

FOR LEASE

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



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Microsoft Building

8,158± SF of premium first-floor office space located right off the main lobby available for lease starting August 1, 2026

- Modern layout with multiple window-lined offices mixed with open workspace
- 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
2026 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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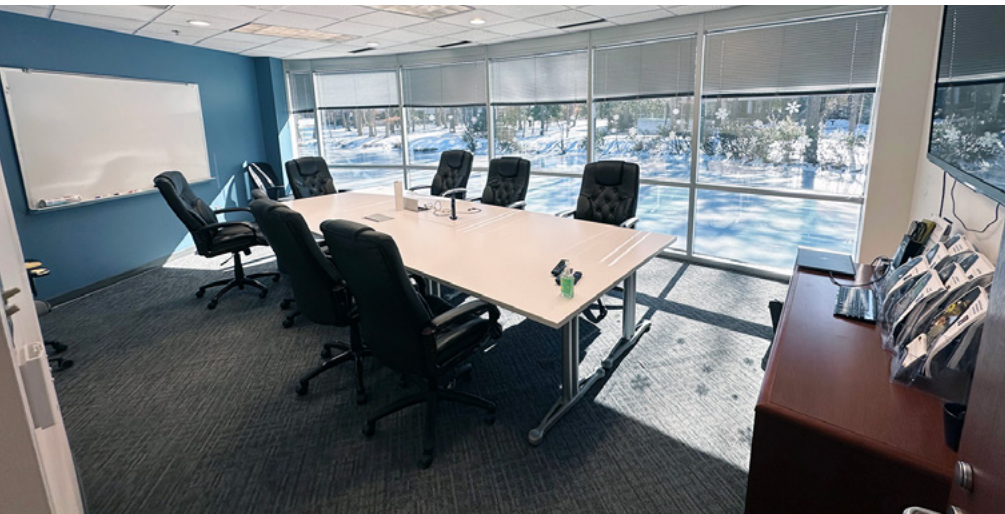
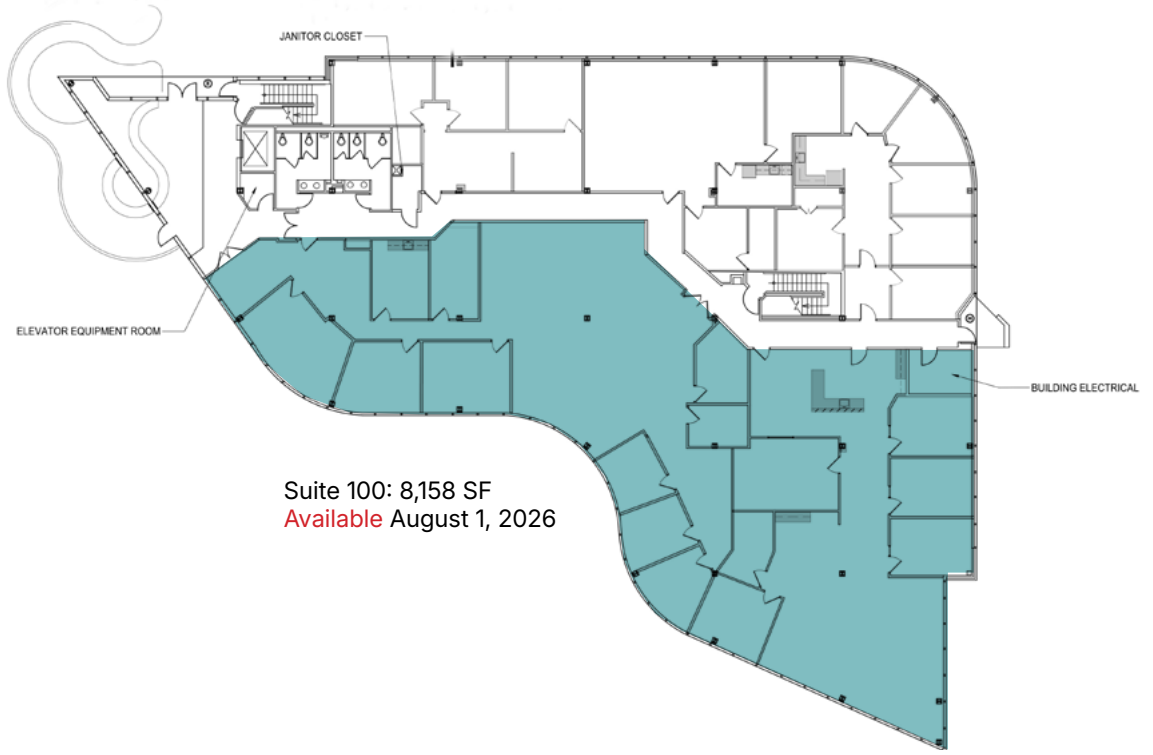
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Floor Plan

