



## Strategic Innsbrook Location

For more information, contact:

**DEAN MEYER**

Senior Vice President  
804 697 3480

[dean.meyer@thalhimer.com](mailto:dean.meyer@thalhimer.com)

**MAC WILSON**

First Vice President  
804 697 3488

[mac.wilson@thalhimer.com](mailto:mac.wilson@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)



**Property Features**

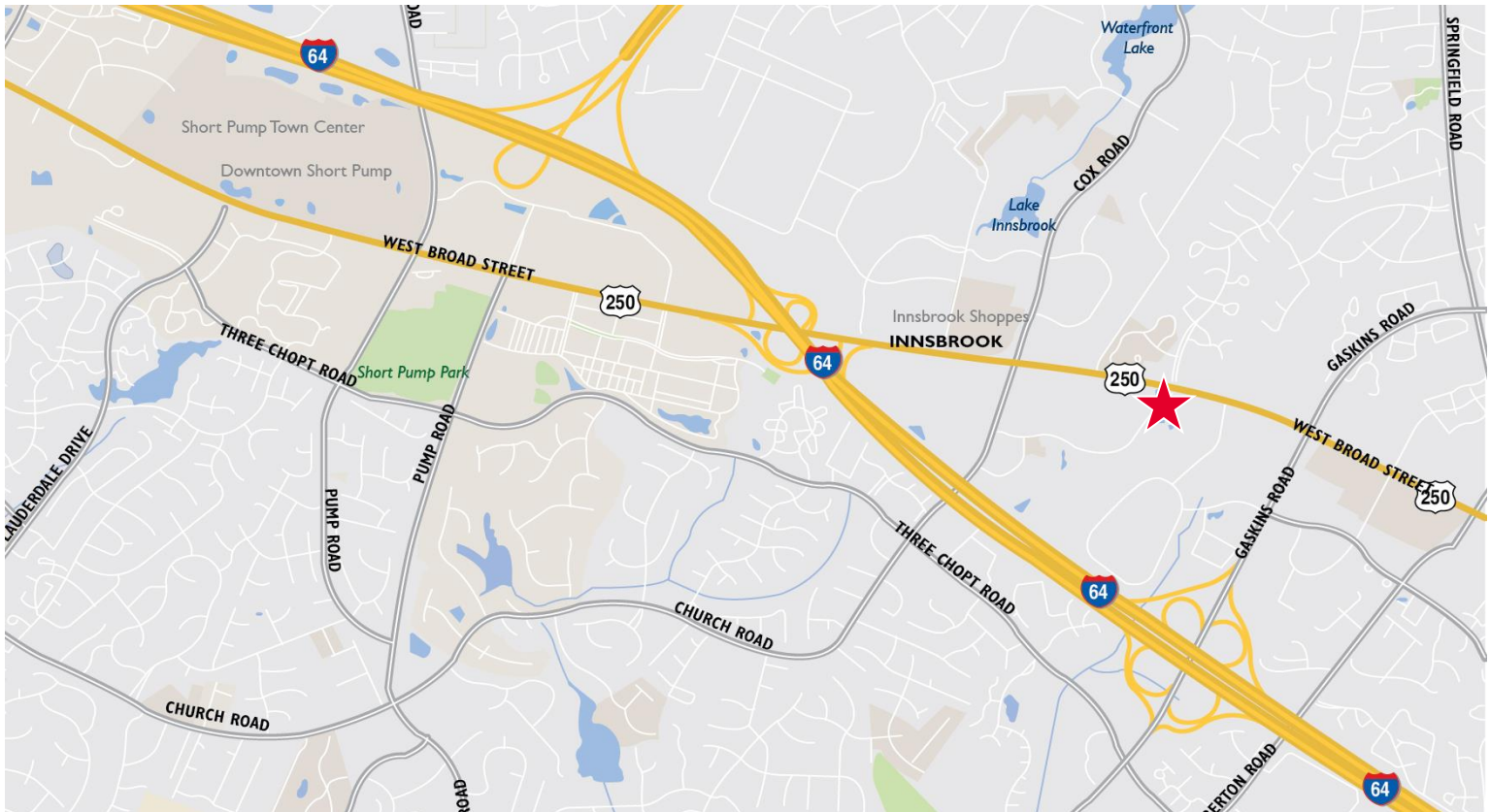
- **Two Class A office buildings totaling 163,290 SF**
  - Westerre I - Built in 1988
  - Westerre II – Built in 1998
- Strategic Innsbrook location without being in the congestion of Innsbrook
- Unmatched nearby amenities within walking distance to restaurants, daycare and hotels
- Convenient access to Interstate 64 and West Broad Street’s active retail corridor
- Atrium with granite and marble floors
- Outstanding architectural design in a park setting with distinctive fountains and water features

