

THE CHILDFUND BUILDING

2821 EMERYWOOD PARKWAY

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THALHIMER



BUILDING
PHOTOS



SF

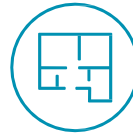
Suite 100 - 7,369 RSF

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!

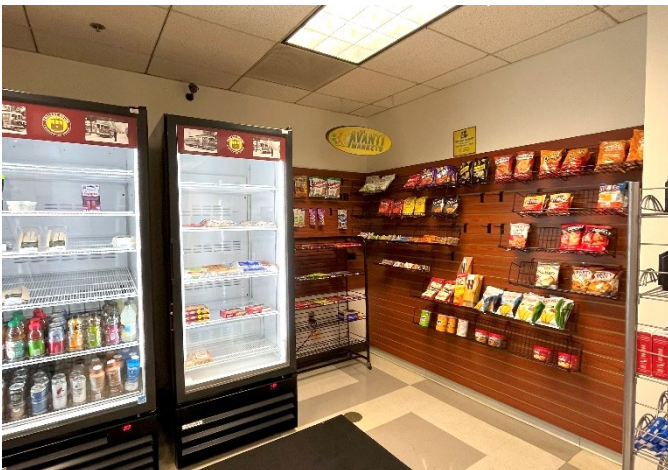


PARKING

Abundant surface parking

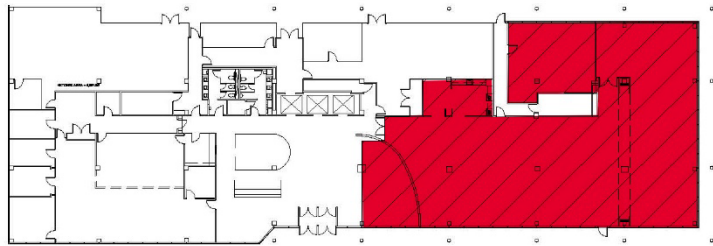
3,300-13,500 RSF

AVAILABLE IMMEDIATELY

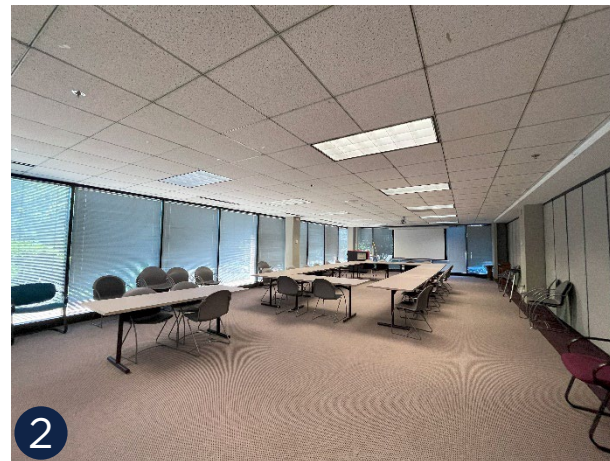
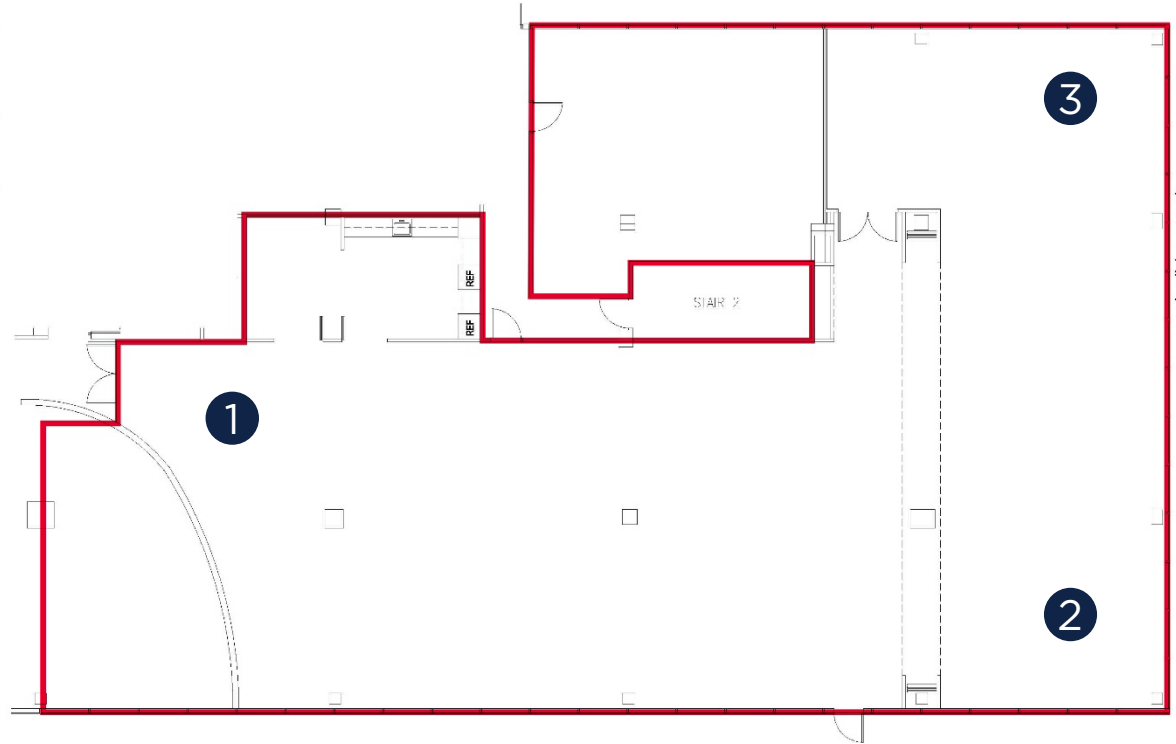


