

FOR LEASE OFFICE



EAST SHORE I

100 EASTSHORE DRIVE | HENRICO COUNTY, VA

LAKEFRONT WITH WALKING TRAIL & OUTDOOR PATIOS



Owned & Managed by:



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

- Three-story Class A office building
- Lakefront building with access to walking/jogging trails and outdoor patios
- Upscale lobby & restroom finishes
- Full-service fitness center and tenant lounge located on-site
- Easily accessible from the I-64/I-295 interchange
- Nearby amenities include Starbucks, Publix, Chipotle, & many more!

Specifications

Total Size	68,118 SF
Available SF	Suite 100 – 10,774 SF (can be demised into 6,416 & 4,358 RSF) Suite 101 – 4,773 SF Suite 205 – 2,771 SF
Timing	Immediate
Rental Rate	\$25.00 PSF, full service
Parking	4.15 per 1,000 SF
Management	On-site
Generator	600 KW, full building generator
Lighting	LED lighting throughout



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TENANT LOUNGE

- Big screen TV
- Whiteboards
- Outdoor seating
- Shuffleboard
- Coffee Station
- Common area conference table



Towel Station

CANCEL YOUR GYM MEMBERSHIP!

- **3,100 SF onsite fitness center**
- 18 stations
- Free weights
- Showers, lockers & towel service