**Availabilities – Westerre I**

Suite 170	2,179 RSF
Suite 256	3,165 RSF
Suite 370	2,447 RSF

**Availability – Westerre II**

Suite 138	1,792 RSF
Suite 206	1,072 RSF
Suite 330	5,612 RSF
Suite 410	4,183 RSF



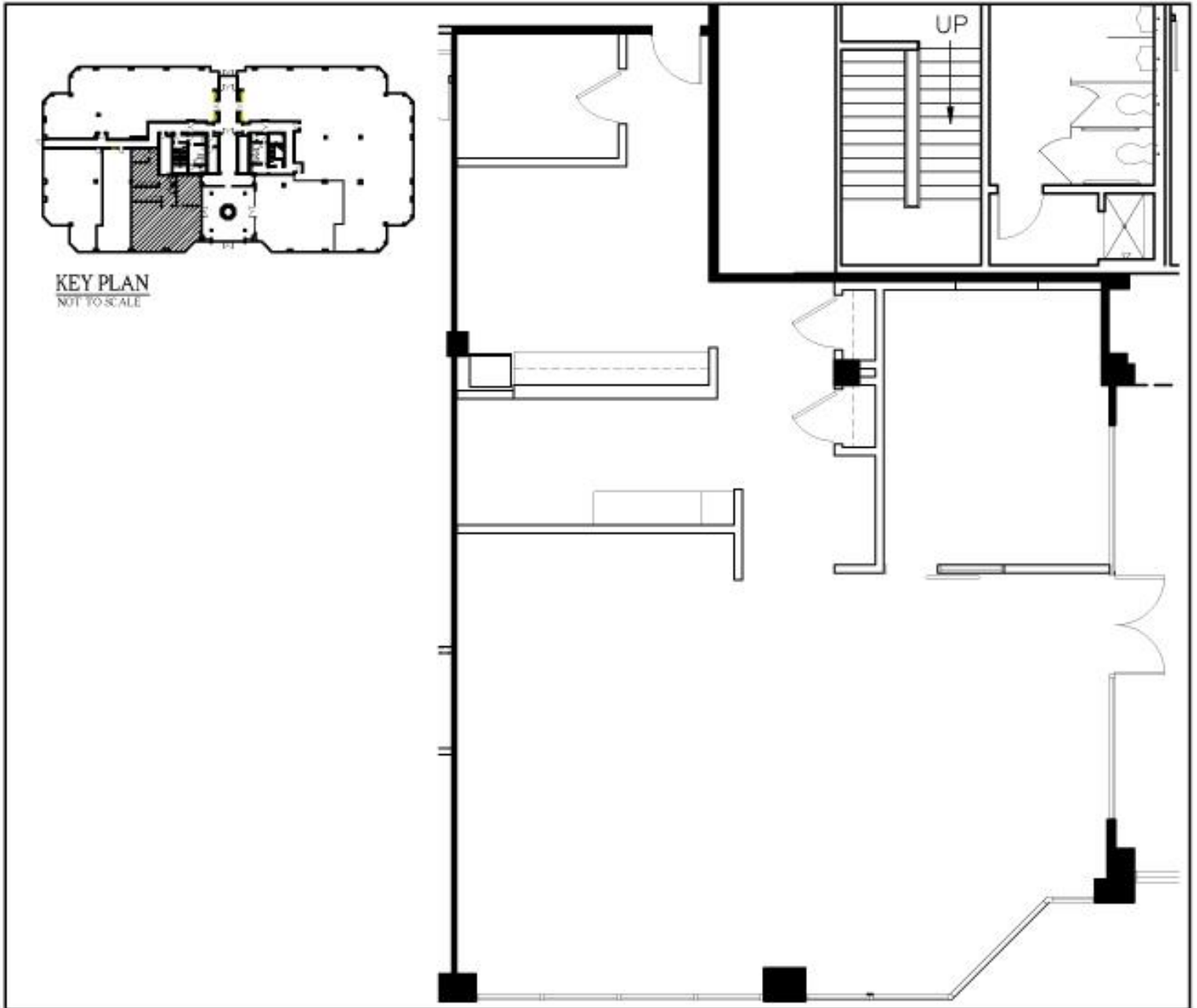
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WESTERRE I – FIRST FLOOR (SUITE 170)



