

FOR LEASE

**4301 Dominion Boulevard
Glen Allen, VA 23060**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Microsoft Building

Office space available for lease in this glass lined two story
26,500 SF office building

- Suite 100: 3,328 - 8,195 SF (can be subdivided)
- Suite 200: 13,826 SF (potential naming rights for the building)
- Class A building amenities including high ceilings, glass-heavy design, and serene lakeside setting with walking trails nearby
- Easy commute via I-64 and I-295; minutes from Short Pump Town Center
- Surrounded by Innsbrook's vibrant amenities: abundant dining, retail, and hotels
- Lease Rate: \$23.00/SF (Full Service)

Demographics	1 mile	3 mile	5 mile
Population	7,351	86,690	182,332
Average HH Income	\$136,622	\$127,483	\$119,878
Daytime Employees	19,439	61,751	105,543

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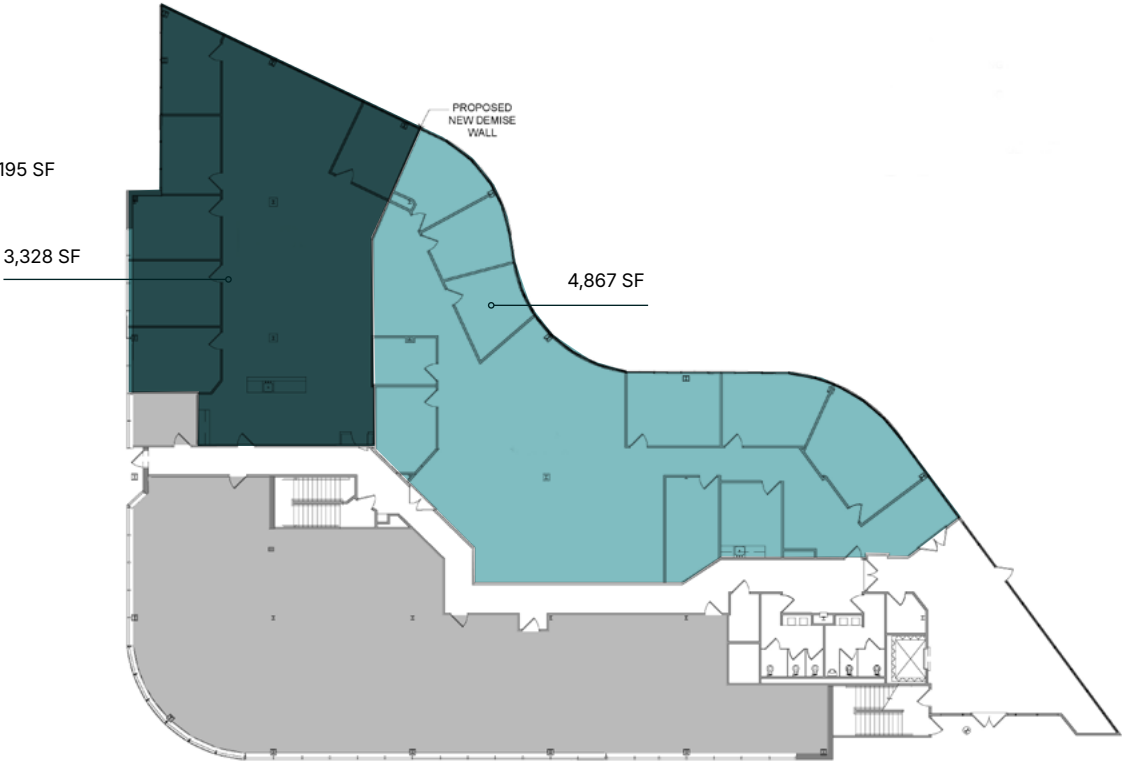
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Floor Plan

First Floor

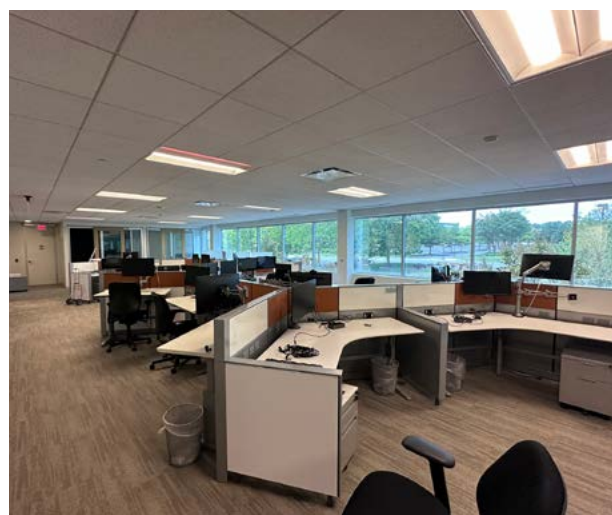
Can be combined for a total of 8,195 SF



Floor Plan

Second Floor

13,826 SF





Market Overview

Henrico, VA

Innsbrook Office Space

Located within the heart of Innsbrook, Richmond's premier office park, 4301 Dominion Blvd offers businesses a highly connected, amenity-rich environment designed to support growth, retention, and productivity. Innsbrook is a well-established corporate district in Henrico County's West End, home to a diverse mix of headquarters, professional services firms, and growing companies.

