

# OFFICE FOR LEASE

## 9012 THREE CHOPT

Richmond, Virginia



2,091 RSF  
AVAILABLE

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CUSHMAN &  
WAKEFIELD

**THALHIMER**

# PROPERTY HIGHLIGHTS



## SUITE DETAILS



### SQUARE FOOTAGE

2,091 SF on the first floor



### TIMING

Available immediately



### SIGNAGE

Monument signage available along Three Chopt Rd



### FLOOR PLAN

Reception area  
Two private offices  
Conference room with accordion wall for dividing  
Open work area  
Kitchenette  
Two private restrooms



### PARKING

Complimentary parking on site

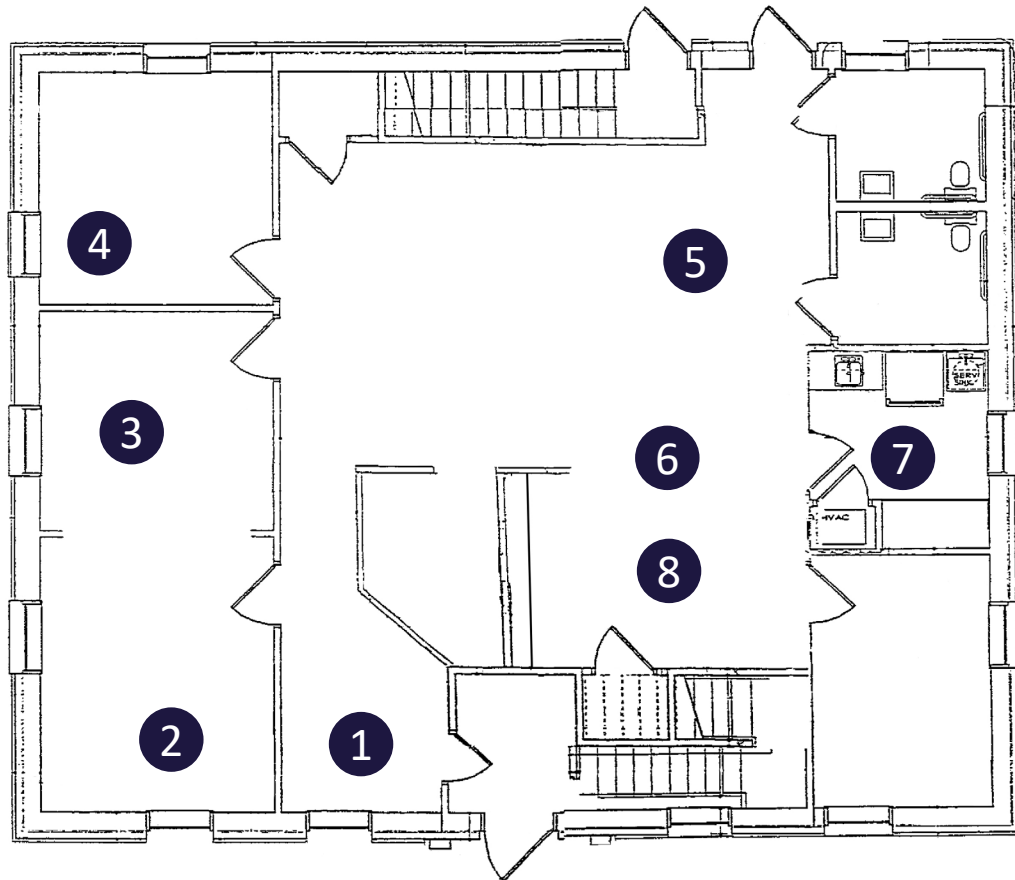


### FEATURES

First floor suite  
Abundant natural light  
Located just off Parham Rd  
Easy access to Regency and neighborhood retail  
Property owner on site

# 9012 THREE CHOPT FLOOR PLANS

2,091 RSF AVAILABLE



# LOCATION OVERVIEW



**COSTCO**  
WHOLESALE

**sam's club**

**Chick-fil-A**  
**Wendy's**  
**VCF**  
VALUE CITY  
FURNITURE

**GOLD'S GYM PLAZA**  
gelati celest

**NORTHERN**  
TOOL & EQUIPMENT  
**ROOMS TO GO**  
**WELLS FARGO**

**WESTPARK CENTER**  
**Publix**  
**ABC**  
**McDonald's**  
**crumbl**  
cookies

**LOWE'S**  
home improvement warehouse

**Kroger**

**OLLIE'S**  
TUESDAY MORNING

**VABC**

**FOUNTAIN SQUARE**  
**BIG LOTS**  
**ME**

**MERCHANTS WALK**  
**JO-ANN**  
fabric and craft stores  
**FOOD LION**  
**DOLLAR TREE**

**Dominion Energy**

**FLOOR DECOR**  
**MISSION BBQ**  
The American Way

**WESTLAND CENTER**  
**DOLLAR GENERAL**  
**Total Wine**  
**Wawa**  
**HARBOR FREIGHT**

**BUZZARDS**  
REAL BARBECUE

**OUTBACK**  
STEAKHOUSE

**RIDGE CENTER**  
**THE FRESH MARKET**  
**VABC**  
**tropical CAFE**  
**HAND & STONE**  
**halmark**

**PARHAM PLAZA**  
**Walmart**  
**TJ-maxx**  
**Advance Auto Parts**  
**PETCO**  
Pet • Mobile

**9012 THREE CHOPT**

**Henrico Doctors' Hospital**

**GLEN FOREST OFFICE PARK**

**FOREST OFFICE PARK**

**B's**

**REGENCY SQUARE**

**Kroger**

**MIXED USE REDEVELOPMENT**  
450,000 SF RETAIL, OFFICE SPACE  
320 UNIT APARTMENT COMPLEX  
ADDITIONAL 880 UNITS PLANNED  
**the RISE**  
at REGENCY  
**Starbucks**  
**Red Lobster**  
**SLOOP JOHN'S**

**REYNOLDS CROSSING**  
**Walmart**  
**Starbucks**  
**Orangetheory**

**Altria**



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