

FOR LEASE
OFFICE



2821 EMERYWOOD PARKWAY

RICHMOND, VA

MULTIPLE SUITES AVAILABLE



**CUSHMAN &
WAKEFIELD**

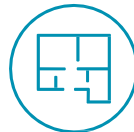
THALHIMER

PROPERTY HIGHLIGHTS



SF

Suite 100 - 7,369 RSF
Suite 201 - 4,069 RSF
Suite 301 - 3,305 RSF
Suite 305 - 10,194 RSF
Suites 301-305 - 13,499 RSF



FLOOR PLAN

- Great window line throughout
- Efficient existing build out
- Glass-fronted offices
- Furniture available in select suites



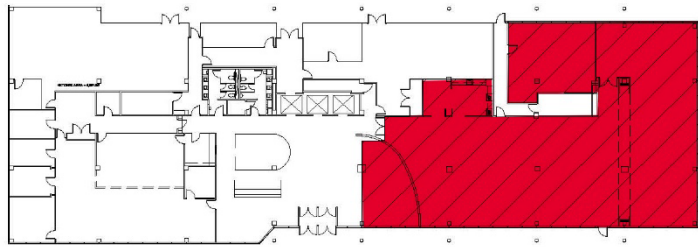
BUILDING AMENITIES

- Shared Board Room and Conference Rooms Available
- Upscale vending
- Back-up generator
- 24/7 Secured access
- Excellent hotel access - Home2 Suites and three hotels within 2 mins from property
- Non-profit friendly!
- Abundant surface parking

