

FOR LEASE
OFFICE



EAST SHORE II

120 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	77,114SF
Available SF	2,991-4,730
Rental Rate	\$24.50 PSF, full service
Parking	4.15 per 1,000 SF
Signage	Signage available
Management	On-site
Generator	350 KVA Life Safety back-up generator

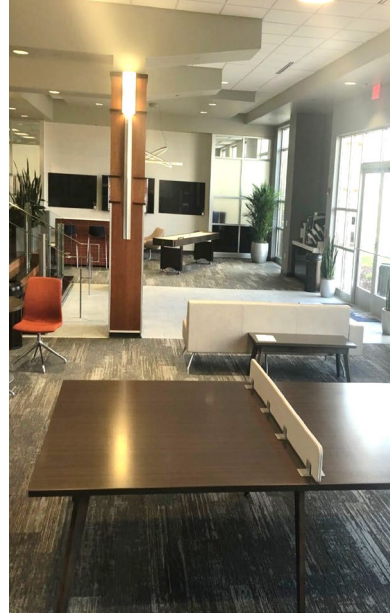


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TENANT LOUNGE

- 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



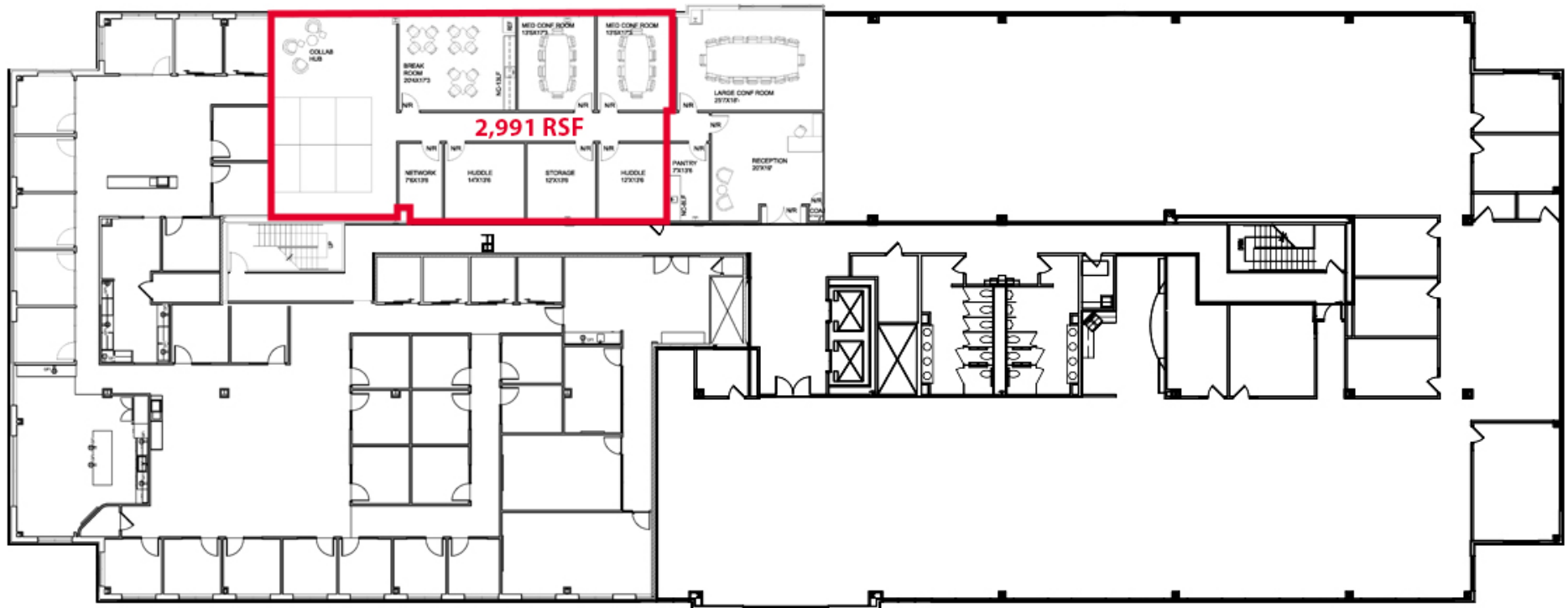
Fitness Center

TENANT AMENITIES

SECOND FLOOR FLOORPLAN

SECOND FLOOR

- 2,991 RSF Available



EAST SHORE II

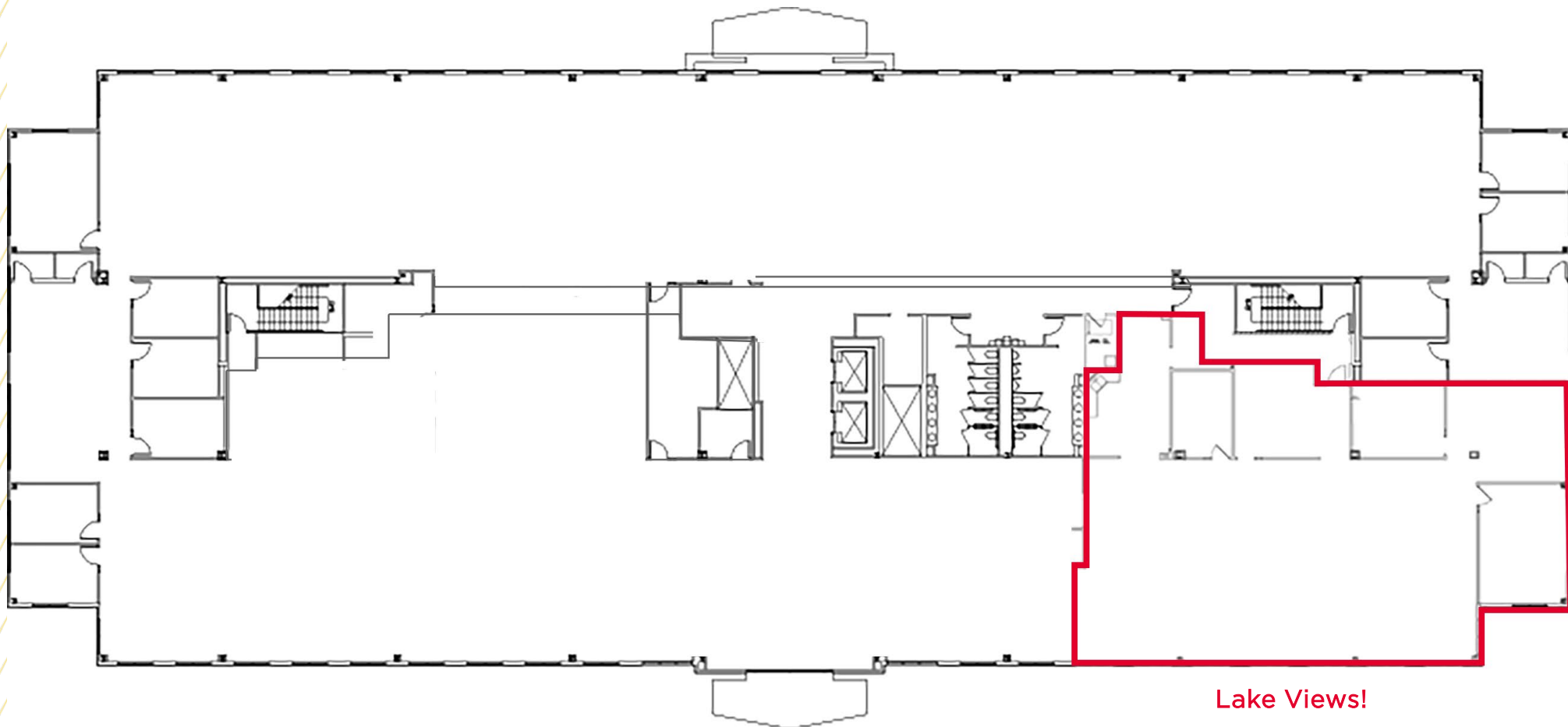
SECOND FLOOR PHOTOS



THIRD FLOOR FLOORPLAN

THIRD FLOOR

- Suite 320 - 4,730 RSF



AREA AMENITIES



CONTACT INFORMATION

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