

FOR LEASE
OFFICE



EAST SHORE I

100 EASTSHORE DRIVE | HENRICO COUNTY, VA

LAKEFRONT WITH WALKING TRAIL & OUTDOOR PATIOS



Owned & Managed by:



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

- Three-story Class A office building
- Lakefront building with access to walking/jogging trails and outdoor patios
- Upscale lobby & restroom finishes
- Full-service fitness center and tenant lounge located on-site
- Easily accessible from the I-64/I-295 interchange
- Nearby amenities include Starbucks, Publix, Chipotle, & many more!

Specifications

Total Size	68,118 SF
Available SF	Suite 100 – 10,774 RSF AVAILABLE 9/1/25 Suite 101 – 4,773 SF Suite 105 – 1,423 SF SPEC SUITE
Timing	Immediate
Rental Rate	\$24.50 PSF, full service
Parking	4.15 per 1,000 SF
Management	On-site
Generator	600 KW, full building generator
Lighting	LED lighting throughout

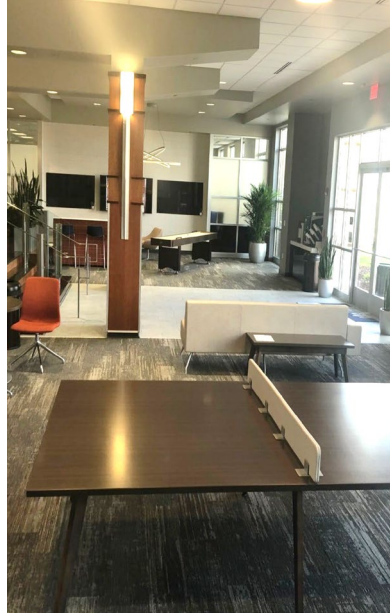


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TENANT LOUNGE

- Big screen TV
- Whiteboards
- Outdoor seating
- Shuffleboard
- Coffee Station
- Common area conference table



Towel Station

CANCEL YOUR GYM MEMBERSHIP!

- **3,100 SF onsite fitness center**
- 18 stations
- Free weights
- Showers, lockers & towel service



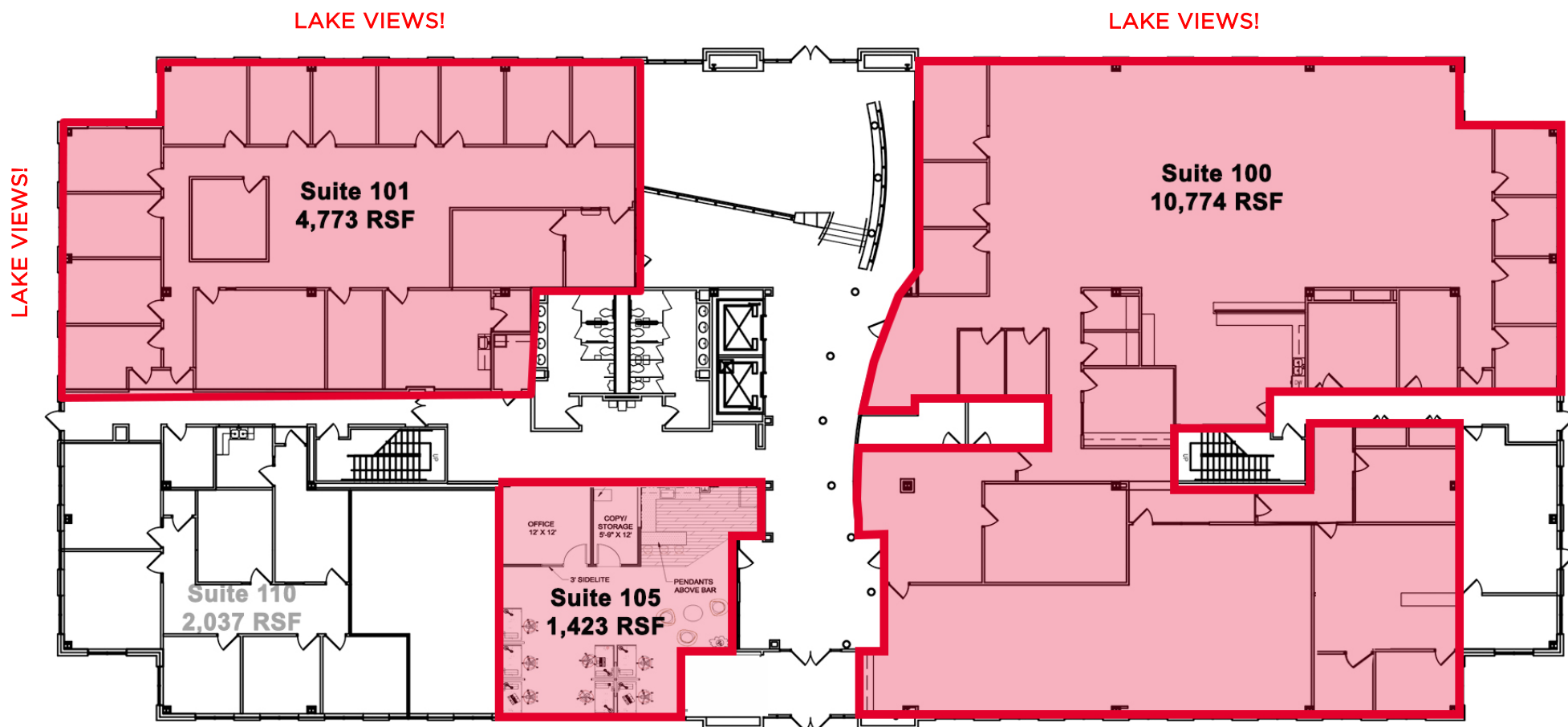
Fitness Center

TENANT AMENITIES

FIRST FLOOR FLOORPLAN

FIRST FLOOR

- Suite 100 - 10,774 RSF - Available 9/1/25
- Suite 101 - 4,773 RSF
- Suite 105 - 1,423 RSF





SUITE 105
1,423 SF | LOBBY ENTRY | AVAILABLE NOW!



AREA AMENITIES



CONTACT INFORMATION

MARK DOUGLAS, CCIM, SIOR
Senior Vice President
+1 804 697 3418
mark.douglas@thalhimer.com

AMY BRODERICK, MBA
Senior Vice President
+1 804 344 7189
amy.broderick@thalhimer.com



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

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