GROUND FLOOR FLOOR PLAN

Suite 100 – 7,369 RSF



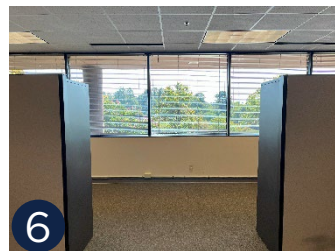
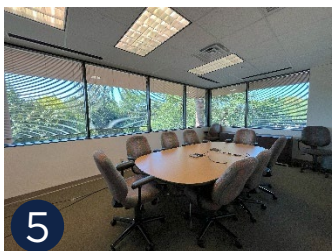
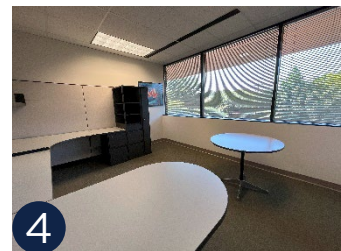
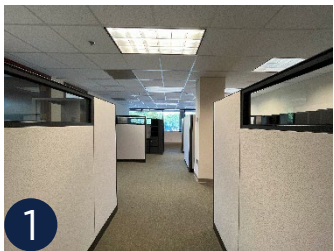
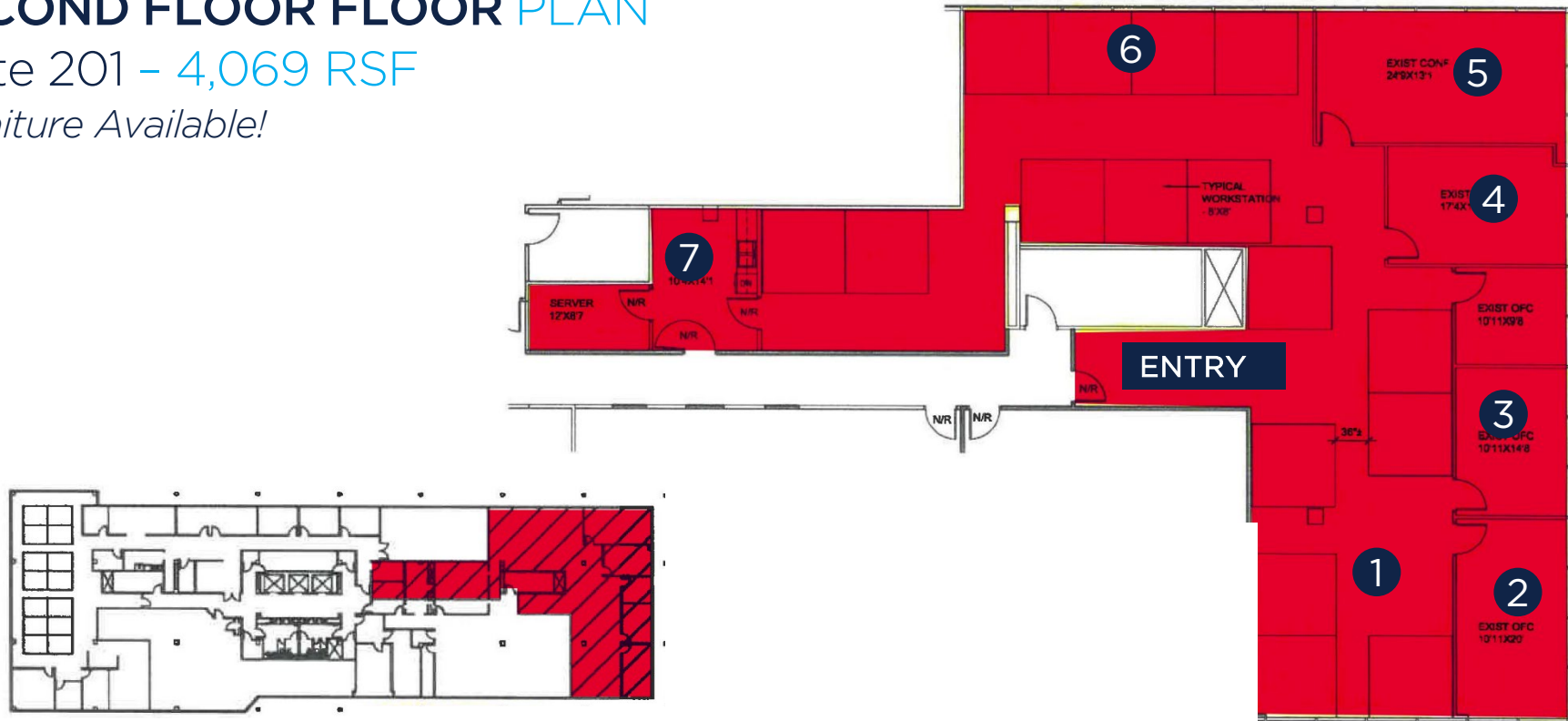
FIRST FLOOR KEY PLAN



SECOND FLOOR FLOOR PLAN

Suite 201 - 4,069 RSF

Furniture Available!