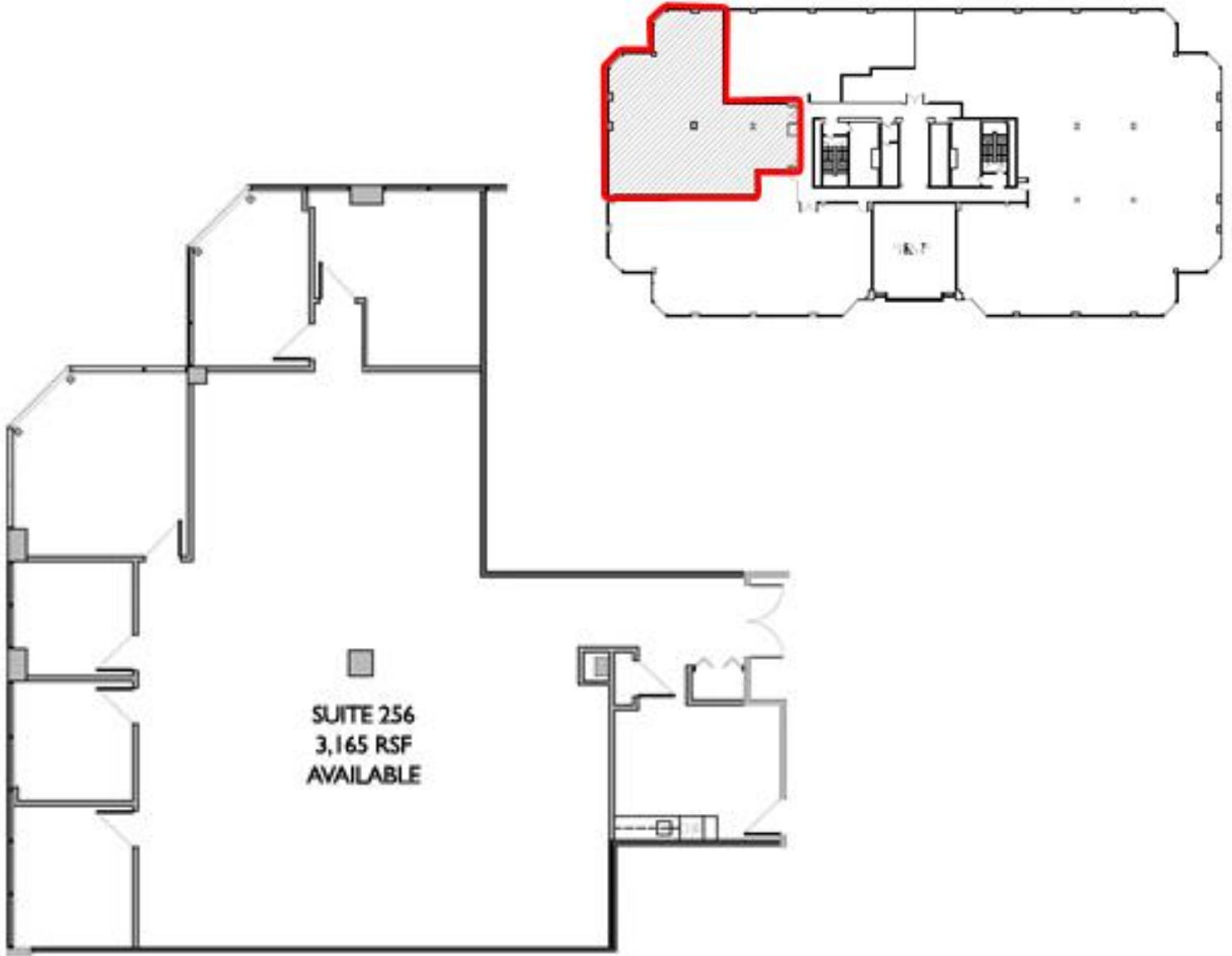
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WESTERRE I – SECOND FLOOR