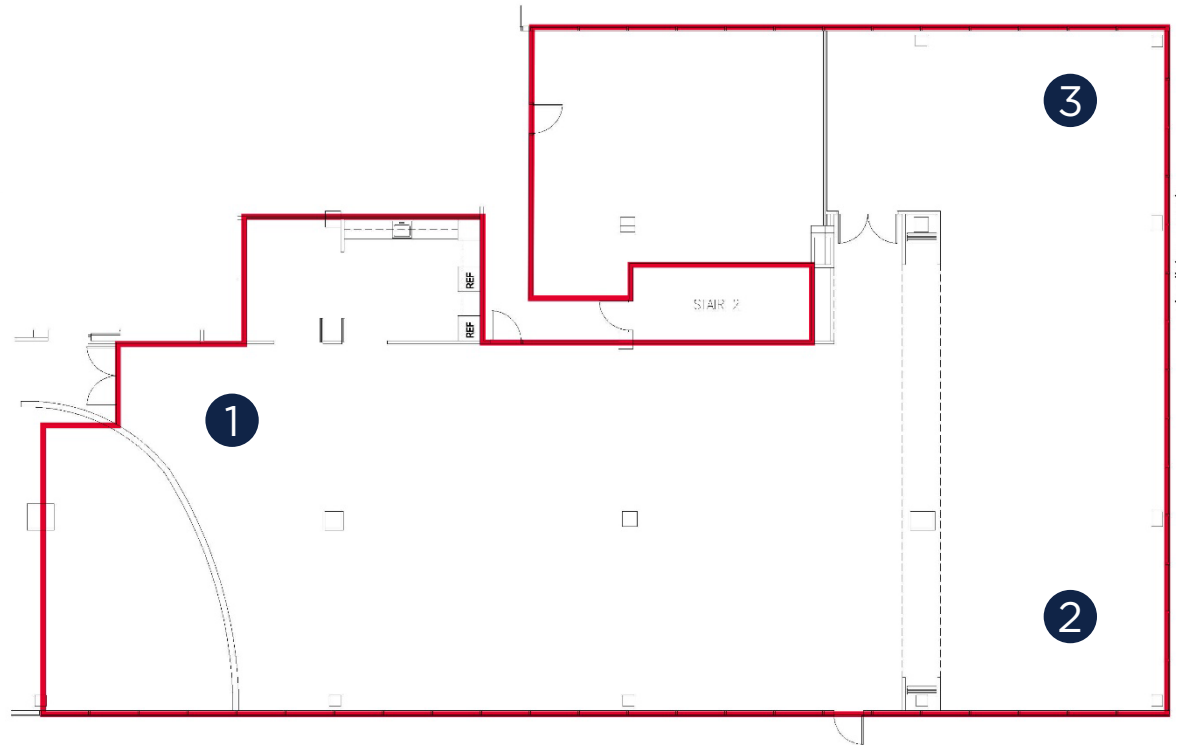




**BUILDING
PHOTOS**



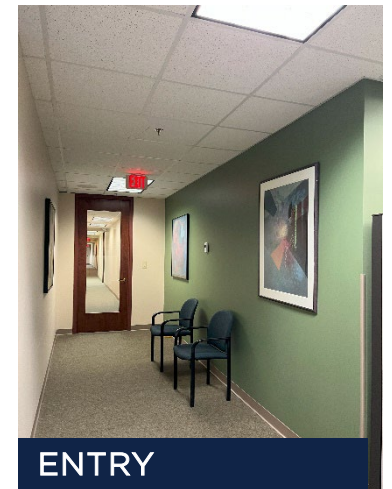
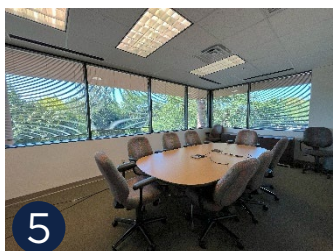
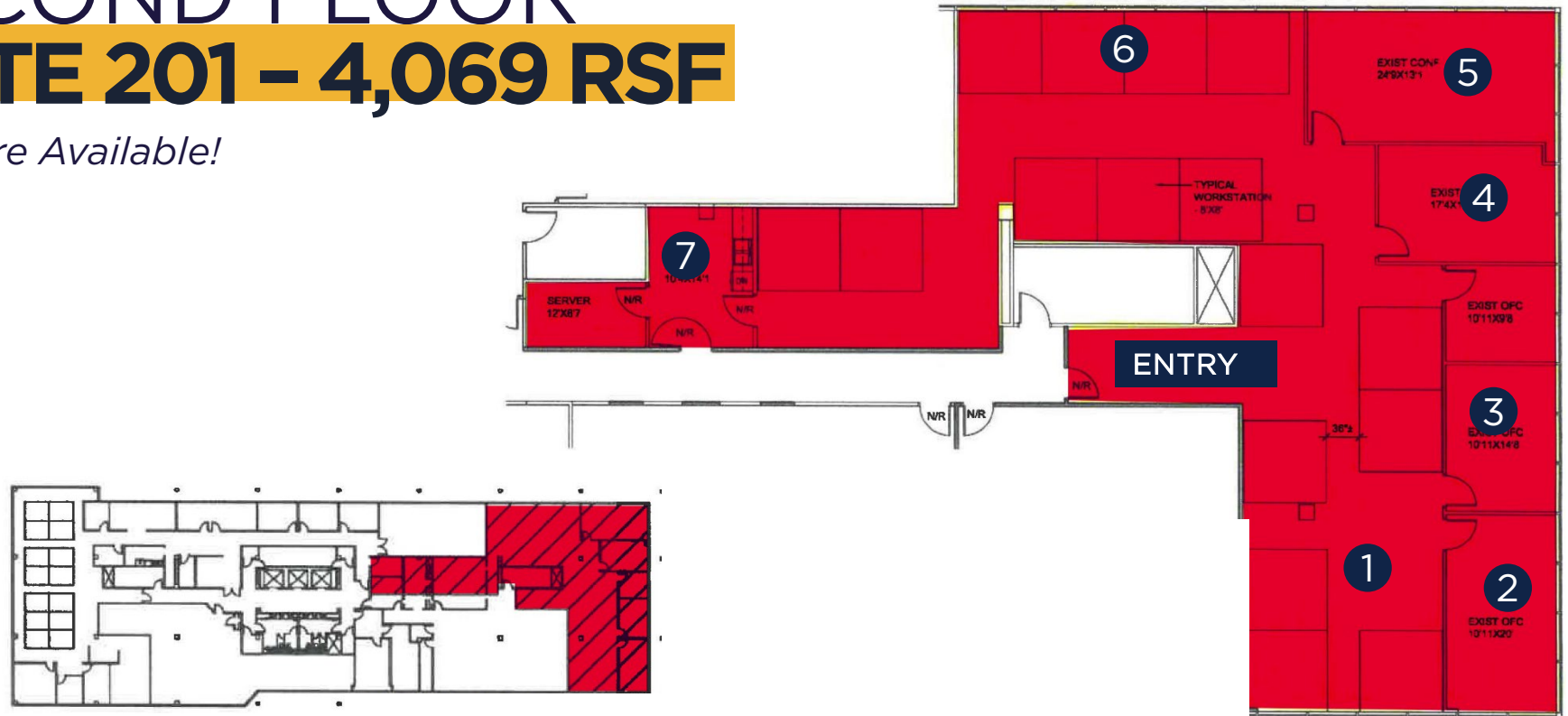
FIRST FLOOR KEY PLAN



