

OFFICE BUILDING FOR SALE

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



OFFERING SUMMARY

SALE PRICE

CALL FOR DETAILS

Lot Size:	1.84 Acres
Year Built:	2011
Building Size:	25,116 SF
Market:	Innsbrook

PROPERTY OVERVIEW

Built in 2011, the Westerre Conference Center is a beautifully maintained office building with first floor, state of the art conference center facilities that have been used by the owner and rented out to other corporate users. The 25,116 square foot building sits on 1.844 acres with enough parking on that immediate site to accommodate the parking requirements for the County. An adjacent parcel of 1.467 acres is available for purchase, with additional paved, lit parking for overflow.

The owners will be vacating, so this is an excellent owner-user opportunity, or even a great investment in a stable area with consistent growth. The additional parking lot could be used as-is, or used for infill development. Innsbrook is converting to more mixed-use and adding apartment buildings, which will only increase the demand and simultaneously decrease the supply of office space.

Presented by Donnell Sims of United Real Estate Richmond & Nathan Hughes and Veronica Wiles of Sperity Real Estate Ventures.

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

804.464.3898
veronica@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

OFFICE BUILDING FOR SALE

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

804.464.3898
veronica@sperityventures.com

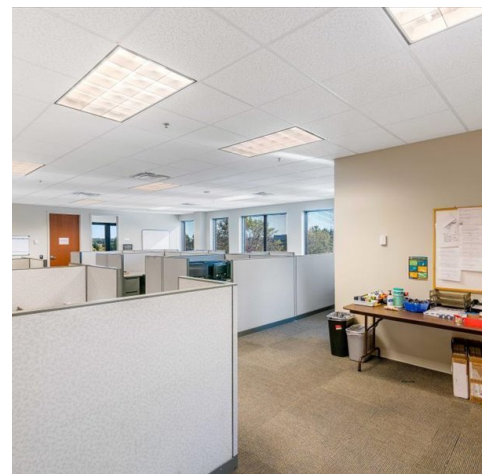
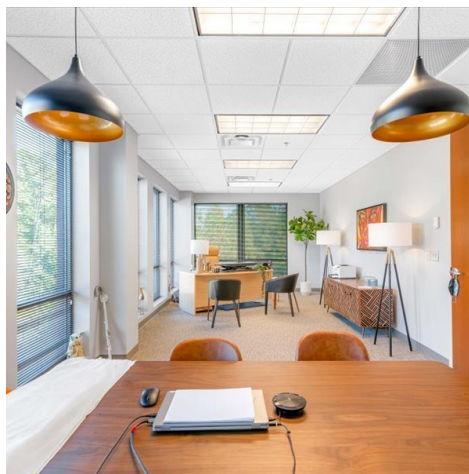
SPERITY