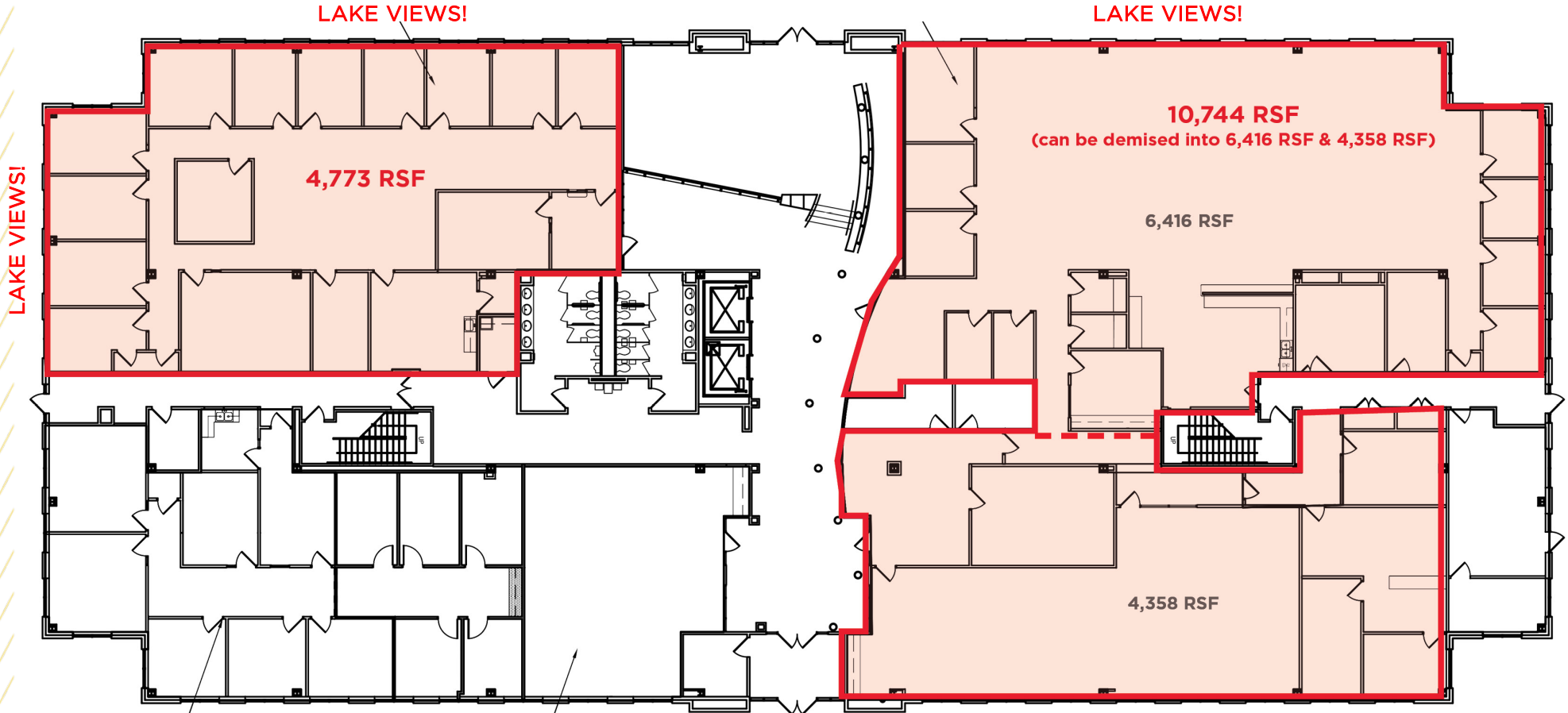
Fitness Center

TENANT AMENITIES

FIRST FLOOR FLOORPLAN

FIRST FLOOR

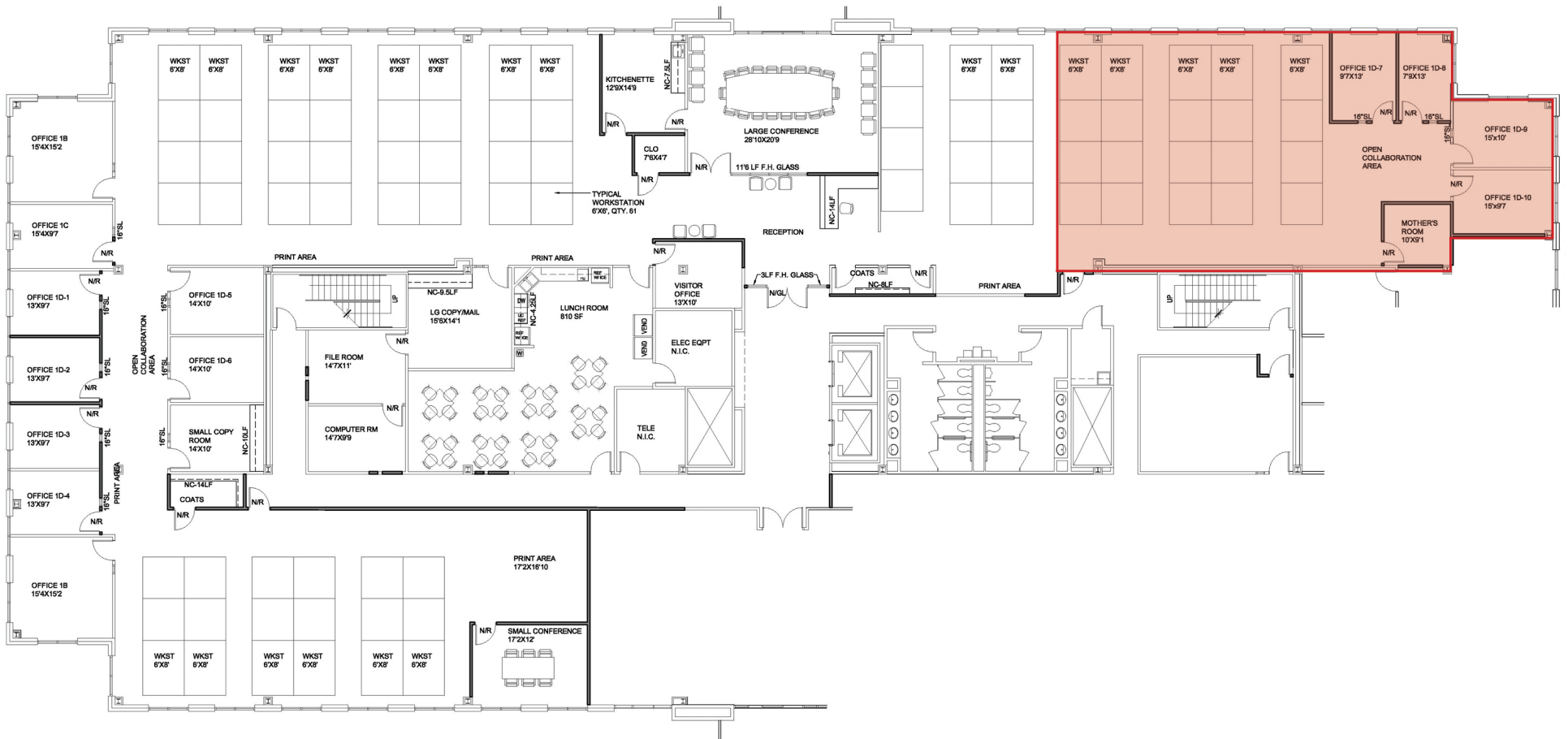
- Suite 100 - 10,774 (can be demised into 6,416 RSF & 4,358 RSF)
- Suite 101 - 4,773 RSF



