



HIGHLAND I  
7231

# HIGHLAND I AT GLEN FOREST

TWO SUITES AVAILABLE!



**THALHIMER**



[Property Video](#)  
[Property Website](#)



GLEN  
FOREST  
OFFICE PARK

# PROPERTY HIGHLIGHTS

## OVERVIEW

- Suite 205 - 3,729 RSF
- Suite 301 - 4,775 RSF *available 12/1*
- Campus-wide amenities for tenant use
- Excellent visibility on Forest Avenue
- Strong area demographics



Excellent Location



4 mins from  
Henrico Doctors'



3 minutes to I-64



10 minutes to Short Pump  
& Scott's Addition



0.5 mi from dining at  
Reynold's Crossing

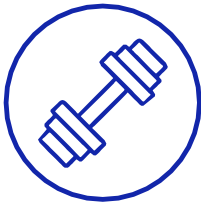
# PROPERTY AMENITIES



Old Growth Trees



Campus  
Conference  
Center



Campus Fitness  
Center



Grab 'N Go  
Vending



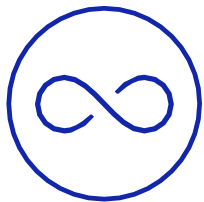
Abundant  
Parking



Professional  
Atmosphere



Weekly Food  
Trucks



Infinite  
Possibilities





**LIBBIE MILL MIDTOWN**  
80 ACRE MIXED-USE REDEVELOPMENT  
- 1,100 APARTMENTS  
- 900 FOR SALE HOMES  
- 131,000 SF RETAIL  
- BRAND NEW PUBLIC LIBRARY

**DOWNTOWN RICHMOND**  
13 MINUTE DRIVE

**WILLOW LAWN**  
- 617,000 SF RETAIL  
- 680,000 SF OFFICE

**BON SECOURS ST. MARY'S HOSPITAL**  
DISTANCE 2.0  
OWNER: BON SECOURS | 391 BEDS  
TOP 50 CARDIOVASCULAR HOSPITAL IN US  
BEST PLACE IN RICHMOND TO HAVE A BABY

**THE VILLAGE SHOPPING CENTER**  
Publix. GINGER JUICE. toast

**PhilipMorrisUSA**  
an Altria Company

**Durlington OfficeMax**

**Altria**

**Walmart**  
Save money. Live better.

**WESTIN**  
HOTELS & RESORTS



**EMBASSY SUITES**

**American Red Cross**

**REYNOLD'S CROSSING**  
- 212,000 SF MOB  
- 400,000 SF OFFICE  
- 131,000 SF RETAIL  
- 250 HOTEL KEYS



**HENRICO DOCTORS' HOSPITAL**  
3 MINUTE DRIVE

**GLEN FOREST OFFICE PARK**

# LOCATION OVERVIEW

# PROPERTY SUMMARY

## Highland I

Cushman & Wakefield | Thalhimer is pleased to present Highland I for lease.

**Address** 7231 Forest Ave, Richmond VA

**Submarket** Glen Forest/Glenside

**Building Class** A

**Total Building SF** 46,768 SF

**Stories** 3

**Parking** 4.22 per 1,000 SF

**Amenities** Grab and go cafe, Campus fitness center, Campus conference room

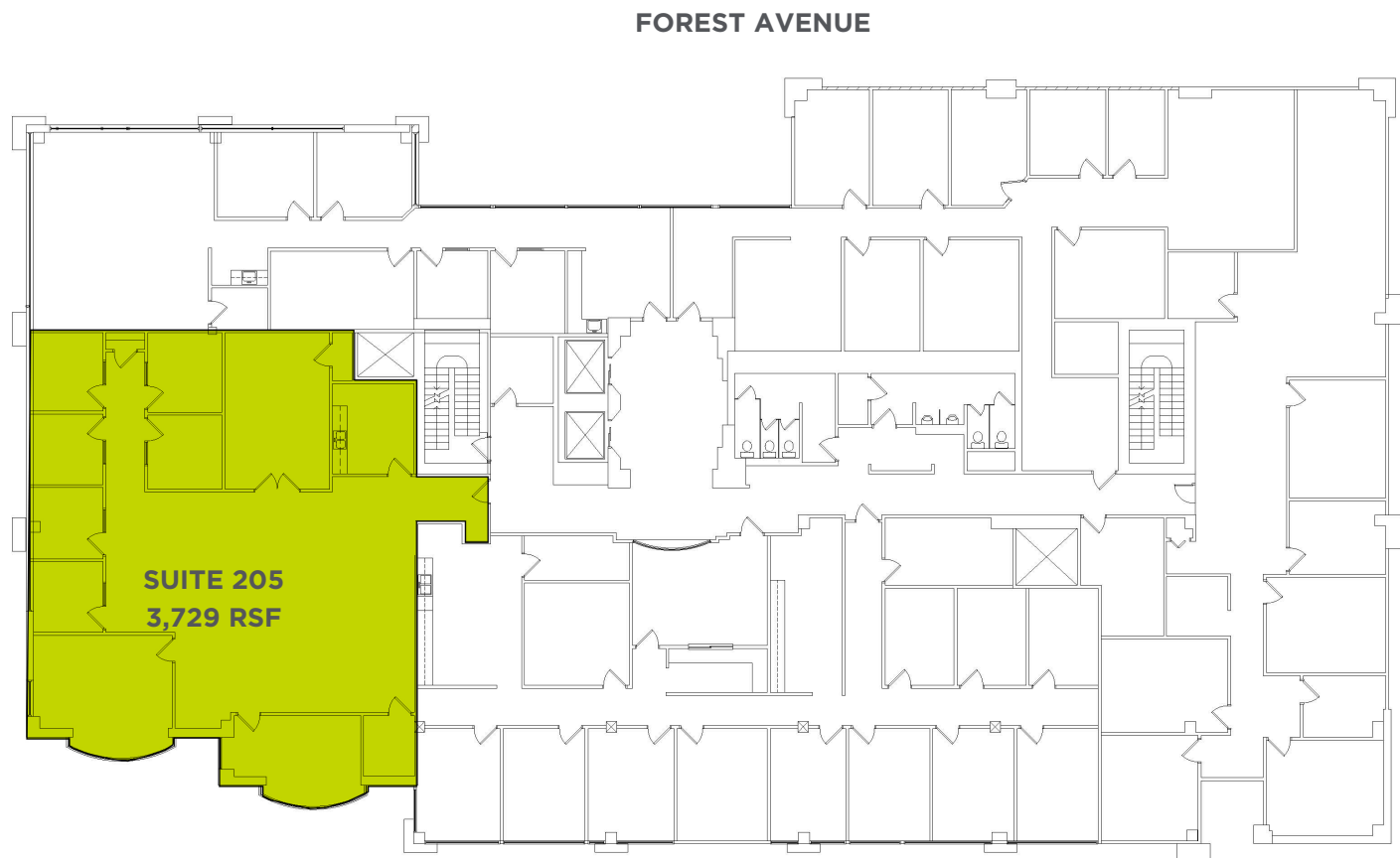


# Floor Plan

**SECOND  
FLOOR**

3,729 RSF

**CLICK FOR  
VIDEO TOUR**



# Floor Plan

FOREST AVENUE

**THIRD  
FLOOR**  
4,775 RSF





**SUITE 205 | MODERN FINISHES, MOVE IN READY**

# Highland I



GLEN  
FOREST  
OFFICE PARK



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**THALHIMER**

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