Unmatched Regional Access

The property benefits from immediate access to I-64, I-95, I-295, and Route 288, providing efficient connectivity throughout the Richmond region and beyond. Its central West End location allows for convenient commutes from both Henrico and surrounding counties.

Amenity-Rich Business Environment

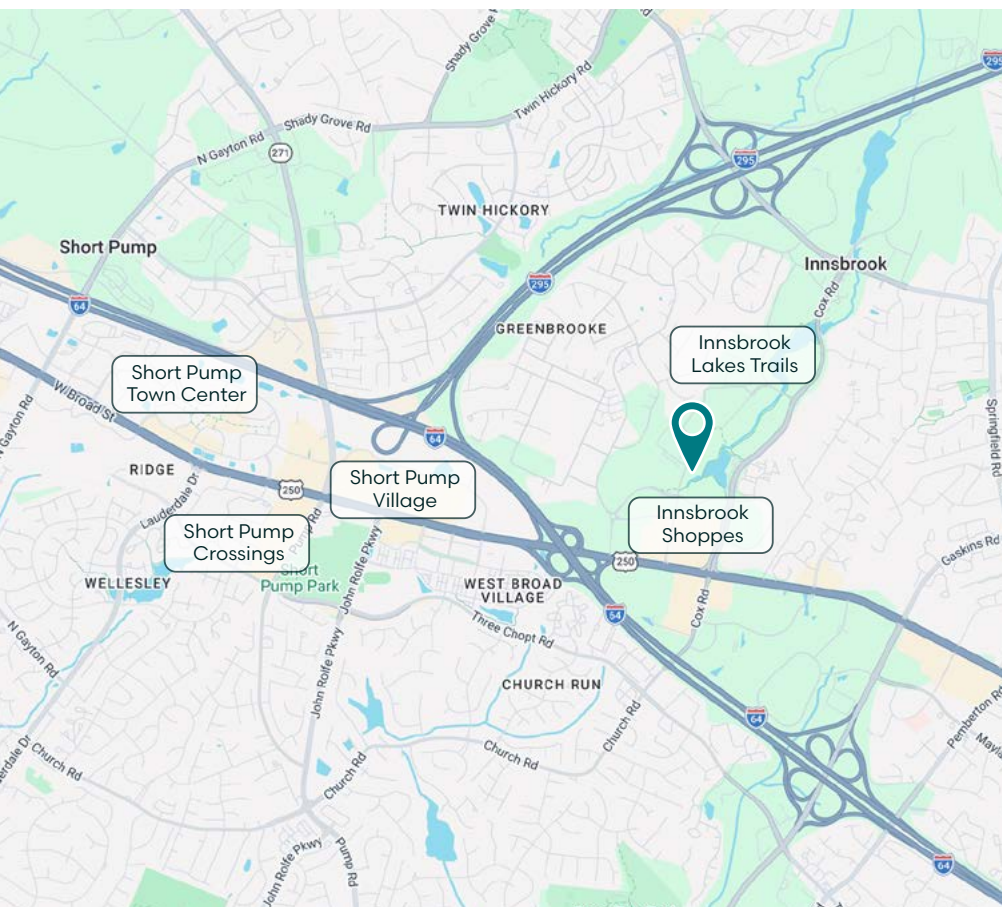
Innsbrook functions as a true live-work-play environment, offering nearby restaurants, hotels, retail, and services that support employees and visiting clients alike. The area continues to evolve with new mixed-use and residential developments, enhancing walkability and long-term tenant appeal.

Proven Corporate Hub

The district is home to major employers and regional headquarters across finance, insurance, technology, and professional services, reinforcing Innsbrook's reputation as one of Richmond's most stable and desirable office markets.

Business-Friendly West End Location

Recognized for strong demographics, a skilled workforce, and competitive operating costs, the Innsbrook area continues to attract companies seeking a suburban office environment with urban-level amenities and infrastructure.



Nearby Amenities



Akoya Kitchen
7-Eleven
Bonefish Grill
Boychiks Deli
Burgerworks
Capital Ale House
Chanello's Pizza
Charleys Cheesesteaks
Chicago's Pizza
Chipotle
Chopt
Chuy's
Corner Bakery
Cupertino's
Dairy Queen
Dunkin'
Emmy Squared Pizza
Firehouse Subs
Five Guys
Fogo de Chão
Hondos
Jimmy John's
Joey's Hot Dogs
LongHorn
Mama Cucina
McDonald's
Moe's Southwest Grill
Panda Express
Panera Bread
Potbelly
Taziki's
Thai Flavor Food
The Beach House
Tres Machos
Silver Diner
Starbucks
Wawa
Zara



Best Buy
CarMax
CVS
Golf Galaxy
Hobby Lobby
HomeGoods
Kohl's
Marshalls
Men's Wearhouse
REI
Ross
Shoe Carnival
Target
The Home Depot
Trader Joe's
Whole Foods



Aloft
Candlewood Suites
Comfort Suites
Innsbrook
Drury Plaza Hotel
Extended Stay America
Hampton Inn Richmond
Hilton Garden Inn
Hyatt Place
Homewood Suites
Richmond Marriott



Atlantic Union Bank
Bank of America
Fulton Bank
M&T Bank
SouthState Bank
Truist
Virginia Credit Union
Wells Fargo Bank



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