



# NORTH RUN

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## FOR LEASE

# FLEX SPACE AVAILABLE

1450-1750 E Parham Road, Richmond, VA

## PROPERTY FEATURES

- 5 building business park in landscaped campus setting
- Strategically located 3/4 miles from I-95 providing easy access to all areas of the Richmond metro region
- Fiber providers include Verizon, Comcast, and CenturyLink
- Zoning: O-S
- Loading: Drive-in and dock high available
- Parking: 3.3 spaces per 1,000 SF
- Access: Four (4) means of ingress/egress including two (2) signalized intersections
- Apple Spice Junction provides on-site food and catering services

# FOR LEASE | NORTH RUN BUSINESS PARK AERIAL OF AVAILABLE BUILDINGS



**NORTH RUN II**

**NORTH RUN III**

**NORTH RUN IV**

**NORTH RUN V**

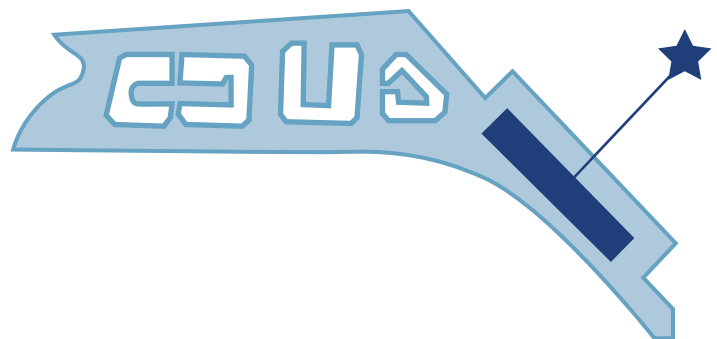
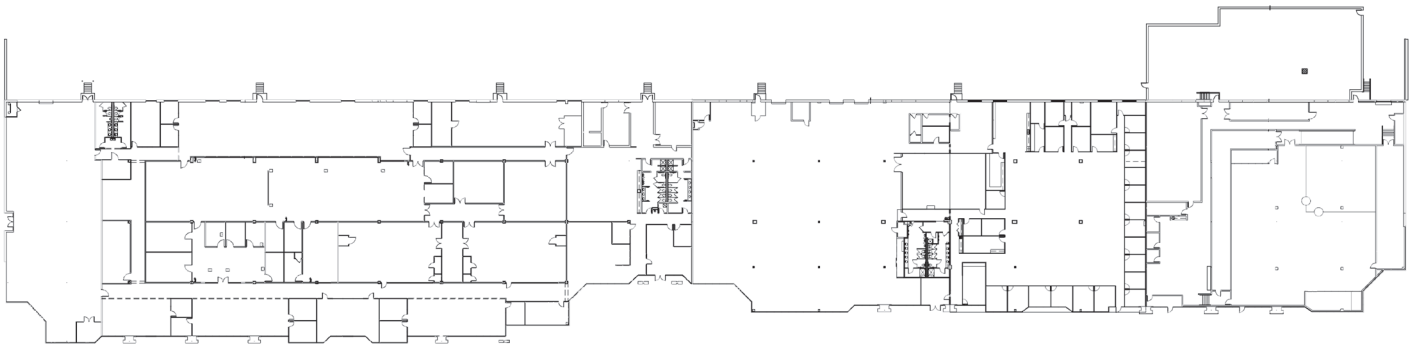
**NORTH RUN VI**