GROUND FLOOR
SUITE 100 - 7,369 RSF

SECOND FLOOR SUITE 201 - 4,069 RSF

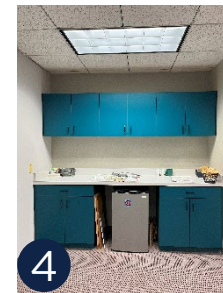
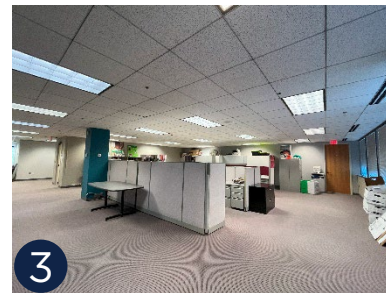
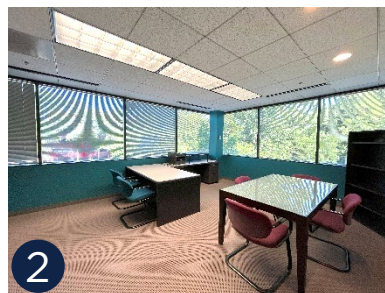
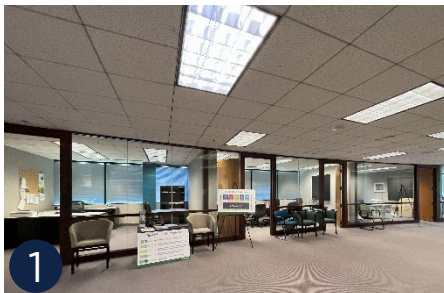
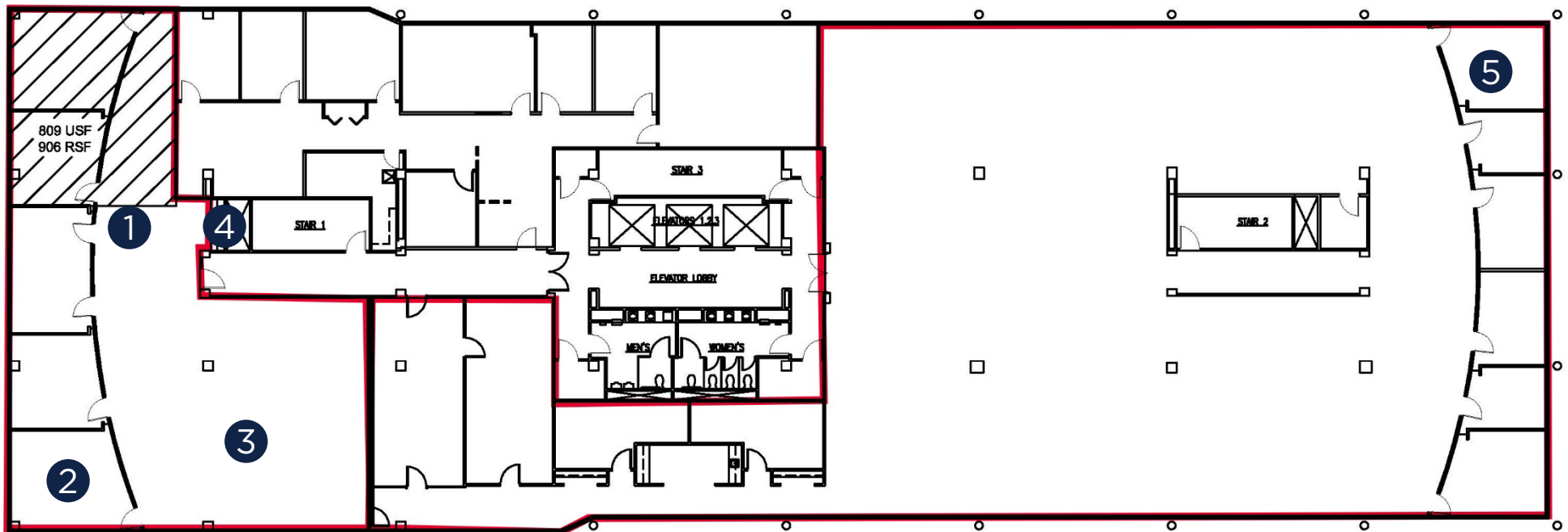
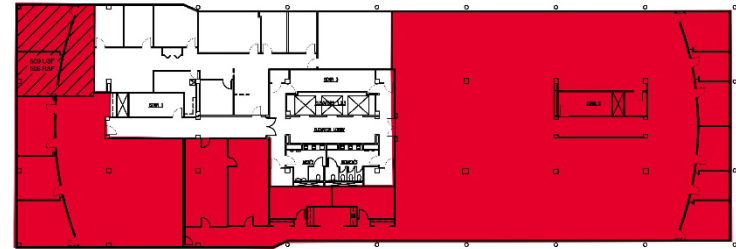
Furniture Available!



