FOR LEASE
OFFICE

EAST SHORE III

140 EASTSHORE DRIVE | HENRICO COUNTY, VA

LAKEFRONT WITH WALKING TRAIL & OUTDOOR PATIOS

Owned & Managed by:

Westdale COMMERCIAL

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY HIGHLIGHTS

- Three-story Class A office building
- Lakefront building with access to walking/jogging trails and outdoor patios
- Upscale lobby & restroom finishes
- Full-service fitness center and tenant lounge located on-site
- Easily accessible from the I-64/I-295 interchange
- Nearby amenities include Starbucks, Publix, Chipotle, & many more!

Specifications	
Total Size	75,646 SF
Available SF	Suite 110 – 4,862 RSF *Furniture Available* Suite 220 – 4,519 RSF
Rental Rate	$25.00 PSF, full service
Parking	4.15 per 1,000 SF
Management	On-site
Lighting	LED lighting throughout

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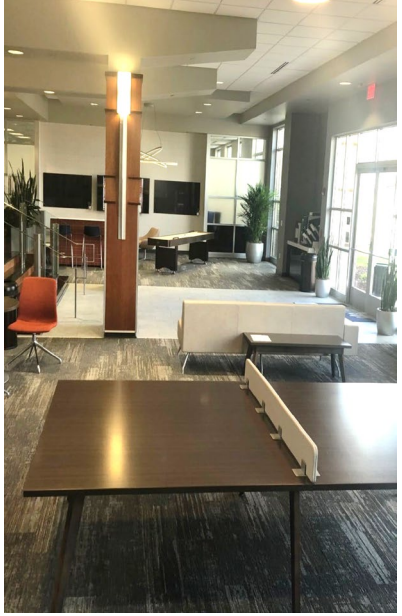
TENANT LOUNGE

- Big screen TV
- Whiteboards
- Outdoor seating
- Shuffleboard
- Coffee Station
- Common area conference table



Towel Station

Fitness Center

CANCEL YOUR GYM MEMBERSHIP!

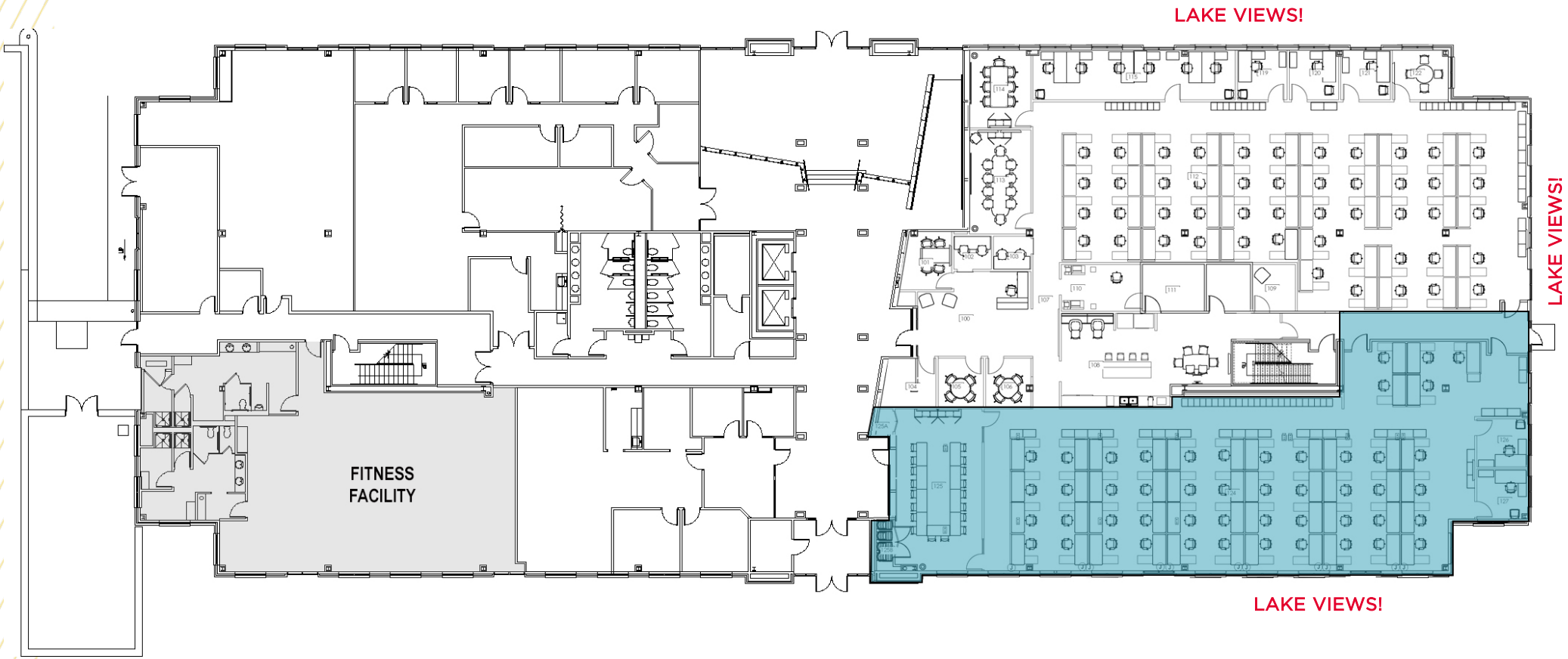
- 3,100 SF onsite fitness center
- 18 stations
- Free weights
- Showers, lockers & towel service

