



# RIVER'S BEND EAST

OFFICE & TECHNOLOGY CENTER

13203 N. ENON CHURCH RD, CHESTER, VA 23836

## SALE OR LEASE



PROFESSIONAL OFFICE SPACE IN RAPID GROWTH AREA OF CHESTERFIELD COUNTY, VA

### FEATURES

- ▶ **COMING SOON!** New LEGO Production Facility & Google data center within 3 miles
- ▶ Full service rental rates available with flexible lease terms
- ▶ Two (2) story, 140,000± SF office building located near Meadowville Technology Park (meadowville.com)
- ▶ Amenities include fitness center with showers and lockers, loading dock and outdoor courtyard space with picnic tables
- ▶ Landlord provides 24-Hour HVAC
- ▶ Onsite ownership and property management
- ▶ Four (4) spaces per 1,000± SF (250 space parking lot permitted and ready to be developed)
- ▶ Easy access to I-295 (3 miles) and I-95 (7.5 miles)

### SUMMARY

| Space Available | Office | 200 SF – 75,000 SF |
|-----------------|--------|--------------------|
|-----------------|--------|--------------------|

Nearby:



Amazon Distribution, Medline, ITAC, Niagara Bottling Company, Cartograf Group, VCU Health, The Goddard School, Morris Cardiovascular & Risk Reduction Center, CVS, Meadowville Technology Park, Merit Medical, Chester Career College, BrightPoint College, Food Lion, LEGO & Google (Coming Soon!)



### CONTACT

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# PROPERTY PHOTOS



# FLOOR PLANS – A & B WING



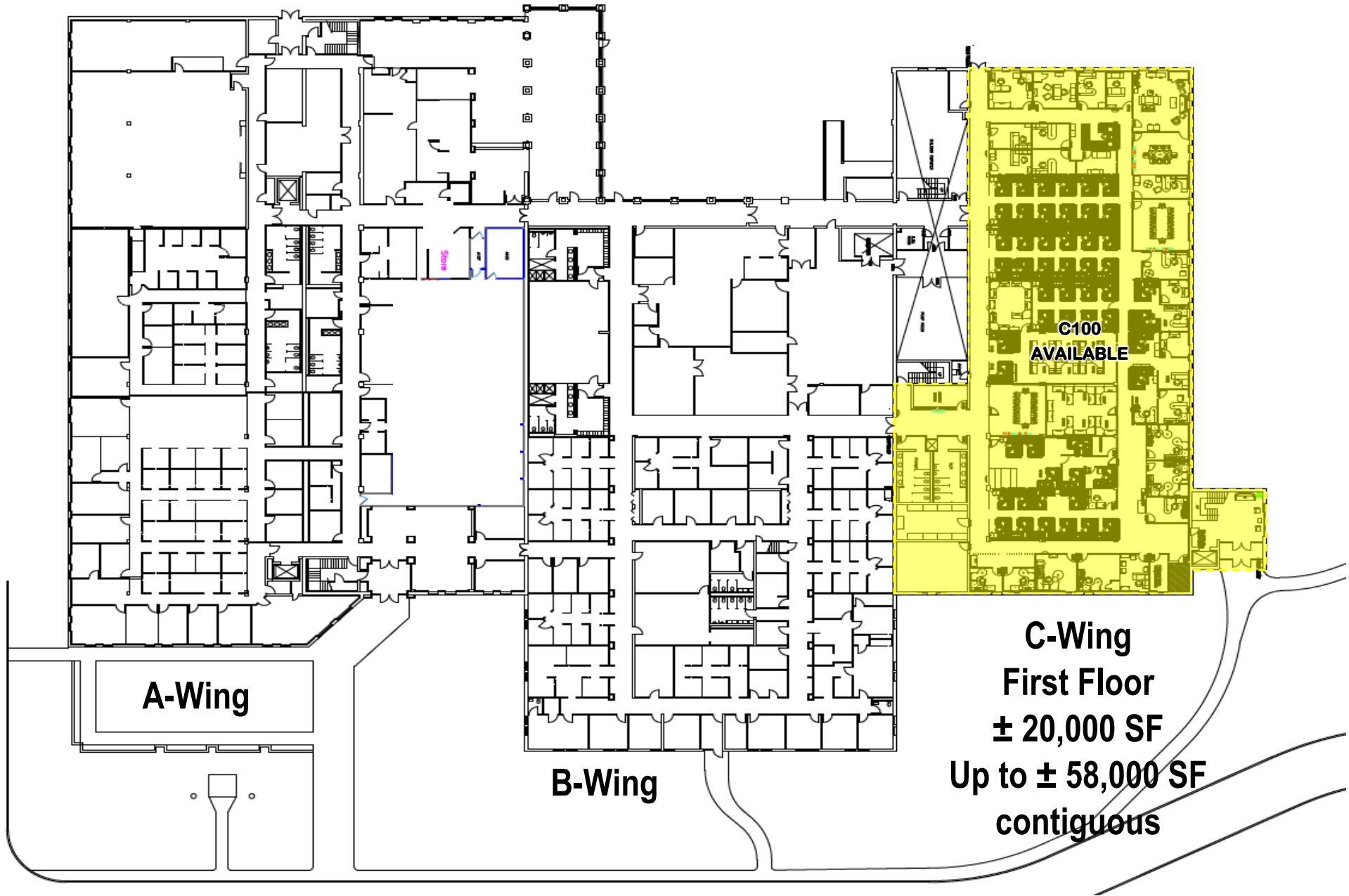
\*Square footage listed is approximate.