# FOR LEASE | NORTH RUN BUSINESS PARK PROPERTY PHOTOS



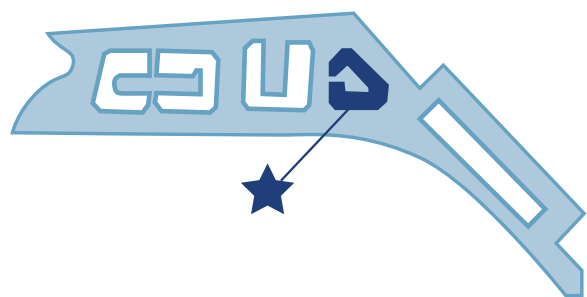
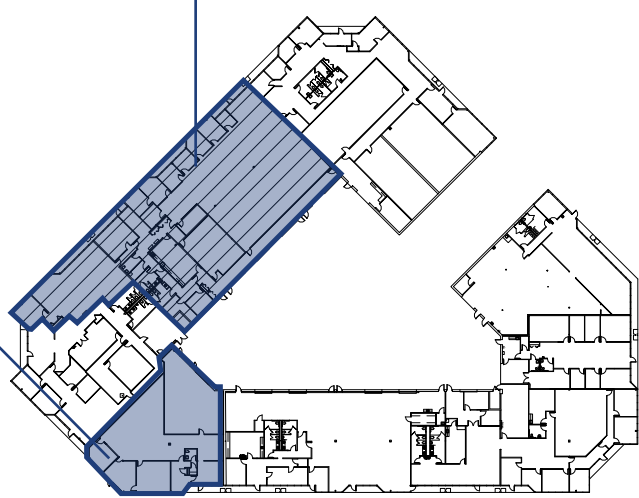
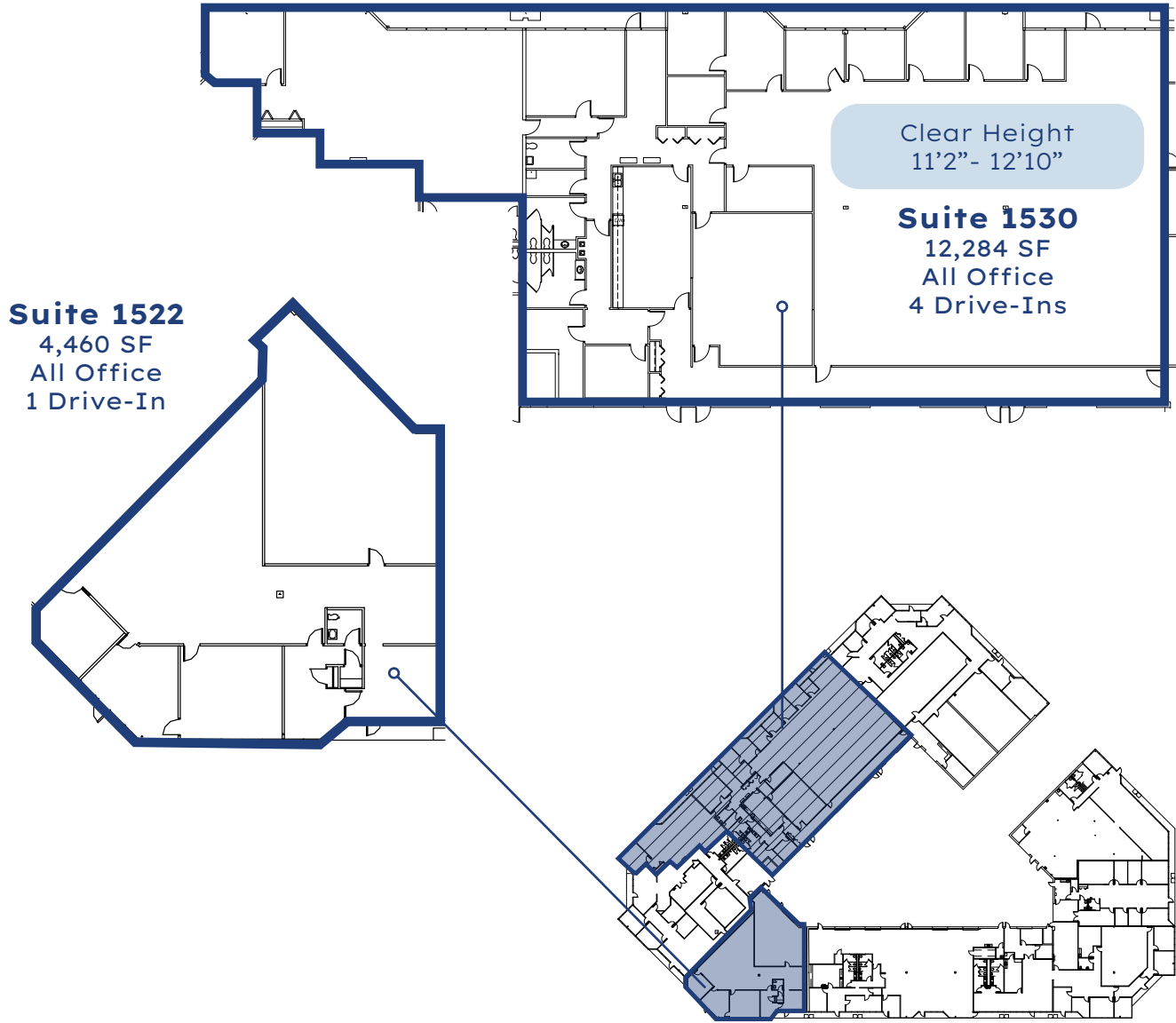
# FULLY LEASED | NORTH RUN BUSINESS PARK FLOOR PLAN - NORTH RUN II