THIRD FLOOR

3,305 – 10,194 RSF

Can be combined for 13,499 SF





Home2 Suite by Hilton



West Broad Village



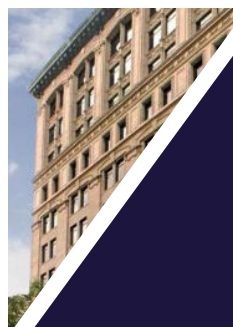
3 MINS
TO i-64



ChildFund Building



Shoppes at Reynolds Crossing



5 MINUTES
TO MEZEH, PLAZA AZTECA,
ROOTS, STARBUCKS, WALMART



Short Pump Town Center



5 MINUTES
TO REYNOLDS CROSSING AND
GLEN FOREST



Plaza Azteca

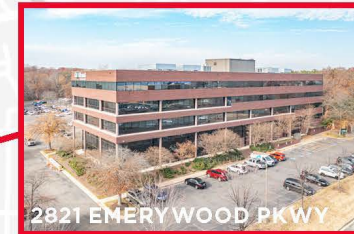
12 MINUTES
TO SHORT PUMP AND DOWNTOWN RICHMOND



GLENSIDE & BROAD

Access, Access, Access!! Situated centrally in Henrico County, the Glenside/Broad submarket offers easy access both downtown Richmond and Short Pump and convenient neighborhood retail. Adjacent to Interstate 64, this neighborhood is within three miles of two of Richmond's largest hospitals and numerous medical office buildings. Its location is easily reached by a variety of single family and multifamily residential communities.

PARHAM
DOCTORS'
HOSPITAL



RESTAURANTS

1	CHIPOTLE	15	JASON'S DELI	29	STARBUCKS
2	STARBUCKS	16	CHIPOTLE	30	CRAFTED
3	MEZEH	17	CHICK-FIL-A	31	THE BRASS TAP
4	POKE SUSHI BOWL	18	KRISPY KREME	32	SHAGBARK
5	PLAZA AZTECA	19	PANERA BREAD	33	MISSION BBQ
6	ROOTS	20	CHOPT	34	OLIVE GARDEN
7	O'CHARLEYS	21	STARBUCKS	35	BUFFALO WILD WINGS
8	MEKONG	22	IHOP	36	OUTBACK STEAKHOUSE
9	TACO BELL	23	SNOWFOX	37	CHICKEN FIESTA
10	SONIC	24	8PIZZA	38	RED LOBSTER
11	ZAXBY'S	25	NOODLES AND COMPANY	39	BUZ AND NEDS
12	MCDONALD'S	26	CAVA	40	TROPICAL SMOOTHIE
13	FIRST WATCH	27	WENDY'S	41	MCDONALD'S
14	STICKS KEBOB	28	COOK OUT	42	POPEYE'S

RETAIL

1	WALMART	14	PETSMART	27	ROSS
2	THE HOME DEPOT	15	BARNES & NOBLE	28	GOLD'S GYM
3	OFFICEMAX	16	TARGET	29	BATH & BODY WORKS
4	BURLINGTON	17	CVS	30	LIDL
5	ALDI	18	KROGER	31	WAWA
6	ASHLEY FURNITURE	19	VIRGINIA ABC	32	NAVY FEDERAL
7	ADVANCE AUTO PARKS	20	DICK'S SPORTING GOODS	33	AUTOZONE
8	O'REILLY AUTO PARTS	21	J.CREW FACTORY	34	JOANNE FABRIC
9	VERIZON	22	STPLES	35	DOLLAR TREE
10	WALGREENS	23	ATLANTIC UNION BANK	36	DOLLAR GENERAL
11	JIFFY LUBE	24	OLD NAVY	37	HARBOR FREIGHT
12	FEDEX	25	DSW		
13	THE VITAMIN SHOPPE	26	MICHAELS		

THE MARKET

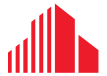
CONTACT INFORMATION

AMY BRODERICK

Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO

Vice President
804 344 7169
kate.hosko@thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

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