

**FULLY FURNISHED
FOR SUBLEASE**

**ARBORETUM
VI**

**MOVE-IN READY
CLASS A OFFICE**

**9011 ARBORETUM PARKWAY
RICHMOND, VIRGINIA 23236**

EXCLUSIVE LEASING AGENT



**CUSHMAN &
WAKEFIELD**

THALHIMER

ARBORETUM VI is a three-story, 73,000 SF Class A office building offering commanding lake views, granite & marble finishes & building conference facility



ARBORETUM VI

AVAILABLE FOR SUBLEASE

4,403 RSF | Third Floor



CONFERENCE
ROOM



FITNESS
CENTER



FURNITURE
AVAILABLE



ON-SITE
PARKING

AMENITIES

- Class A Office | Available Immediately
- Move-in Ready | Furnished
- Floor to ceiling glass
- First-class property management services
- Within five miles of four hospitals, making it uniquely positioned for medical Tenants
- Additional access to Midlothian Turnpike located less than one mile

SUBLEASE TERM

Expiration Date - 12/31/2027

LOCATED IN ARBORETUM OFFICE PARK

The office park includes eight Class A properties totaling nearly 600,000 SF of premium, lakefront office space on nearly six acres and is strategically located with immediate access on Powhite Parkway and Midlothian Turnpike, connecting the property to a number of neighborhoods in the West End of Chesterfield County. Amenities within the park include the Arboretum Athletic Club which is accessible for free for all tenants in the park, two hotels, numerous walking and running trails.