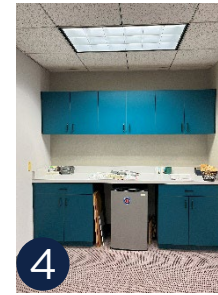
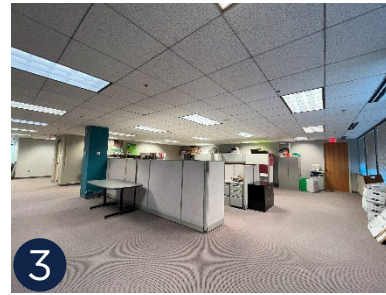
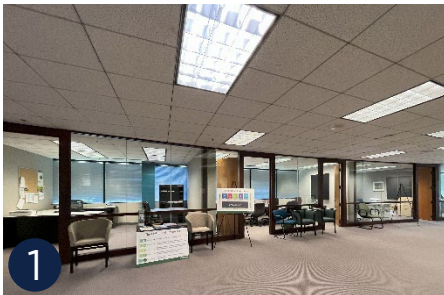
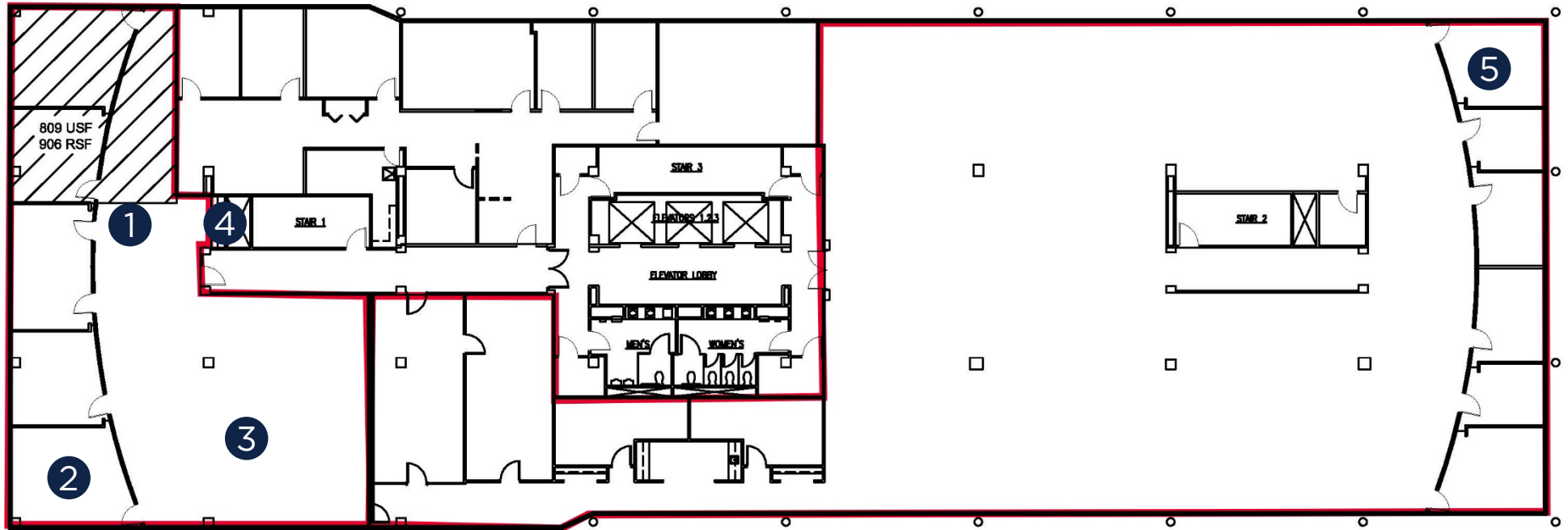
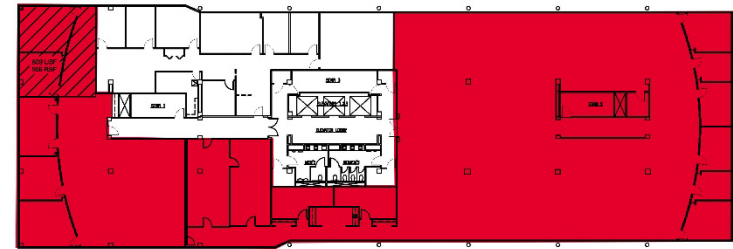


THIRD FLOOR SOUTH FLOOR PLAN

Suite 301 - 3,305 RSF

Suite 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



Plaza Azteca



Short Pump Town Center



5 MINUTES
TO REYNOLDS CROSSING AND
GLEN FOREST

12 MINUTES
TO SHORT PUMP AND DOWNTOWN RICHMOND

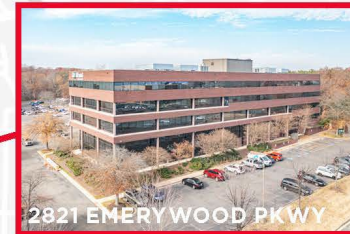


GLENSIDE & BROAD

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.