SECOND FLOOR FLOORPLAN

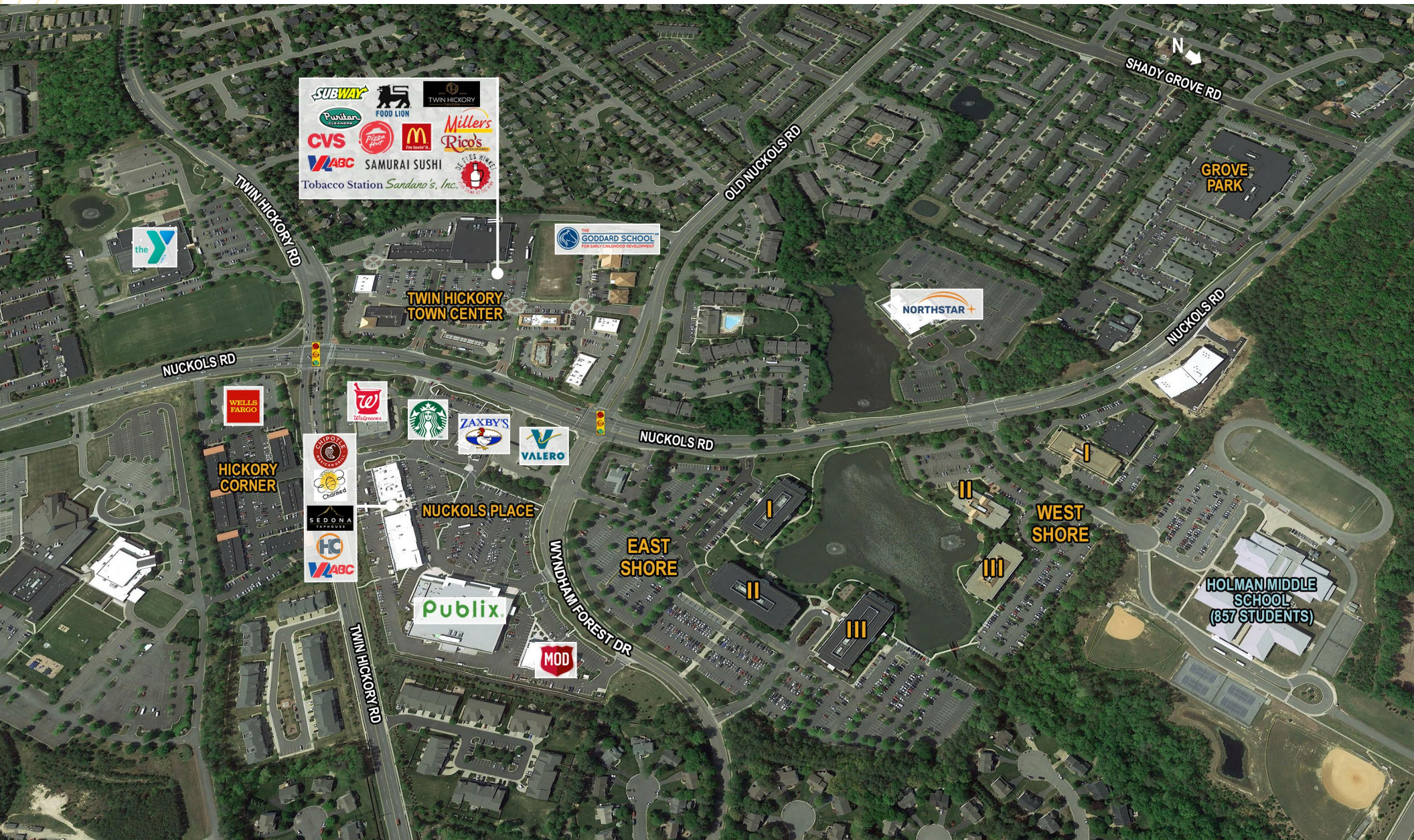
SECOND FLOOR

- Suite 205 - 2,771 RSF



LAKE VIEWS!

AREA AMENITIES



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