REAL ESTATE
VENTURES

OFFICE BUILDING FOR SALE

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

804.464.3898
veronica@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

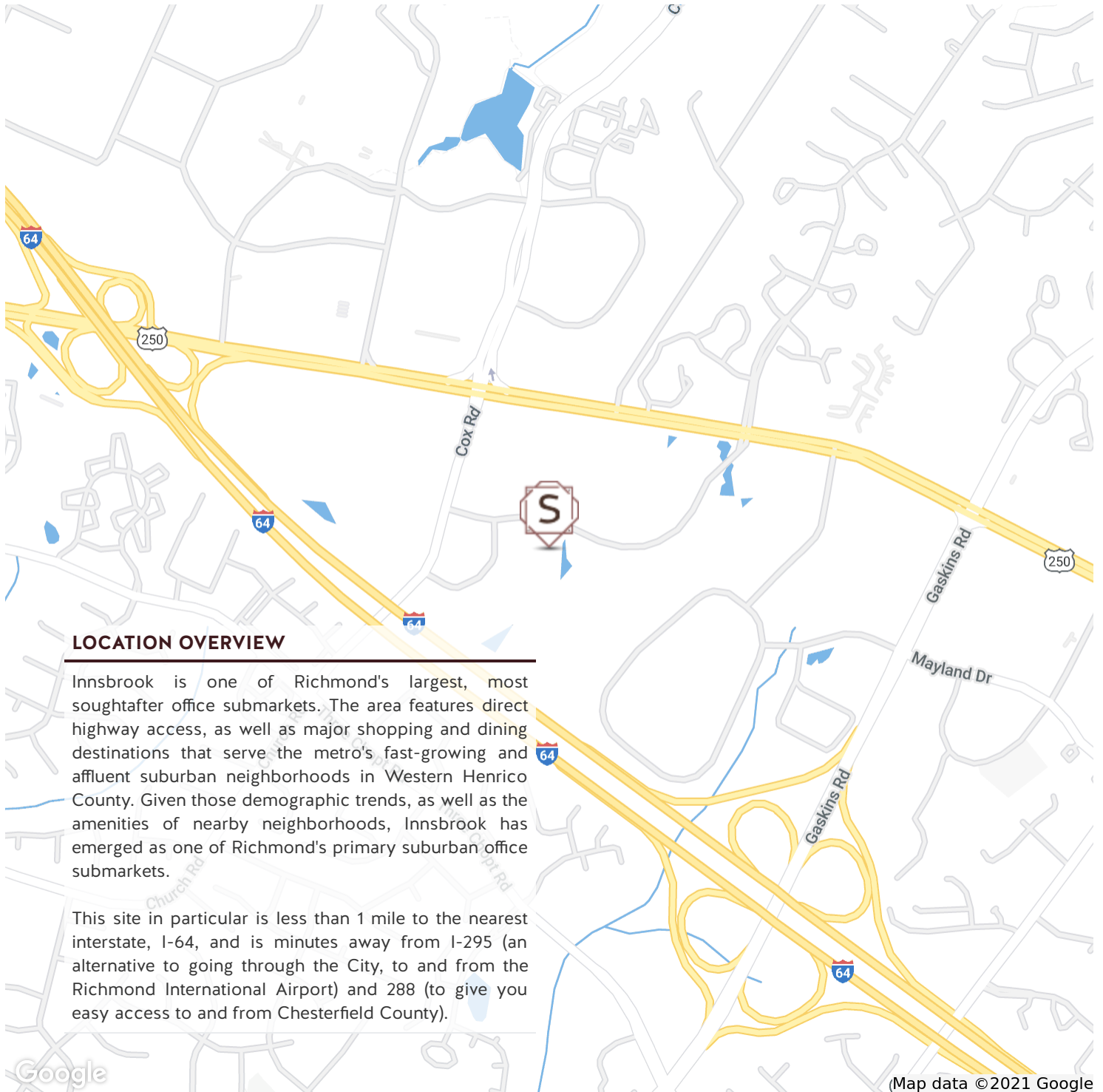
804.464.3898
veronica@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



LOCATION OVERVIEW

Innsbrook is one of Richmond's largest, most sought-after office submarkets. The area features direct highway access, as well as major shopping and dining destinations that serve the metro's fast-growing and affluent suburban neighborhoods in Western Henrico County. Given those demographic trends, as well as the amenities of nearby neighborhoods, Innsbrook has emerged as one of Richmond's primary suburban office submarkets.

This site in particular is less than 1 mile to the nearest interstate, I-64, and is minutes away from I-295 (an alternative to going through the City, to and from the Richmond International Airport) and 288 (to give you easy access to and from Chesterfield County).

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

804.464.3898
veronica@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

OFFICE BUILDING FOR SALE

WESTERRE CONFERENCE CENTER

3831 WESTERRE PARKWAY
RICHMOND, VA 23233



NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

DONNELL SIMS

804.307.2470
donnellsims@aol.com

VERONICA WILES

804.464.3898
veronica@sperityventures.com

SPERITY

REAL ESTATE
VENTURES