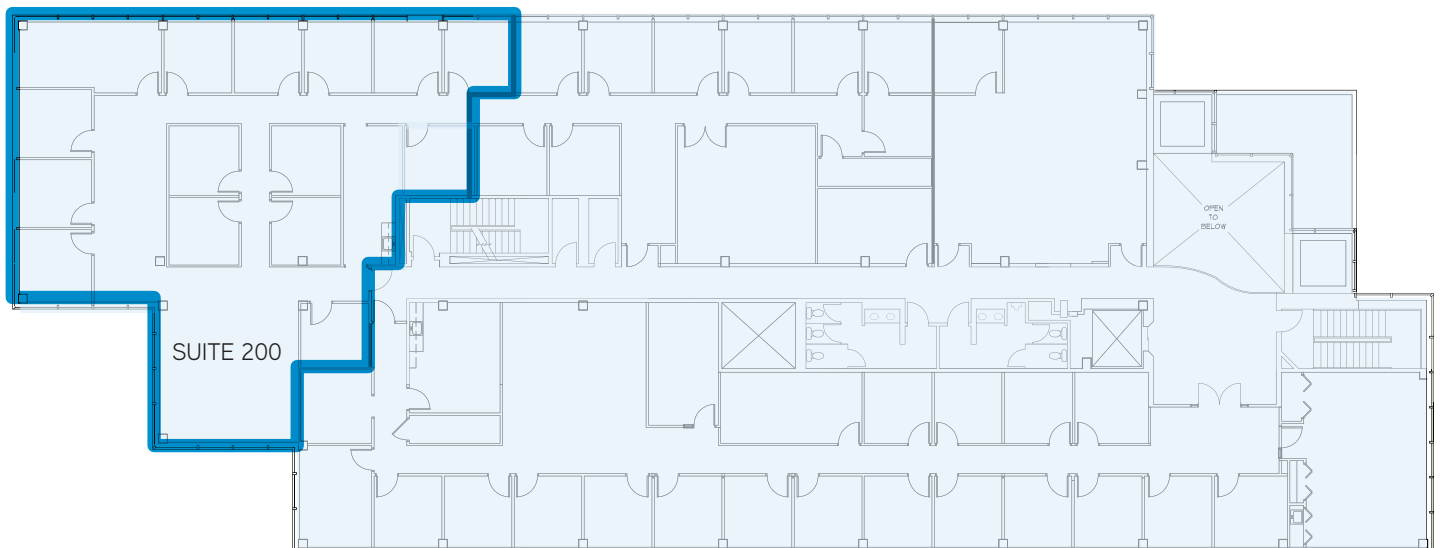
SUITE 104 1,745 SF\*

\*Suites can be combined for a total of 2,917 SF



## SECOND FLOOR

SUITE 200 3,489 SF



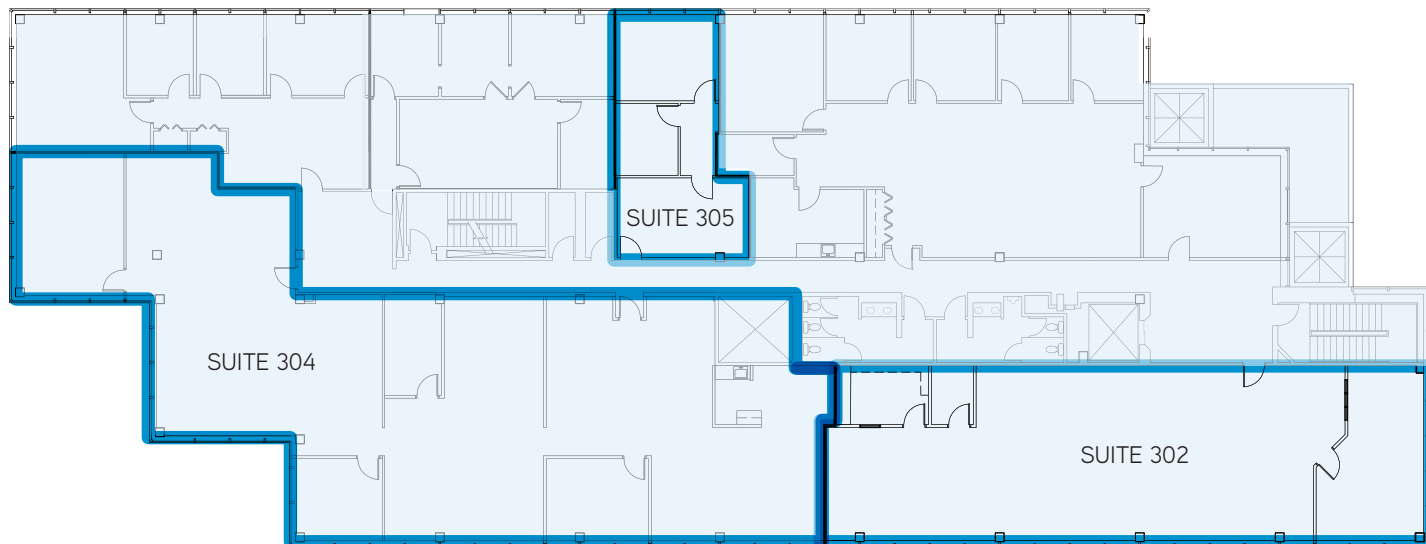
**THIRD FLOOR**

SUITE 302 2,493 SF (lobby facing entrance)\*

SUITE 304 4,244 SF\*

SUITE 305 639 SF

\*Suites can be combined for a total of 6,737 SF

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## Demographics



Current  
Population

9,378

(1 miles)

86,266

(3 miles)

246,056

(5 miles)



Average  
Household Income

\$86,509

(1 miles)

\$116,770

(3 miles)

\$112,884

(5 miles)

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