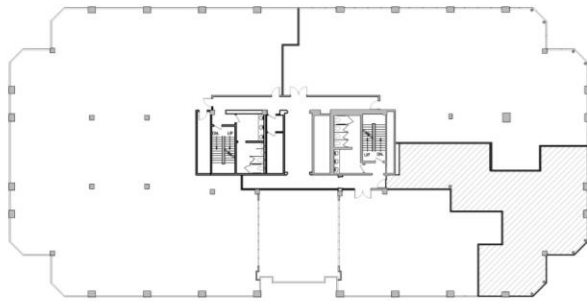
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WESTERRE I – THIRD FLOOR – SUITE 370



**KEY PLAN**  
SCALE: NTS



2,447 RSF

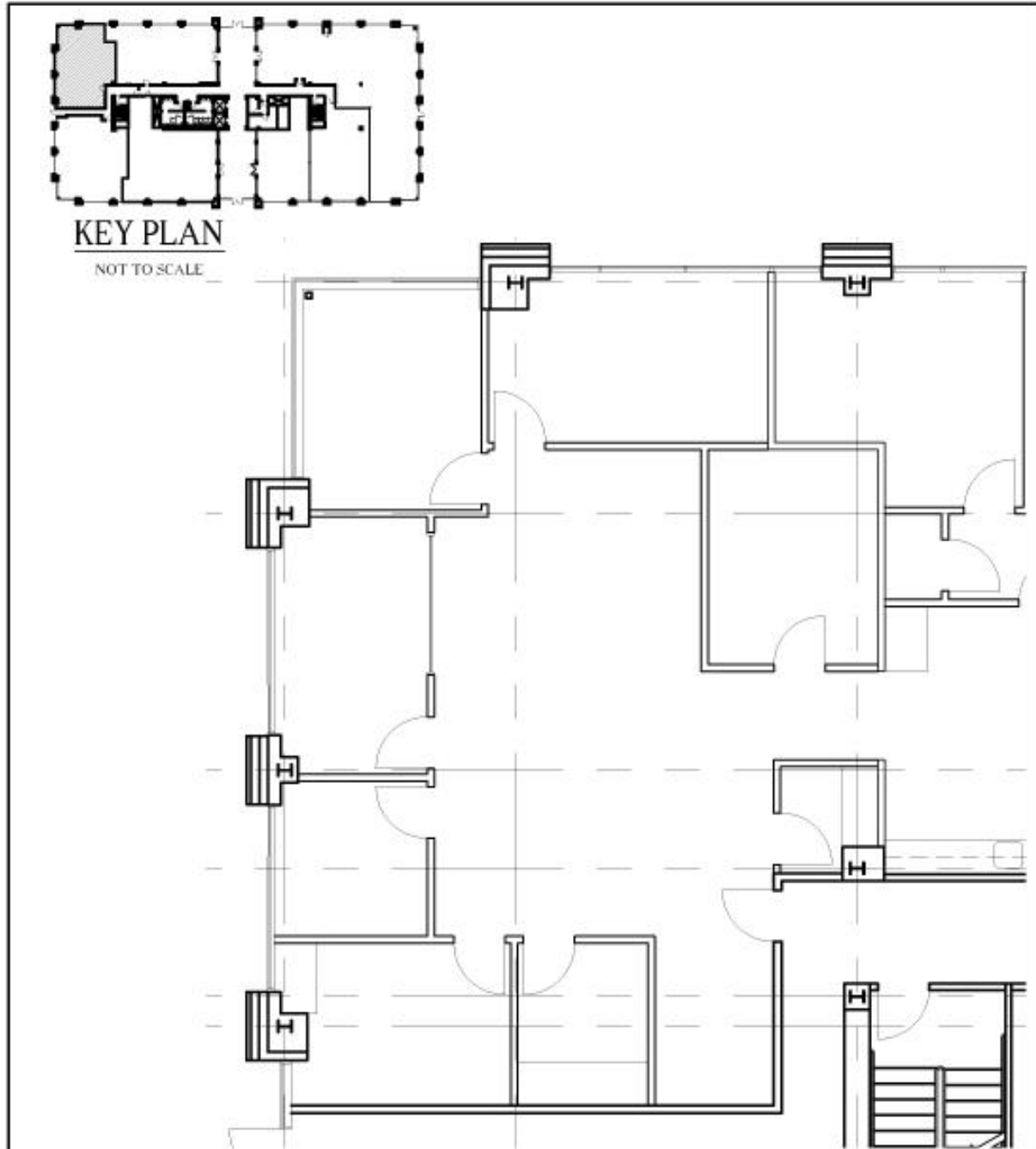
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WESTERRE II – SUITE 138



