



# HIGHLAND I AT GLEN FOREST

ONE SUITE REMAINING



**THALHIMER**



[Property Video](#)

[Property Website](#)



GLEN  
FOREST  
OFFICE PARK



# PROPERTY HIGHLIGHTS

## OVERVIEW

- Suite 305 - 1,516 RSF available 6/1/25
- Shaded patio for tenant use
- Perfect for training facility or back office 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



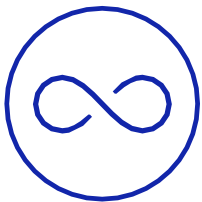
Abundant  
Parking



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. GINGERJUICE toast

Genworth

PhilipMorrisUSA  
an Altria Company

OfficeMax

Altria

Walmart  
Save money. Live better.

WESTIN  
HOTELS & RESORTS

64

EMBASSY SUITES

American Red Cross

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

64

**GLEN FOREST OFFICE PARK**

**HENRICO DOCTORS' HOSPITAL**  
3 MINUTE DRIVE

# LOCATION OVERVIEW



# PROPERTY SUMMARY

## Highland I

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

<b>Address</b>	7231 Forest Ave, Richmond VA
<b>Submarket</b>	Glen Forest/Glenside
<b>Building Class</b>	A
<b>Total Building SF</b>	46,768 SF
<b>Available SF</b>	Suite 305 - 1,516
<b>Timing</b>	Suite 205 - Available 2/1/25 Suite 305 - Available 6/1/25
<b>Stories</b>	3
<b>Parking</b>	4.22 per 1,000 SF
<b>Amenities</b>	Shaded patio, Campus fitness center, Campus conference room



# Floor Plans

FOREST AVENUE

## THIRD FLOOR

1,516 RSF

*Available 6/1/25*



# Highland I



GLEN  
FOREST  
OFFICE PARK



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CUSHMAN &  
WAKEFIELD

THALHIMER

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