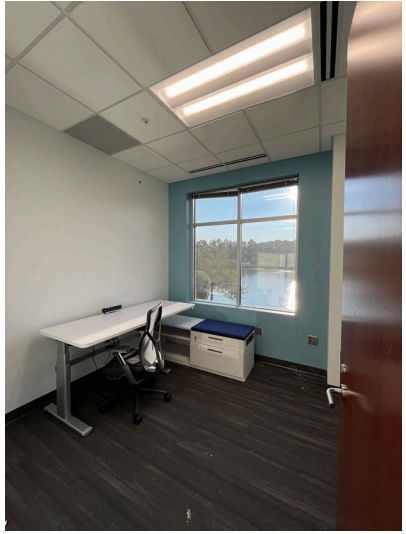
TENANT AMENITIES

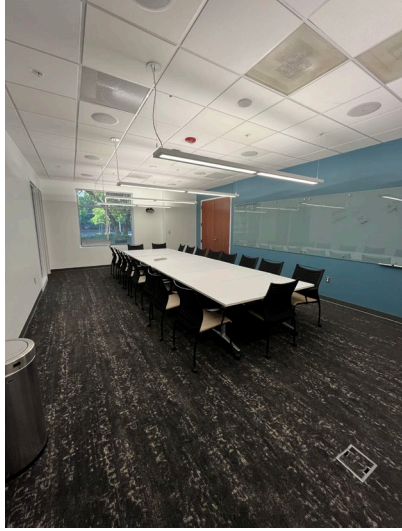
FIRST FLOOR
FLOORPLAN

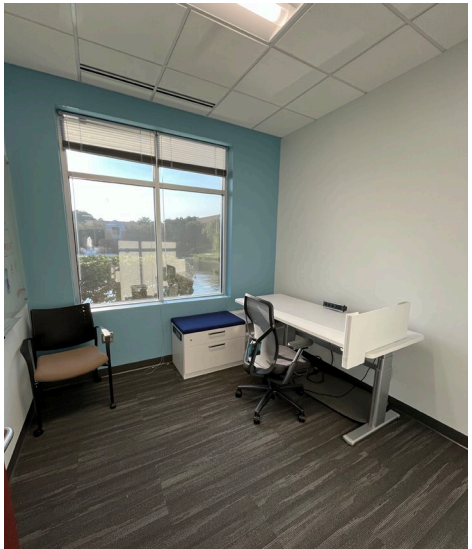
FIRST FLOOR

- Suite 110 – 4,862 RSF - *Furniture Available*







