

FOR LEASE

**2505 Pocoshock Place
Richmond, VA 23235**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Highlights

- 1,885± SF medical office space available immediately
- Two (2) story office/medical building with recent common area renovations
- Elevator served
- Located between the Rockwood neighborhood and Chippenham Parkway
- Nearby amenities include the YMCA, day care, and other dining/retail options
- Convenient access to US 360 and Chippenham Parkway
- Ample parking
- Lease Rate: \$16.75/SF, net of janitorial services

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4198 Cox Road, Suite 200
Glen Allen, VA 23060

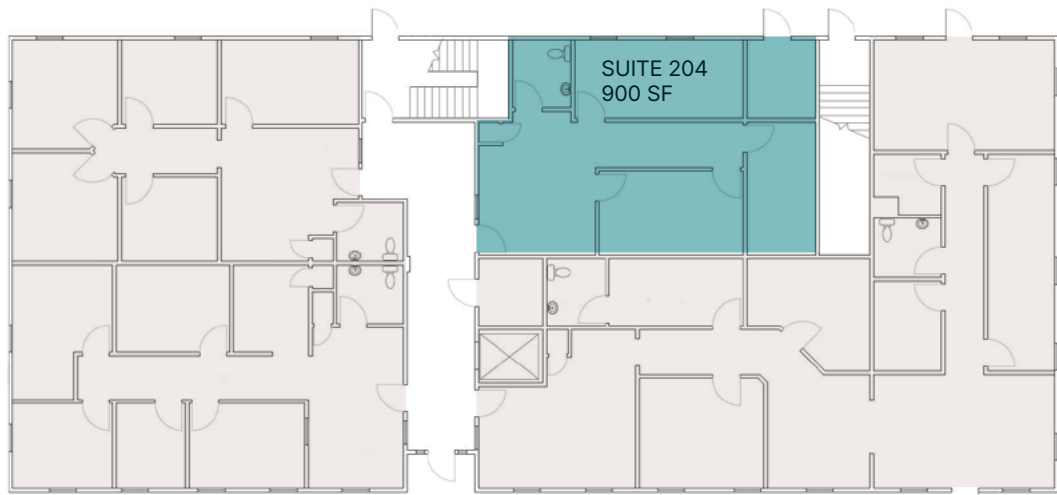
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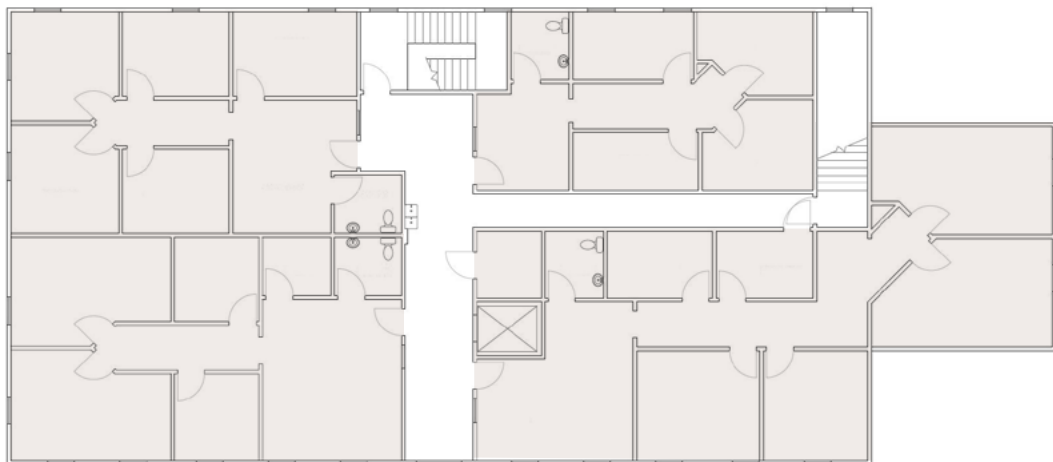


Floor Plans

First Floor
SUITE 204
Available



Second Floor



2505 Pocoshock Place – Market Overview

Chesterfield, VA

Convenient Southside Accessibility

The property benefits from convenient access to Chippenham Parkway (Route 150) and U.S. Route 360 (Hull Street Road), providing efficient connectivity throughout Southside Richmond, Midlothian, and Chesterfield County. This location supports easy commutes for employees and accessibility for clients drawn from nearby residential communities.

Medical & Professional Services-Oriented Submarket

The Pocoshock area functions as a neighborhood-serving employment corridor, with a strong presence of medical, behavioral health, insurance, and professional office users. Nearby amenities such as the YMCA, childcare facilities, and local retail and dining options further support daily operations and employee convenience, reinforcing the area's suitability for service-based tenants.

Stable Infill Market with Consistent Demand

Surrounded by established residential neighborhoods, the Pocoshock submarket benefits from steady demand for office and medical services without the cost structure of larger office parks or downtown locations. The property's recent capital improvements and location within a mature Southside trade area position it as a practical, long-term option for tenants seeking operational efficiency, accessibility, and stability.



→ 3 miles from the Pocoshock Place

- 1,200+ residential units (apartments and townhomes)
- 120,000 SF of retail and restaurants
- Sports entertainment & tournament venue
- Two hotels and a future conference component
- Large central event plaza programmed for concerts, markets, and festivals



Nearby Amenities



- 7-Eleven
- Arby's
- Bella Italian
- Bojangles
- Burger King
- Captain D's
- Chicken Fiesta
- Cook Out
- Dunkin'
- El Cielito Lindo
- Hardee's
- Holly Philly
- IHOP
- KFC
- Kickback Jack's
- Krispy Kreme
- Little Caesars
- McDonald's
- Noodles & Friends
- Olive Garden
- Palenke Bar & Grill
- Panera Bread
- Panda Express
- Pepe's | Mexican
- Phở 60 Cafe
- Pollo Campero
- Popeyes
- QDOBA
- Royal Farms
- Sheetz
- Starbucks
- Subway
- Sushi King
- Taco Bell
- Waffle House
- Wawa
- Wendy's
- Wingstop
- Zaxbys



- Academy Sports
- Advance Auto Parts
- CVS
- Dollar General
- Dollar Tree
- Food Lion
- Goodwill
- Harbor Freight Tools
- Kroger
- Marshall's
- Total Wine & More



- Chase Bank
- Wells Fargo Bank



- DoubleTree by Hilton
- Extended Stay
- Fairfield by Marriott Inn & Suites
- Four Points by Sheraton
- Holiday Inn Express
- Hyatt Place
- Residence Inn by Marriott
- Super 8 by Wyndham



The James at Springline



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