No Space Currently Available



# FOR LEASE | NORTH RUN BUSINESS PARK

## FLOOR PLAN - NORTH RUN III

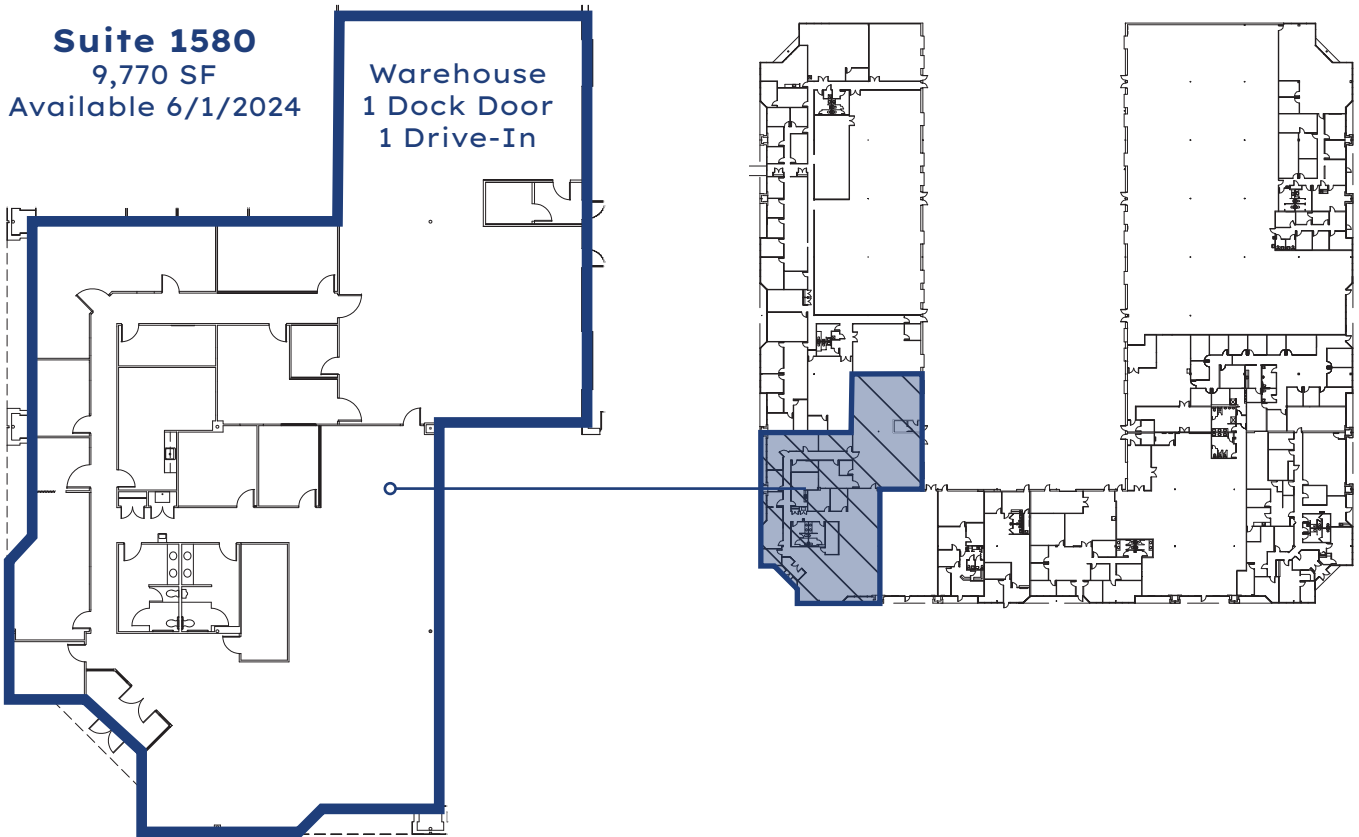


# FOR LEASE | NORTH RUN BUSINESS PARK

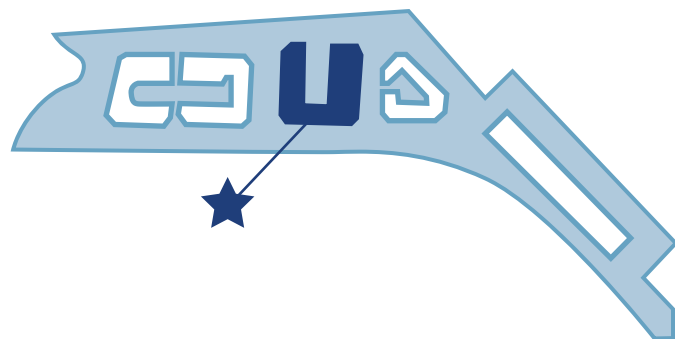