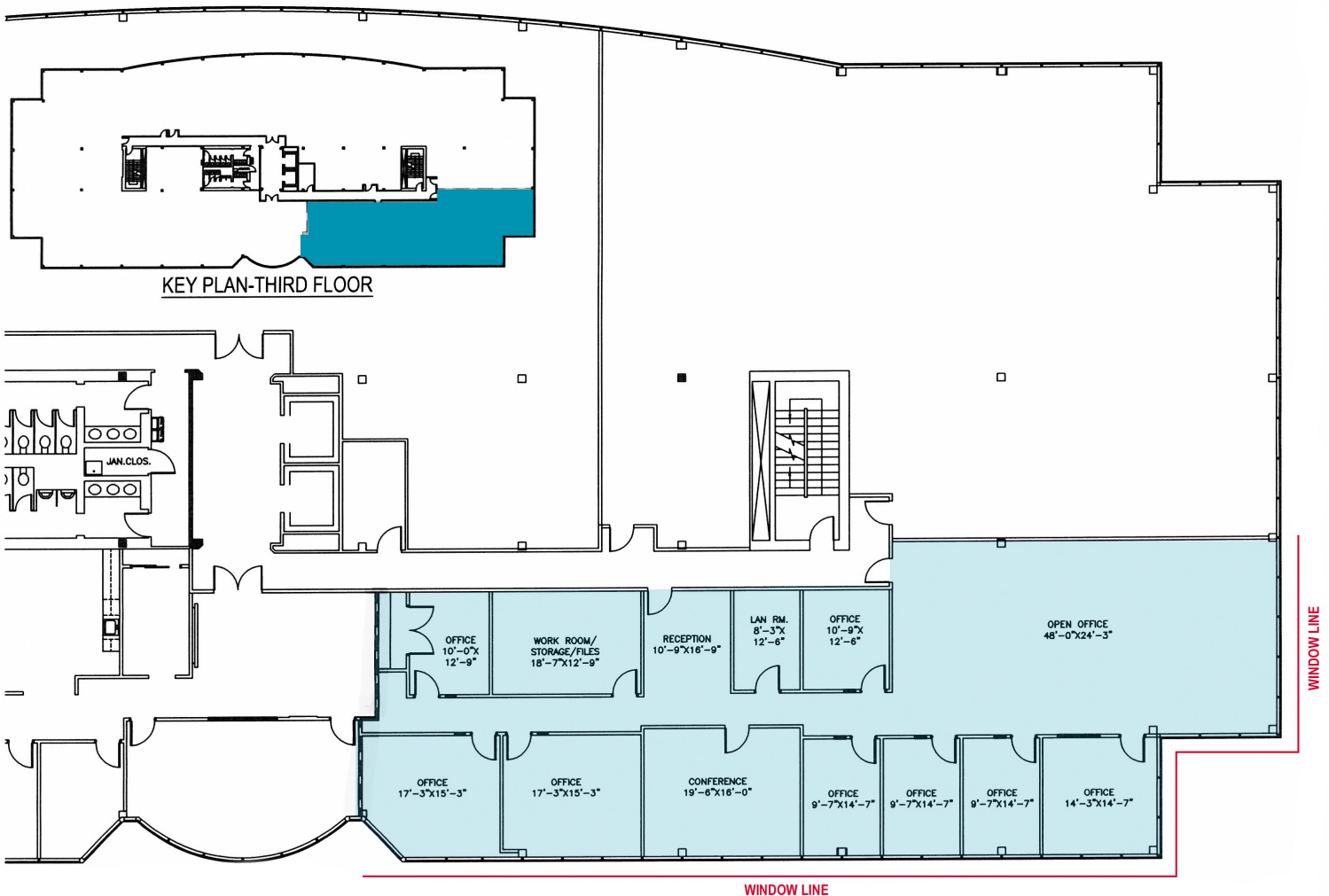
ARBORETUM VI

4,403 RSF

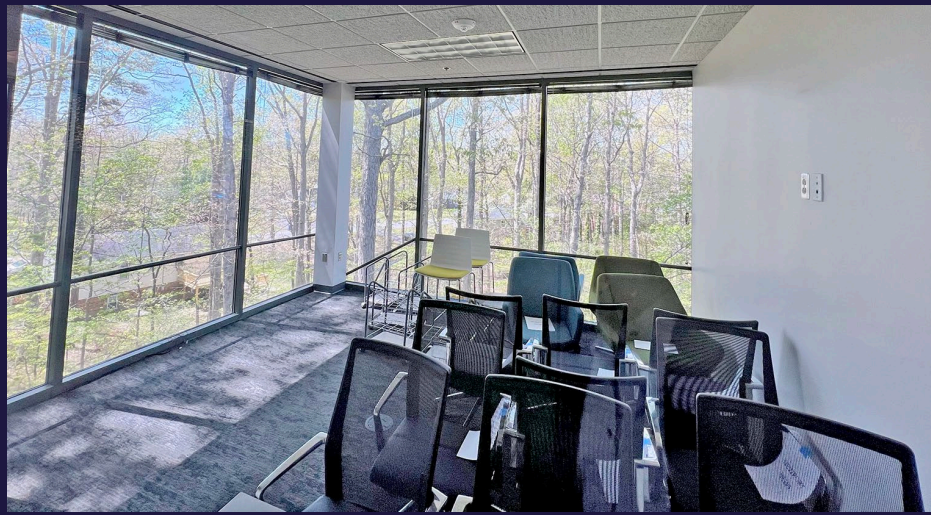
3rd Floor
Suite 390

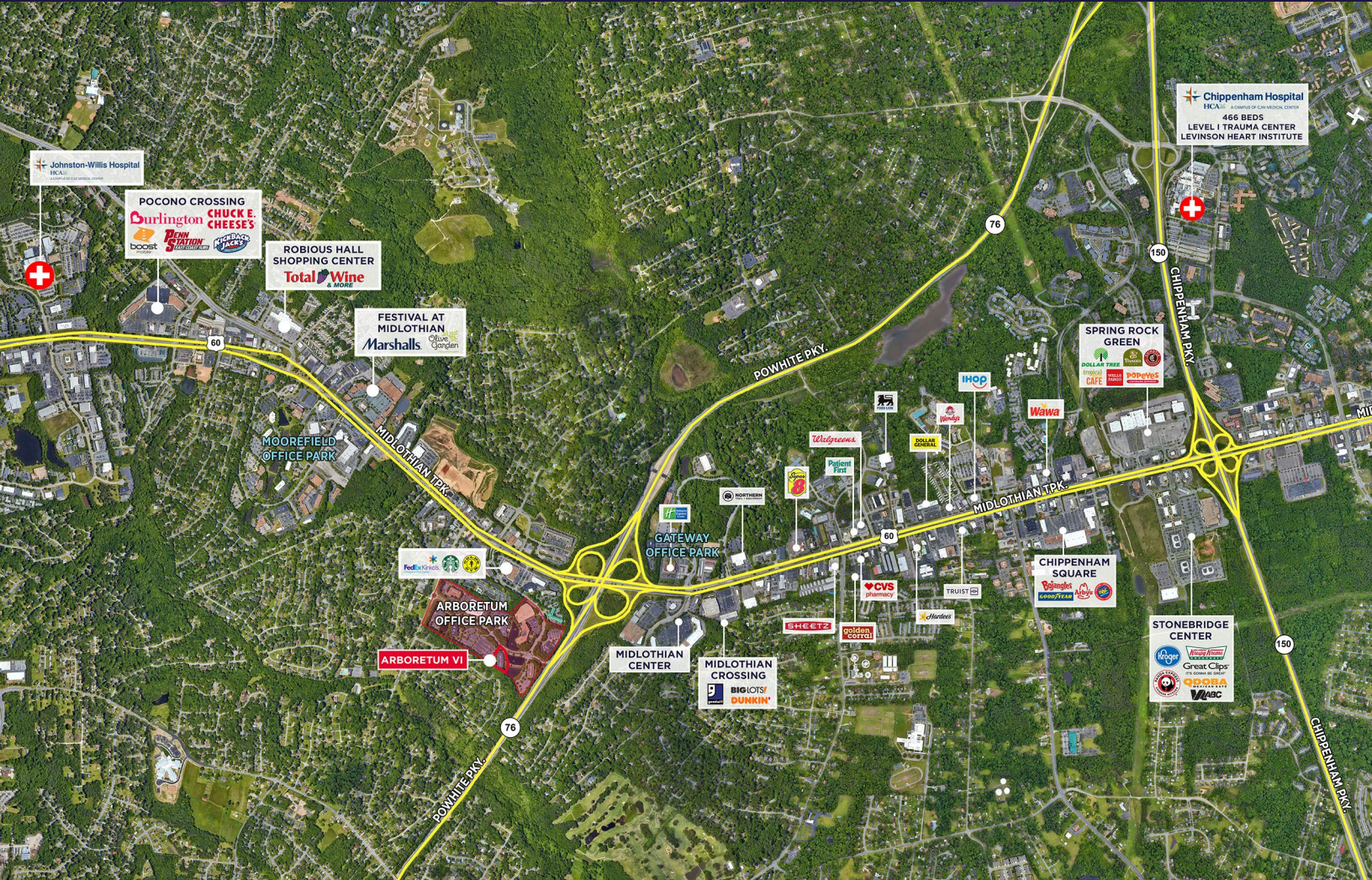
PROPERTY AMENITIES

- Conference facilities for tenant use located on 3rd floor, seats 12, screen white board & Wi-Fi
- Arboretum Athletic Club located on 1st floor of Arboretum III
- LEBBOX LUNCH - Café in 1st floor atrium of 300 Arboretum Place; open Monday-Friday 7:00 AM - 2:00 PM; serves breakfast, lunch, snacks; catering available



ARBORETUM VI





DINE



SHOP



LIVE



BRIAN BERKEY
Senior Vice President
804 836 4408
brian.berkey@thalhimer.com

KARLA KNIGHT
First Vice President
804 514 2031
karla.knight@thalhimer.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.