

# FOR SALE OR LEASE **OFFICE**



2923 POLO PARKWAY  
**CHESTERFIELD, VA**

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*ADJACENT TO NUMEROUS RETAIL AMENITIES*



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# PROPERTY HIGHLIGHTS

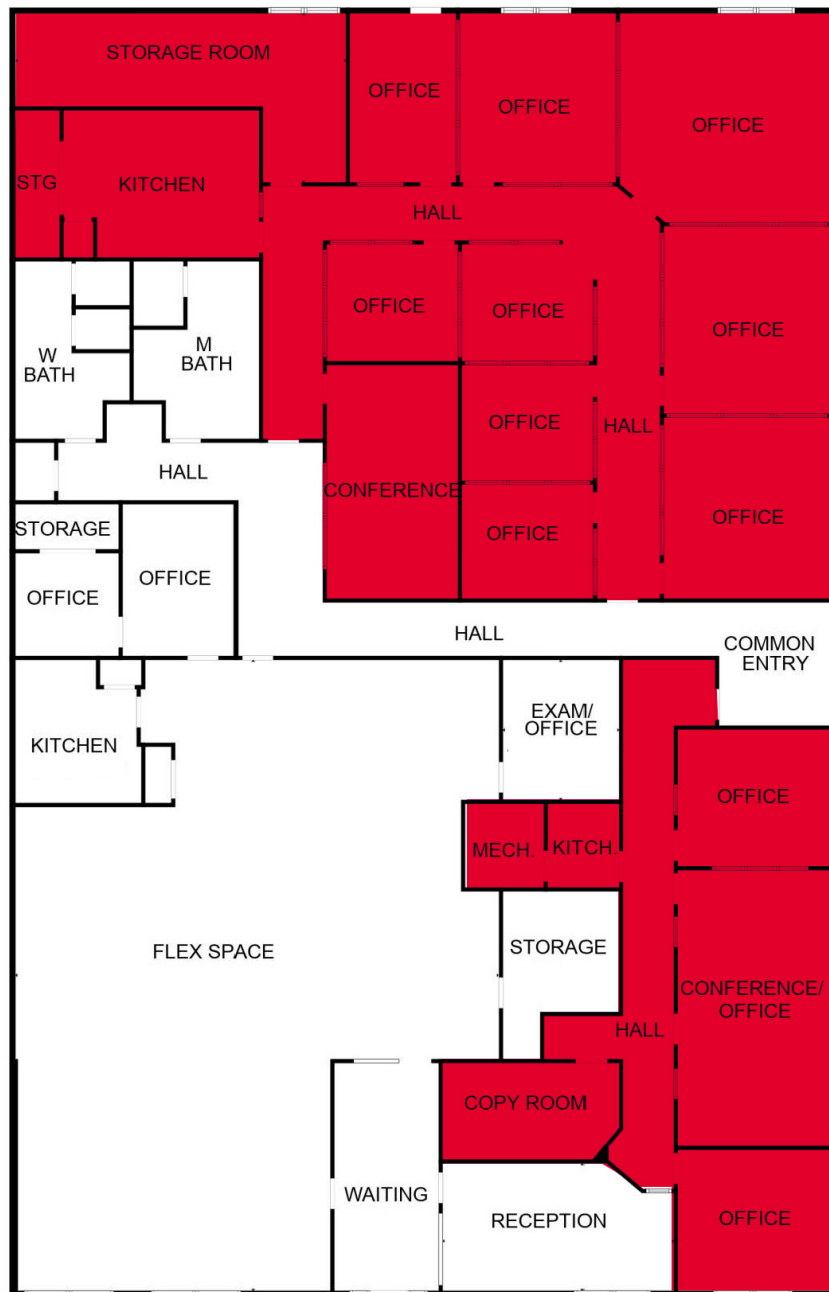
- FOR SALE OR LEASE - 8,215 SF
- 1,555- 3,737 SF AVAILABLE TO OCCUPY
  - Can combined for appx. 5,500 SF
- In-suite kitchenettes
- Abundant natural light
- Immediately adjacent to numerous restaurants, retail, & grocery store in Bellgrade Shopping Center
- Office buildout with lots of glass

## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,889	49,598	111,741
Est. Households	2,824	18,915	42,006
Avg. HH Income	\$148,308	\$166,771	\$165,126
Employees	6,366	46,019	55,938

## Nearby Retailers





**SUITE 200**  
**3,737 SF AVAILABLE**

**SUITES CAN BE COMBINED FOR APPX. 5,500 SF**

**SUITE 100**  
**1,555 SF AVAILABLE 4/30/25**

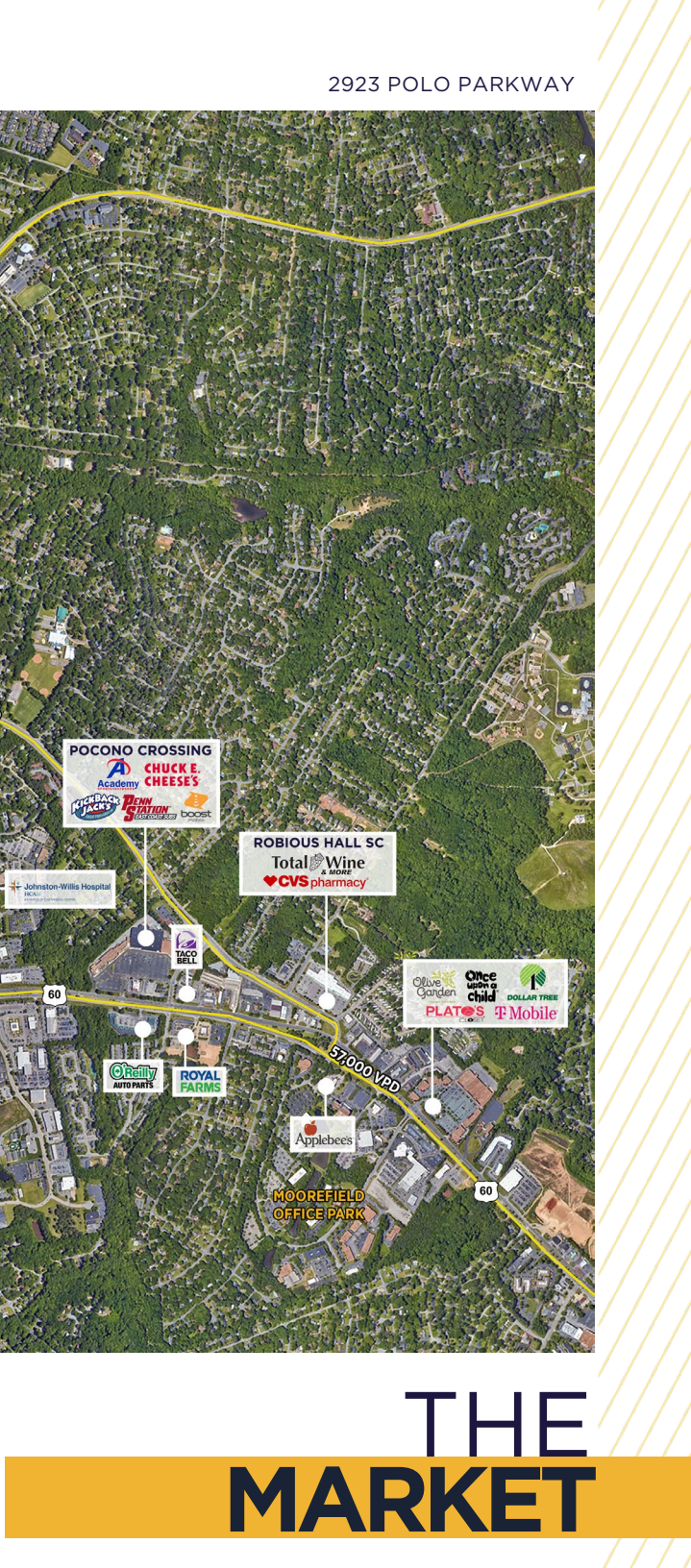
**FLOOR PLAN**  
**1,555 & 3,737 SF**





**PROPOSED  
UPGRADES**







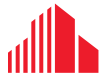
# CONTACT INFORMATION

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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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