## FLOOR PLAN - NORTH RUN IV

**Suite 1580**  
9,770 SF  
Available 6/1/2024

Warehouse  
1 Dock Door  
1 Drive-In

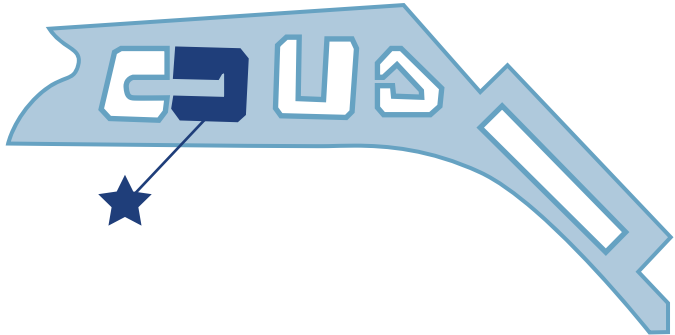
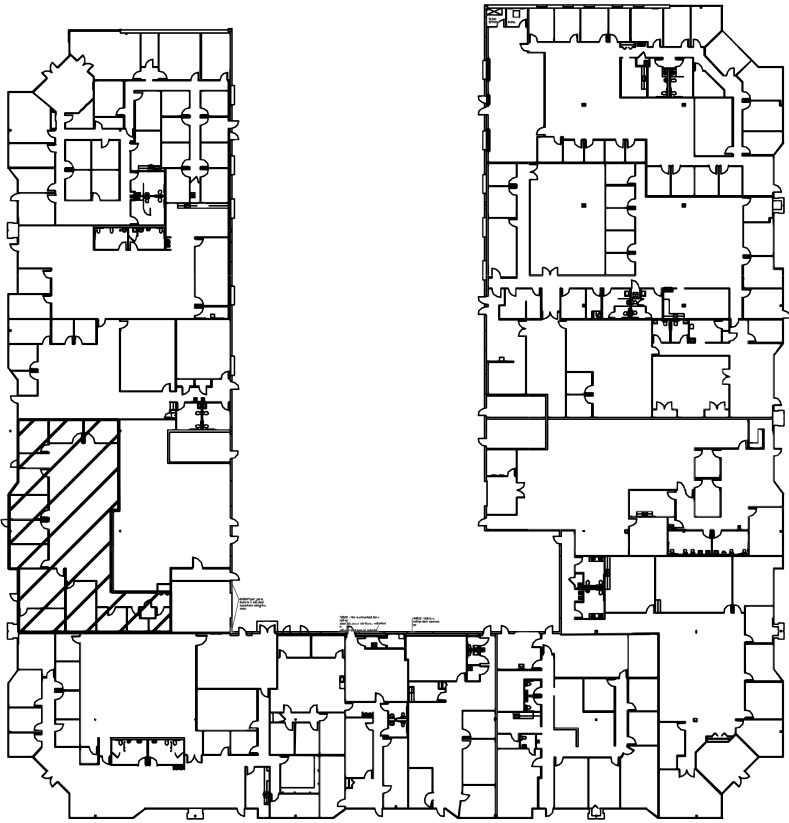