**B100, B110, B150 & B160 COMBINABLE  
UP TO ±18,700 SF WITH  
PRIVATE EXTERIOR ENTRANCE**

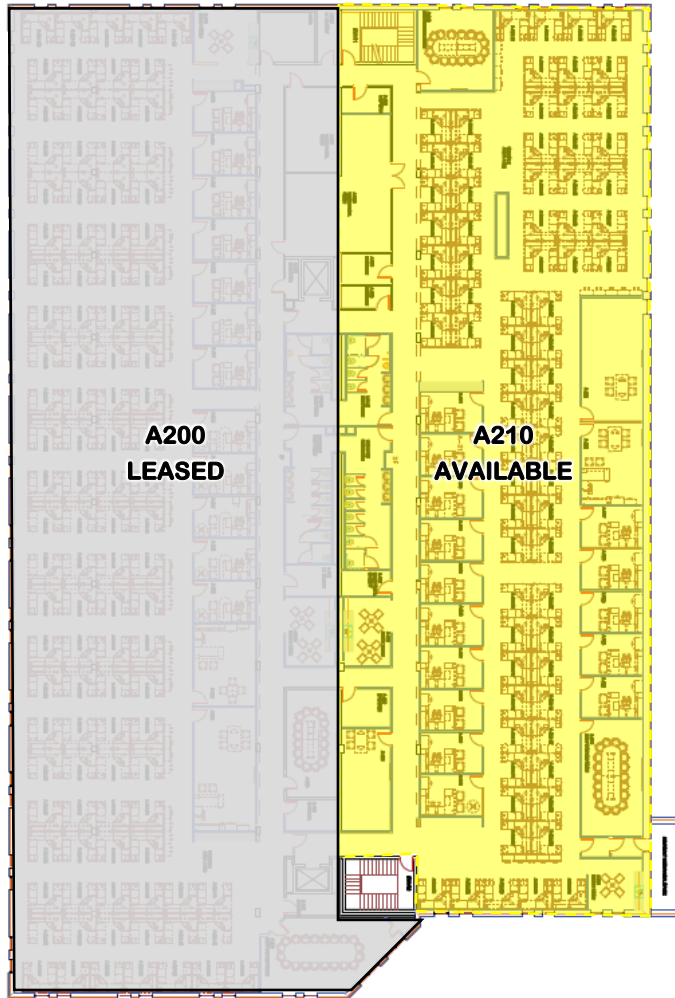
# AERIAL VIEW



# KEY PLAN – FIRST FLOOR

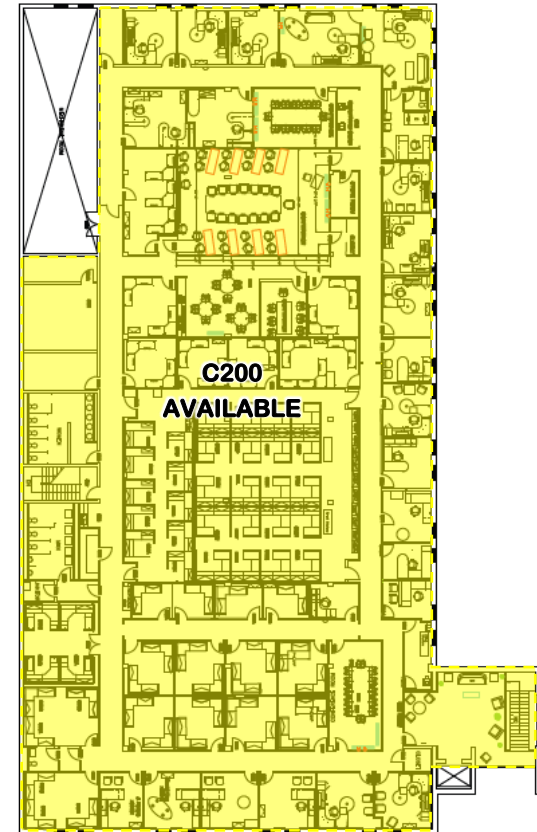


**KEY PLAN – SECOND FLOOR**



**A-Wing  
Second Floor  
± 13,000 SF available**

**TOTAL SPACE  
AVAILABLE  
UP TO  
75,000 SF**



**C-Wing  
Second Floor  
± 20,000 SF available  
± 58,000 SF contiguous**