First Floor



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

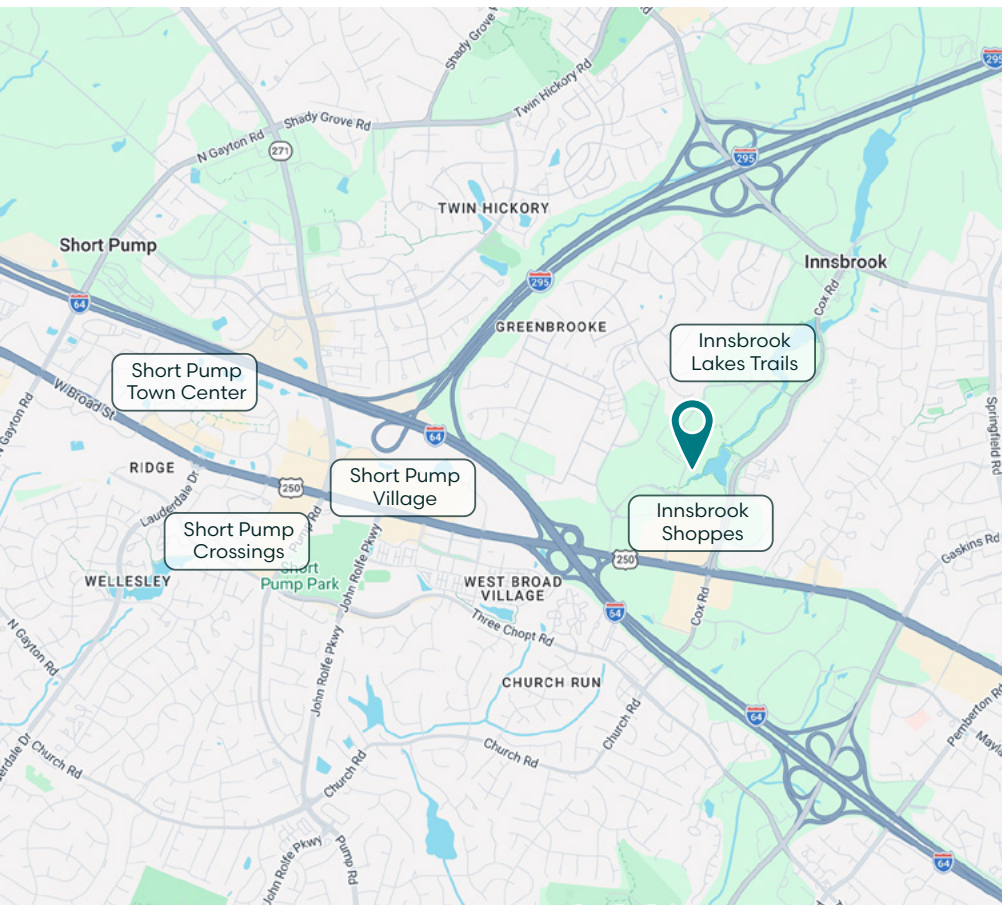
Innsbrook functions as a true live-work-play environment, offering nearby restaurants, hotels, retail, and services that support employees and visiting clients alike. The area continues to evolve with new mixed-use and residential developments, enhancing walkability and long-term tenant appeal.

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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