Clear Height 14'0" - 16'8"  
Wet Sprinkler System

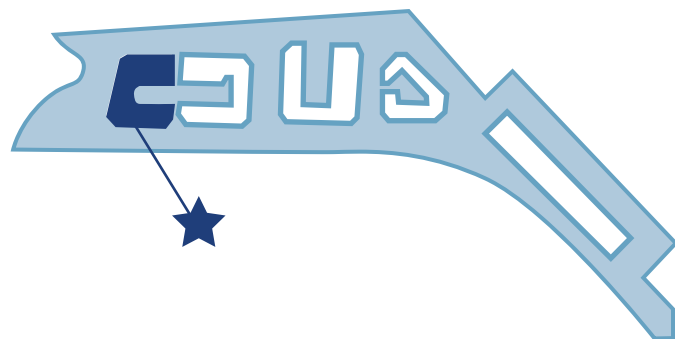
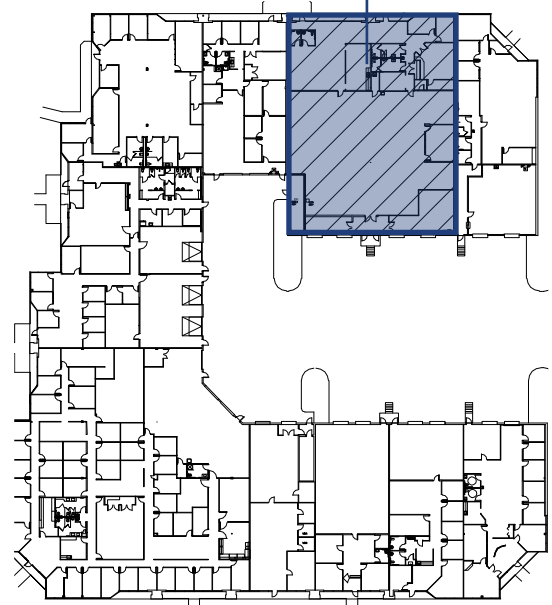
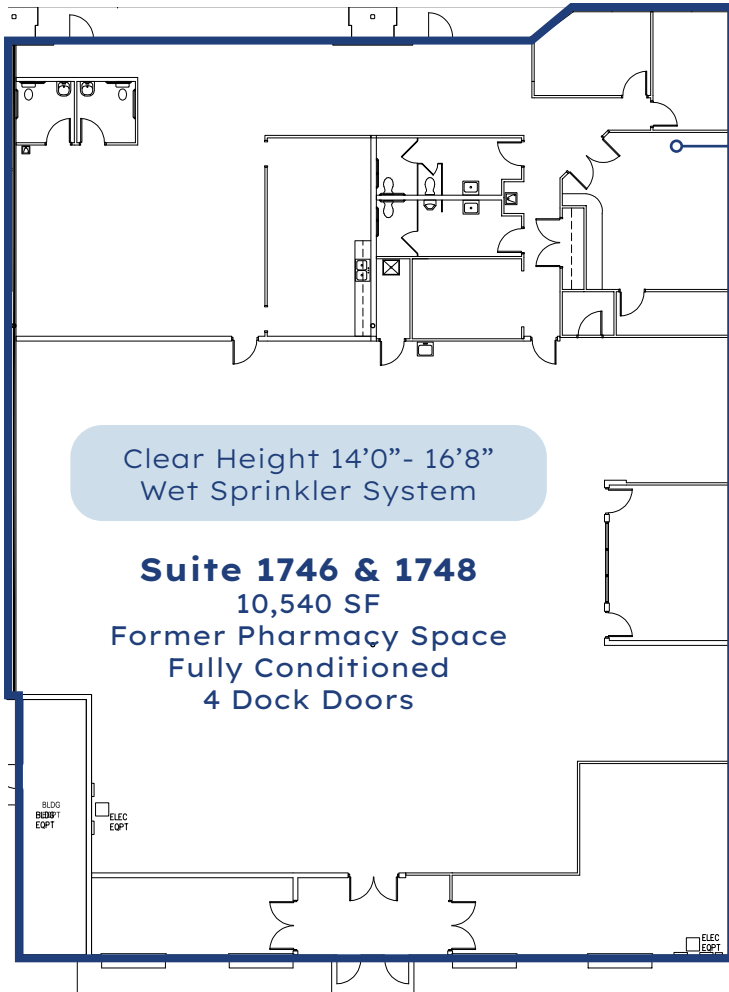