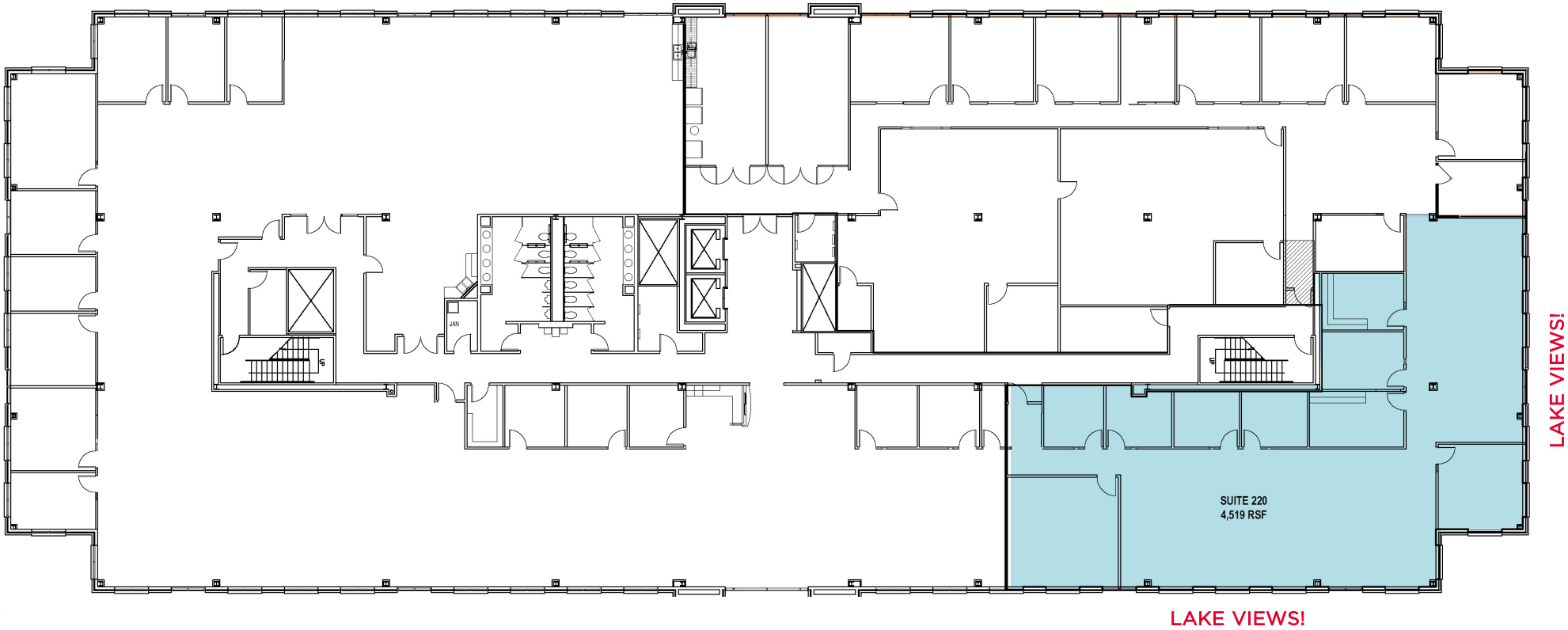


SUITE 110
PHOTOS

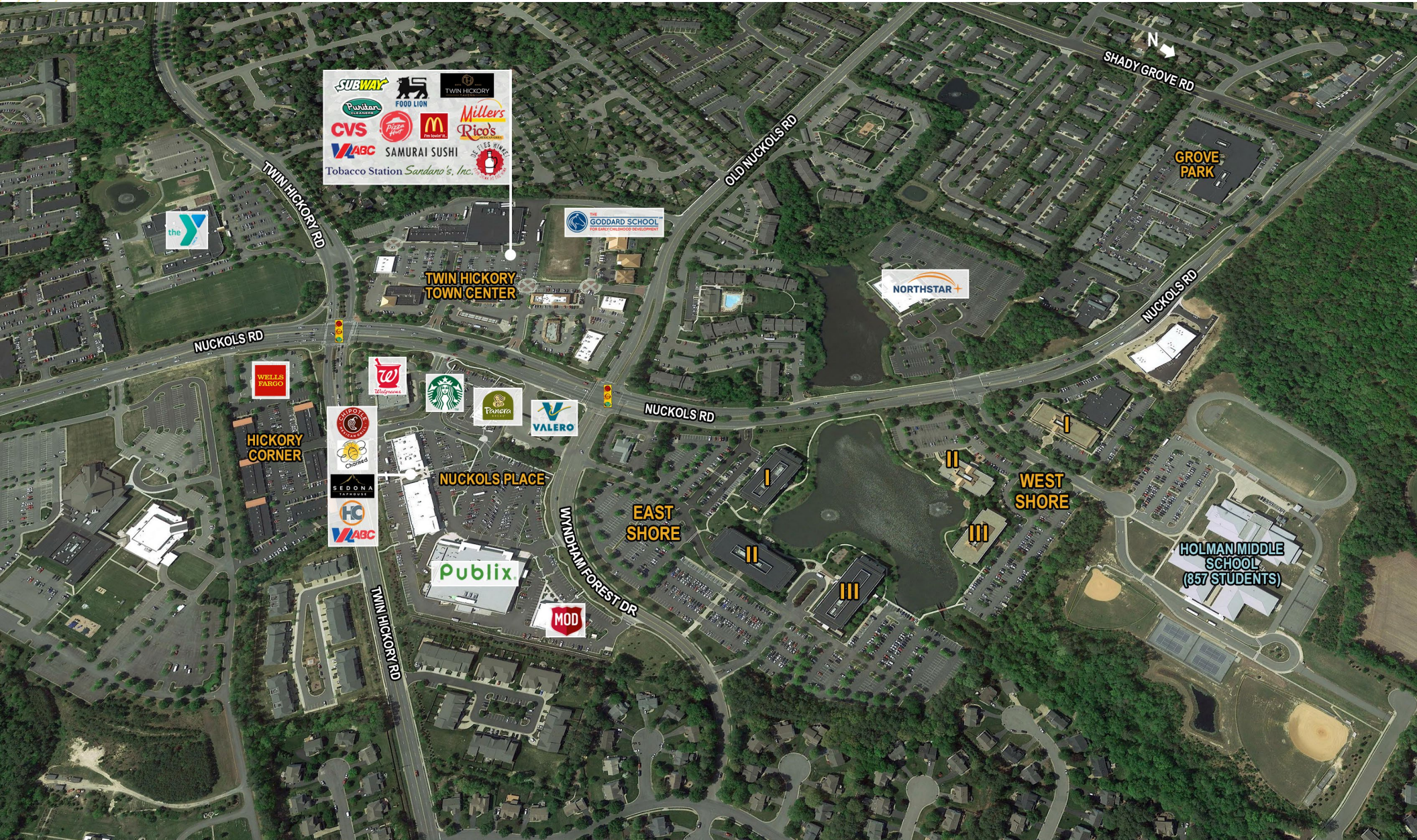
SECOND FLOOR
FLOORPLAN

SECOND FLOOR

- Suite 220 – 4,519 RSF



AREA AMENITIES



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