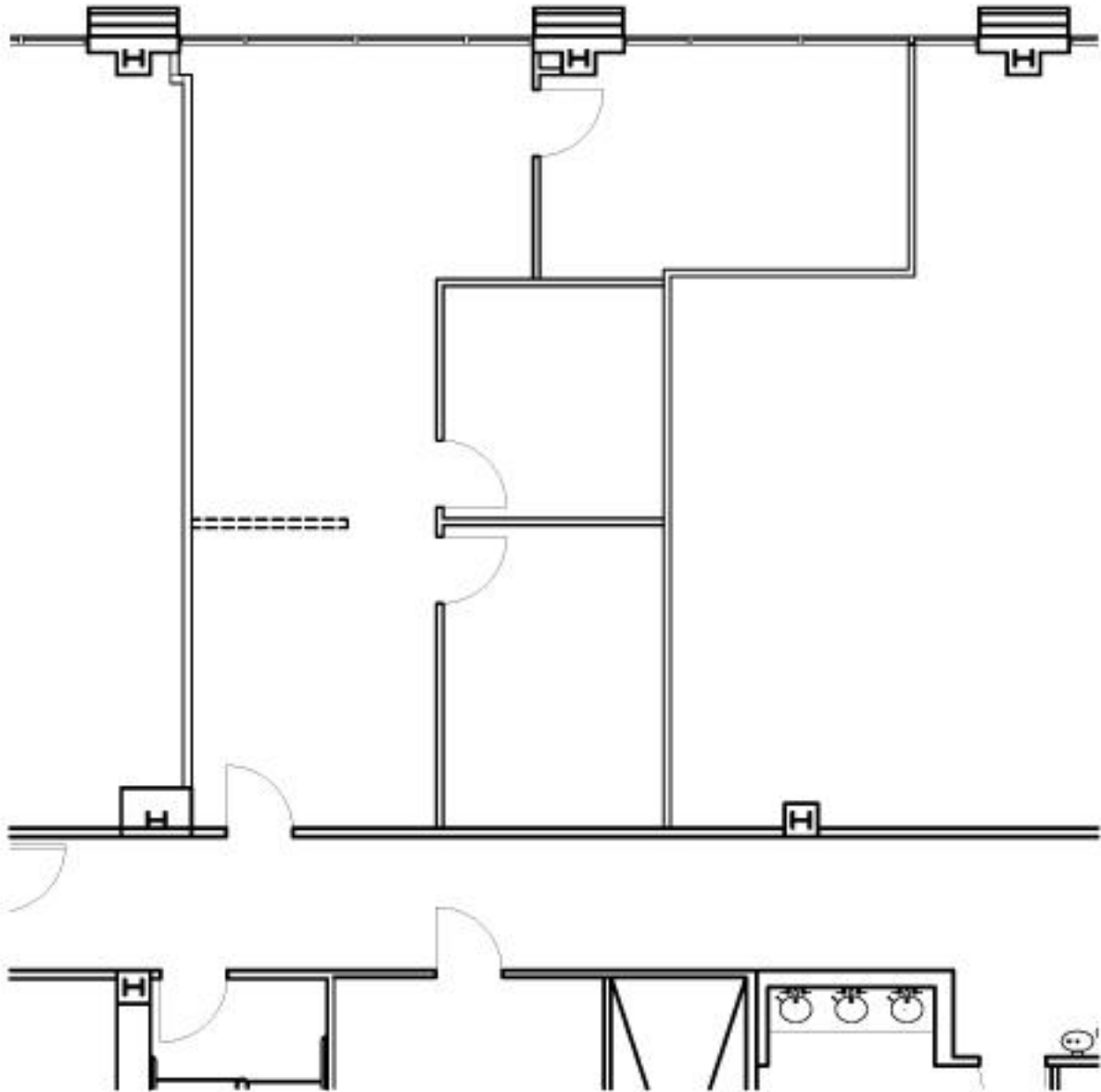
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WESTERRE II – SUITE 206