AREA AMENITIES

PARHAM DOCTORS' HOSPITAL

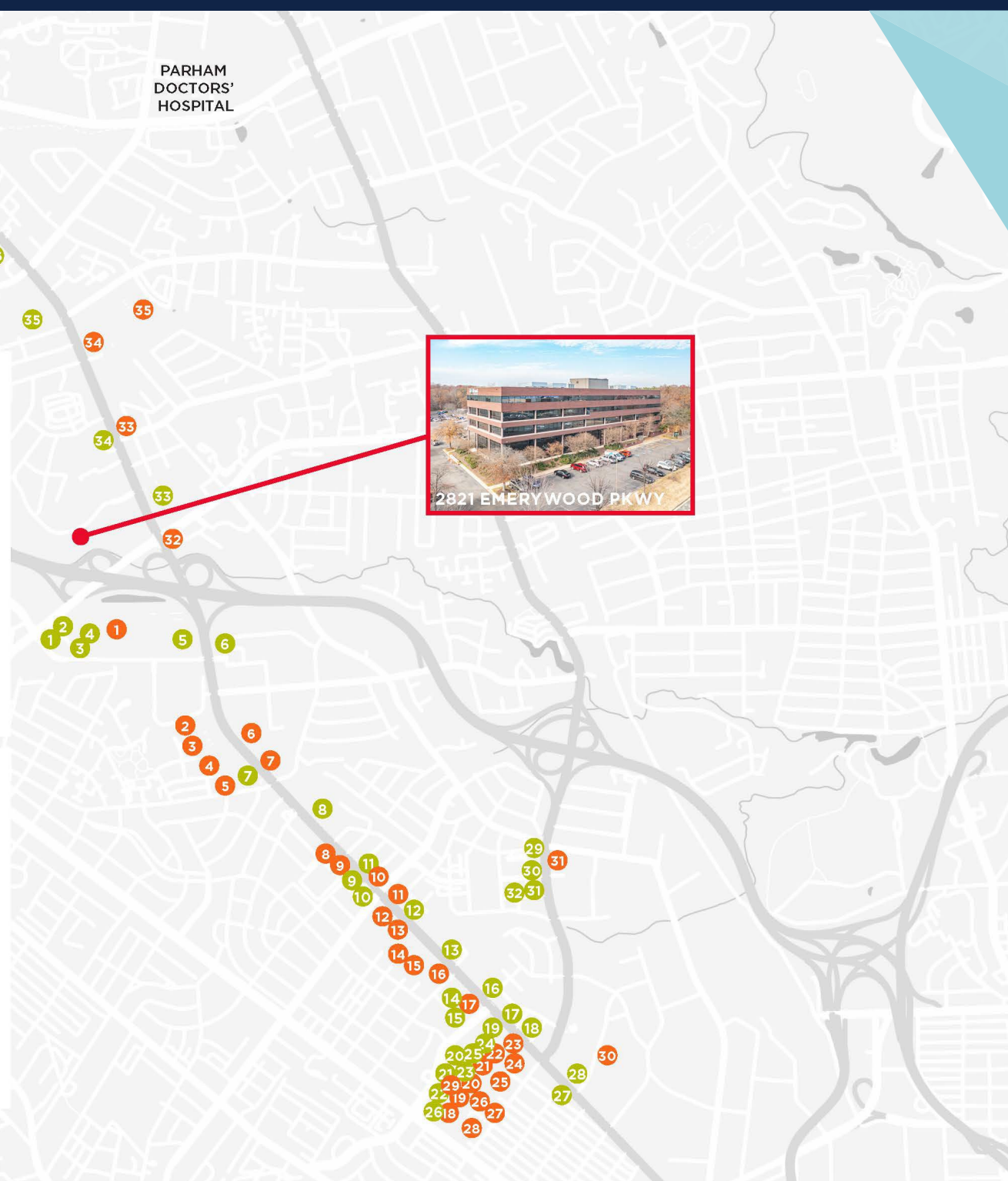


RESTAURANTS

- | | | |
|-------------------|------------------------|-----------------------|
| 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 &PIZZA | 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 STPLS | 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 | |



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ChildFund
of the Carolinas

LEASING INFORMATION

PLEASE CONTACT

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