

Class A, four story  
office building  
for lease

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**Contact us:**

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4435 Waterfront Drive  
Glen Allen, VA 23060

Conveniently located in the  
Innsbrook Corporate Center

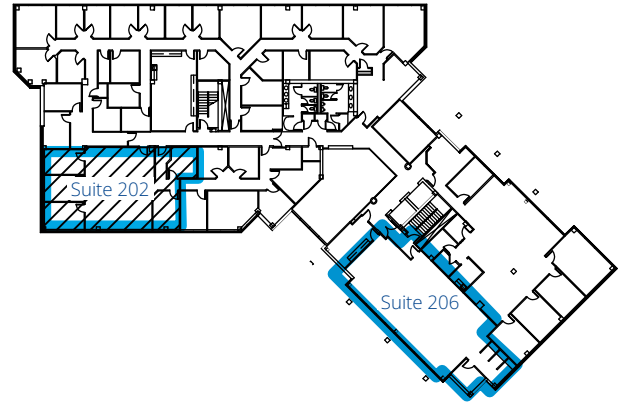
**Two spaces available: 1,884 RSF and 2,164 RSF**

- Class A, four story office building totaling 66,000 SF
- Lakefront property with patio and picnic area
- On-site cafe
- Immediately adjacent to Innsbrook walking paths
- Excellent access to I-295, I-64 and Route 288
- 4.17/1,000 SF parking
- Professionally managed by Colliers International