# FULLY LEASED | NORTH RUN BUSINESS PARK FLOOR PLAN - NORTH RUN V

No Space Currently Available



# FOR LEASE | NORTH RUN BUSINESS PARK FLOOR PLAN - NORTH RUN VI



# FOR LEASE | NORTH RUN BUSINESS PARK AREA MAP



**NORTH RUN**

**FOOD LION** **Wendy's** **McDonald's**  
**Waffle House** **Chicken Wings**

**Reynolds**  
COMMUNITY COLLEGE


**BANK OF AMERICA**


**Walmart** **BIG LOTS!** **POPEYE'S** **DQ**  
**LOWE'S** **Starbucks** **GameStop** **BURGER KING**


## CONVENIENT LOCATION

- Apple Spice Junction, a full service eatery and caterer, on-site
- Conveniently located on Parham Road, just off I-95 with easy access to I-95, I-295, & I-64

## TRANSPORTATION

 **Richmond International Airport**  
(27 min drive, 17 miles)

 **Virginia Port Authority**  
(25 min drive, 15.3 miles)

 **Transflo**  
(11 min drive, 6.4 miles)

**NORTH RUN**

# FOR LEASE | NORTH RUN BUSINESS PARK

## DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2023 Population	26,759	169,667	582,430
2028 Population Projection	26,983	171,317	588,103
Annual Growth (2023-2028)	0.2%	0.2%	0.2%
Median Age	40.6	40.2	38.5

Source: CoStar

	2 Miles	5 Miles	10 Miles
Density (Population per square mile)	1,673	2,200	2,214
Current Population	6,022	63,105	169,933
Population (5 Year Forecast)	6,290	65,824	176,780
Percent Forecast (5 Year Forecast/ Current Year)	4.42%	4.27%	4.02%
Median Age	42	41	40
Median Household Income	\$75,360	\$71,076	\$81,646
Average Household Income	\$104,565	\$93,356	\$103,315
Households	2,700	26,976	72,830

Source: LandVision

