



**OFFICE/FLEX SPACE
8,550 SF FOR LEASE**

8090 Villa Park Drive
Richmond, VA 23228



Contact Us

REBECCA BARRICKLOW

SENIOR VICE PRESIDENT

D: 804.796.0516 | M: 804.399.4762

rbarricklow@rangecommercial.com

JOE MARCHETTI

EXECUTIVE VICE PRESIDENT

D: 804.796.0515 | M: 804.938.0000

jmarchetti@rangecommercial.com

rangecommercial.com

804.796.0500

7200 Glen Forest Drive, Suite 100
Richmond, VA 23226

BUILDING HIGHLIGHTS

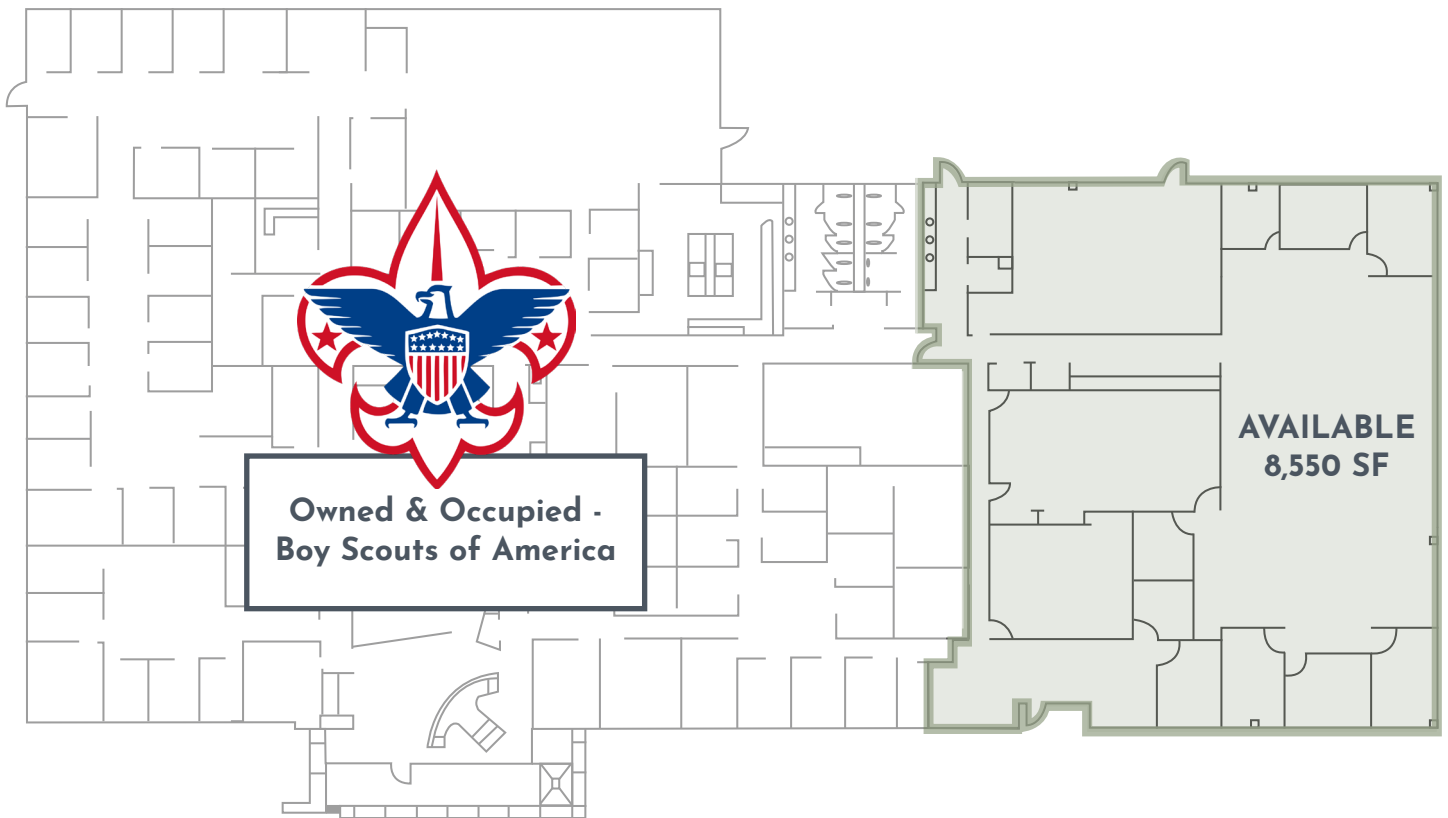
8,550 SF Office/Flex Space For Lease

- > Quoting \$14.00 PSF for office & \$9.50 PSF for warehouse, NNN
- > Includes a generous build out allowance
- > 11' ceiling height
- > Drive-in loading
- > Built in 1998; renovated in 2021
- > 5 per 1,000 parking ratio
- > Great location off Parham Road

Copyright ©2025 Range Commercial Partners. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

OFFICE/FLEX SPACE | FOR LEASE

**Includes a Generous
Build Out Allowance**



OFFICE/FLEX SPACE | FOR LEASE

Great Location Off Parham Road



DEMOGRAPHICS

	2Mi	5Mi	10Mi
Population	27,255	178,922	594,061
Households	11,726	76,710	245,599
Bachelor's Degree or Higher	31%	39%	41%
Median Home Value	\$230,121	\$265,894	\$287,220
Avg Household Income	\$78,932	\$89,590	\$96,139

TRAFFIC COUNTS

E Parham Road	20,692 VPD
Brook Road	22,222 VPD
I-95	98,221 VPD

Contact Us

REBECCA BARRICKLOW

SENIOR VICE PRESIDENT

D: 804.796.0516 | C: 804.399.4762
rbarricklow@rangecommercial.com

JOE MARCHETTI

EXECUTIVE VICE PRESIDENT

D: 804.796.0515 | C: 804.938.0000
jmarchetti@rangecommercial.com

RANGECOMMERCIAL.COM