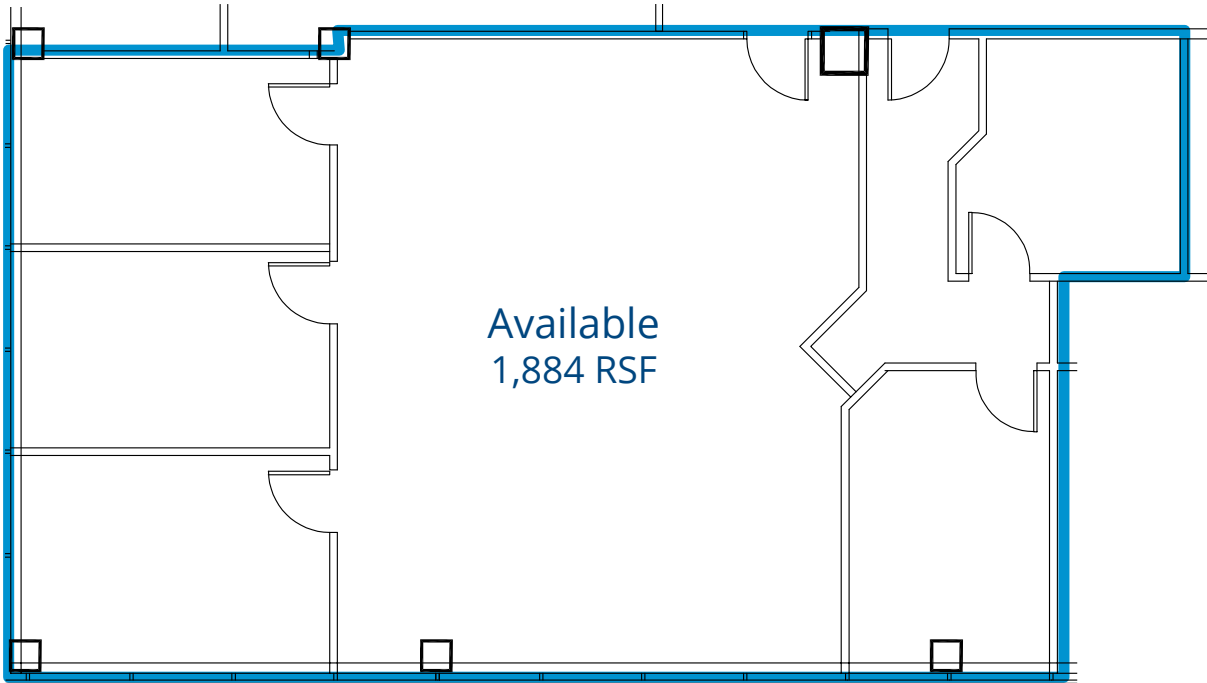
## Second Floor

- Suite 202: 1,884 RSF
- Suite 206: 2,164 RSF

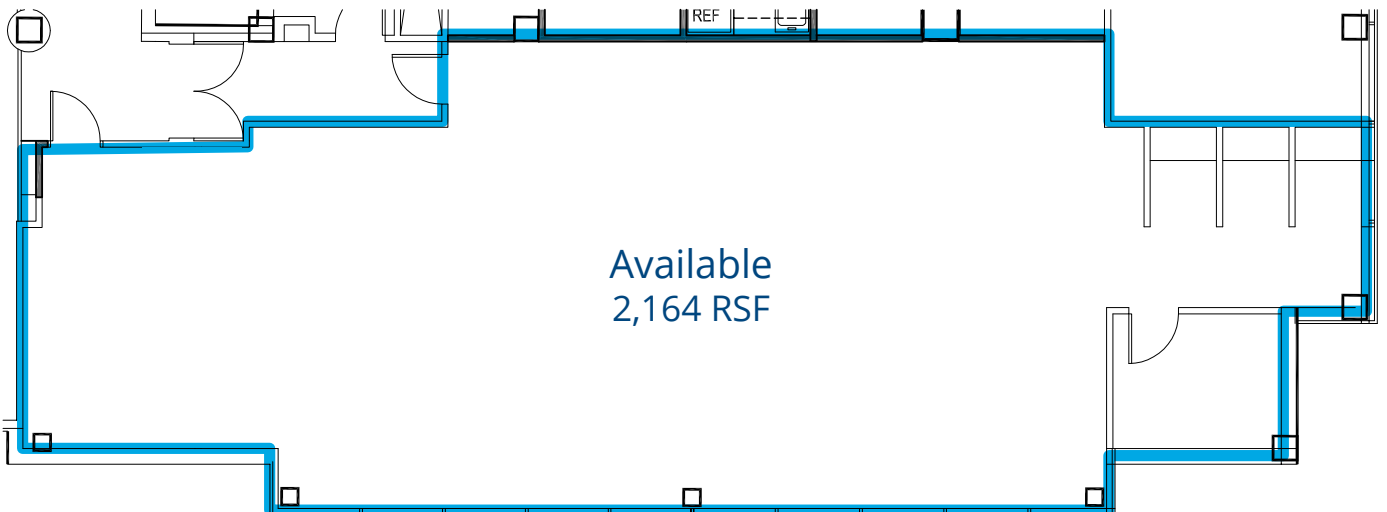
Second Floor Plan



### Suite 202



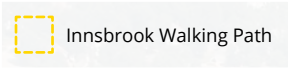
### Suite 206



For Lease | 4435 Waterfront Drive



For Lease | 4435 Waterfront Drive



## Innsbrook

In the heart of West End Richmond, Innsbrook is where businesses and residents live, work, and thrive. A one-of-a-kind community that is home to corporate campuses as well as emerging companies, Innsbrook is a highly sought-after destination. Unlike any other mixed-use community in the area, Innsbrook is surrounded by nature. Three gorgeous lakes and five miles of paved trails surround the community, making it not only a great place to live and work, but a wonderful location for philanthropic events. Innsbrook encompasses over 500 companies and 22,000 employees located within a 630-acre mixed-use community. It is home to some of the most recognized and successful companies in Central Virginia in the traditional business fields of finance, insurance, legal and professional services, biotech, health and medical services, property management, environmental, high-tech, hospitality and education. Innsbrook continues to attract Fortune 500s, regional headquarters, mid-sized to small firms and start-ups.

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\* This incentive is being offered by the ownership to brokers who meet the conditions outlined above. Colliers International does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All Colliers International brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

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