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WESTERRE II – SUITE 330



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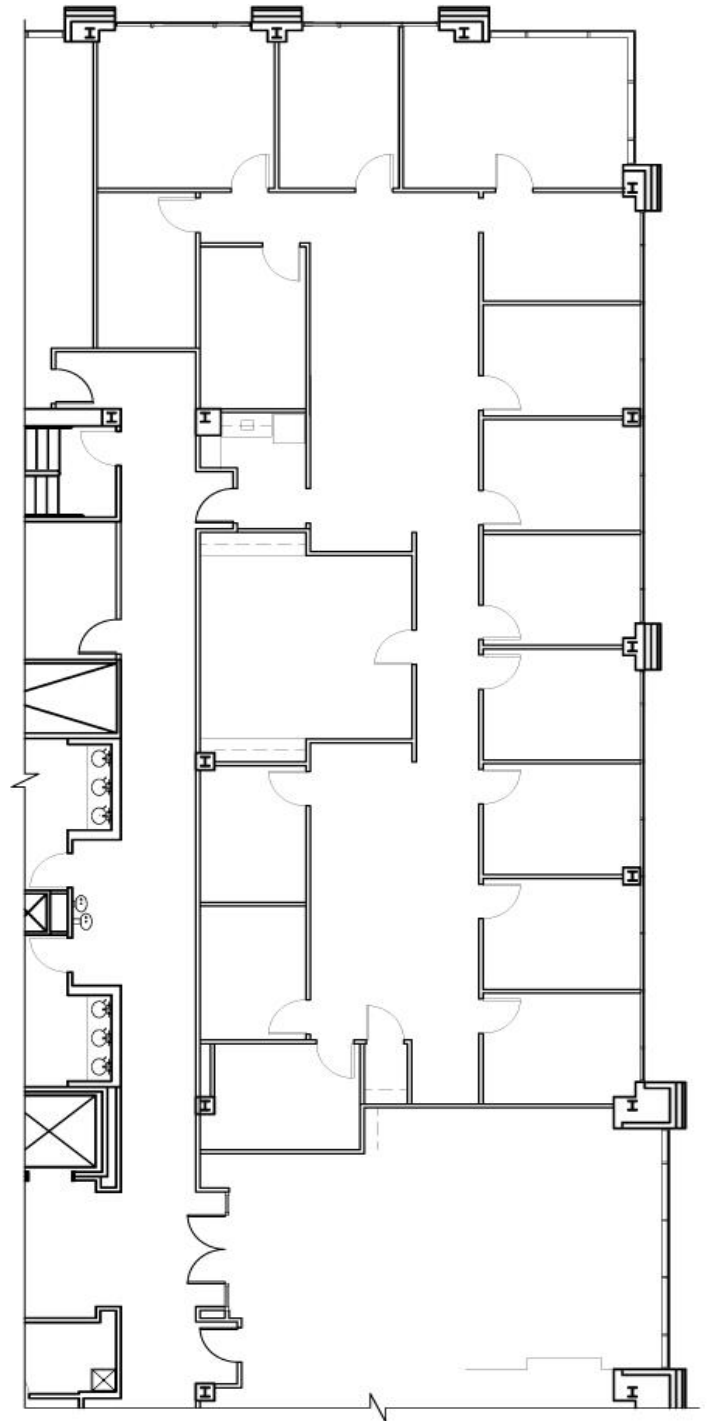
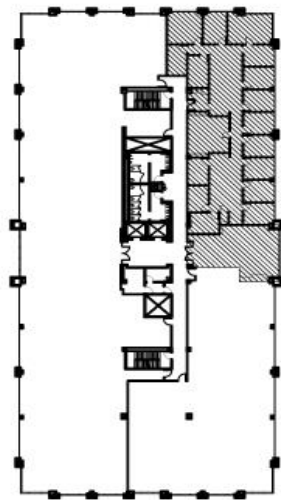
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WESTERRE II – SUITE 410



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OFFICE FOR LEASE  
**Westerre I and II**

3951-3957 Westerre Parkway | Richmond, VA 23233



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