

**FOR LEASE**



# 11800 CHESTER VILLAGE DRIVE

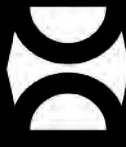
Chester, Virginia

**±863 - 1,926 SF First Floor Office Suites**

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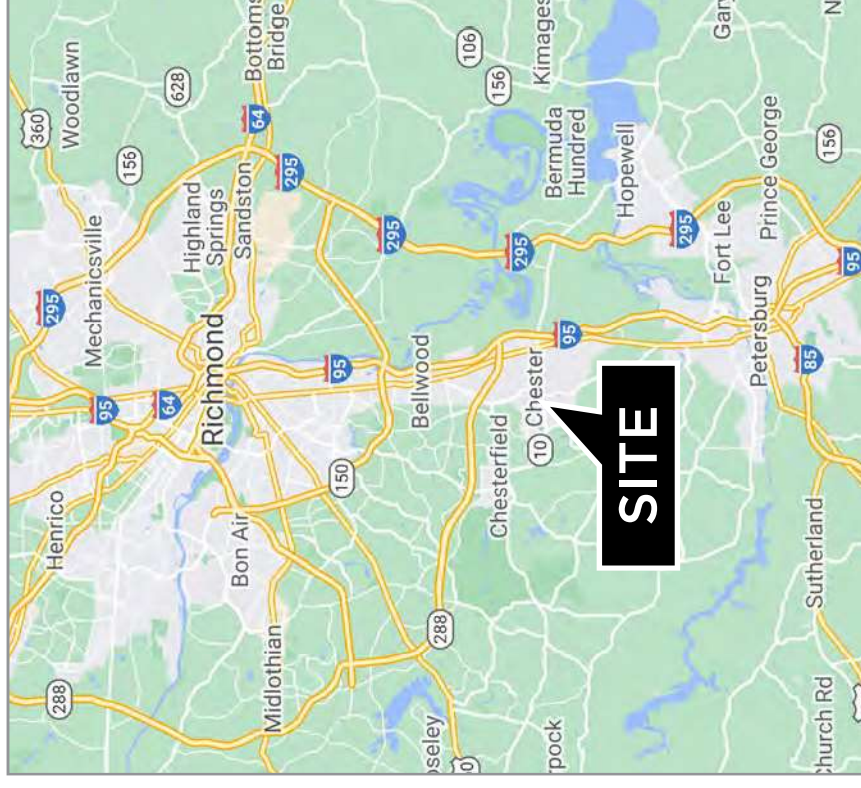
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## HIGHLIGHTS

- Two First-Floor Office Suites Available:
  - Suite A: ±863 SF
  - Suite B: ±1,063 SF
- Lease Either Suite Individually or Combine for ±1,926 SF
- Stylishly Appointed, Turnkey Office Interiors
- Functional Existing Office Layouts with Private Street Entrance for Each Suite (Additional Access Through the Main Common Entrance)
- Suite A Includes Four Private Offices and a Conference Room
- Suite B Includes Five Private Offices and an Open Reception or Conference Area
- Two Shared Restrooms
- Located in the Distinctive Island Building at Chester Village Green
- Central Chester Location Just Off West Hundred Road
- Convenient Access to Route 1, Route 10, I-95 and I-288
- Approximately 2.25 Miles West of the I-95/Route 10 Interchange
- **Lease Rate: \$22.00 PSF + Utilities**  
(Tenant Responsible for Electricity and Water)

	1 MI	3 MI	5 MI
Population	6,930	48,018	85,872
Households	3,038	18,655	32,412
Avg HH Income	\$95,074	\$109,705	\$111,652



**11800 Chester Village Drive** offers an attractive opportunity to lease one or two first-floor office suites in the distinctive Island Building at Chester Village Green. The available suites contain approximately 863 square feet and 1,063 square feet and may be leased individually or together for a combined total of approximately 1,926 square feet.

Both suites are stylishly appointed, turnkey and arranged with functional office layouts. Suite A includes four private offices and a generously sized conference room, while Suite B provides five private offices together with an open reception or conference area. Each suite has its own private entrance from the street, as well as access through the building's main common entrance.

Located in the heart of Chester just off West Hundred Road, the property offers a professional office setting surrounded by nearby restaurants, retail businesses and everyday services. The location provides convenient access to Route 1, Route 10, I-95 and I-288 and is approximately 2.25 miles west of the I-95/Route 10 interchange.

## SPECIFICATIONS

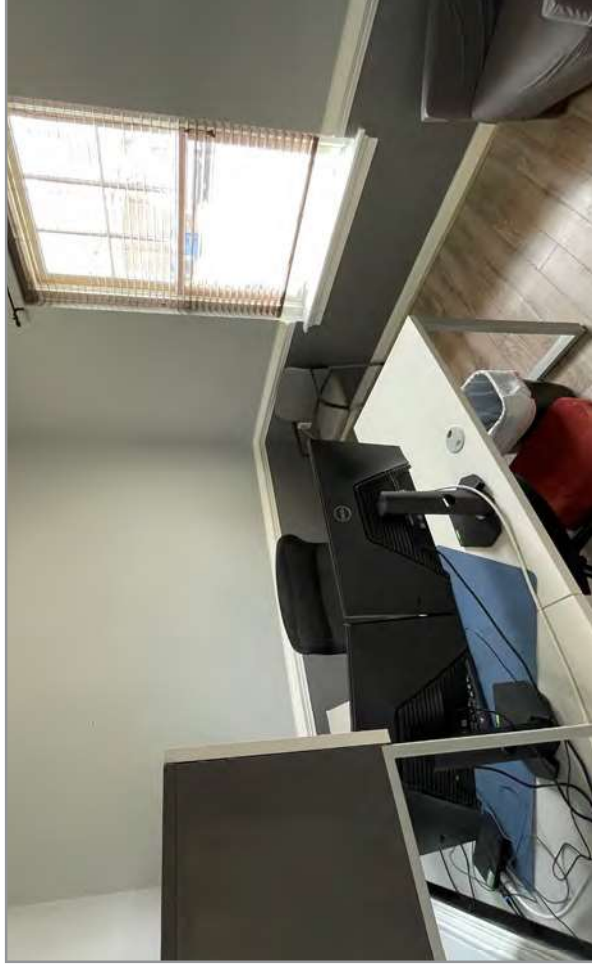
<b>Property:</b>	Island Building at Chester Village Green
<b>Available:</b>	Suite A: ±863 SF Suite B: ±1,063 SF Combined: ±1,926 SF
<b>Floor:</b>	First Floor
<b>Suite A Layout:</b>	Four Offices and Conference Room
<b>Suite B Layout:</b>	Five Offices and Reception/Conference Area
<b>Entrances:</b>	Private Street Entrances and Common Lobby Access
<b>Restrooms:</b>	Two Shared Restrooms
<b>Lease Rate:</b>	\$22.00/SF
<b>Utilities:</b>	Electricity and Water Paid by Tenant

## ADVANTAGES

- ✓ Flexible Suite Sizes for a Variety of Office Users
- ✓ Lease One Suite or Combine Both Suites
- ✓ Desirable First-Floor Location
- ✓ Turnkey, Move-In-Ready Office Interiors
- ✓ Private Exterior Entrance for Each Suite
- ✓ Efficient Layouts with Multiple Private Offices
- ✓ Professional Setting in a Distinctive Chester Building
- ✓ Walkable Access to Nearby Dining, Retail and Services
- ✓ Central Location in the Heart of Chester
- ✓ Convenient Access to Major Regional Transportation Routes

11800 CHESTER VILLAGE DR | CHESTER, VA

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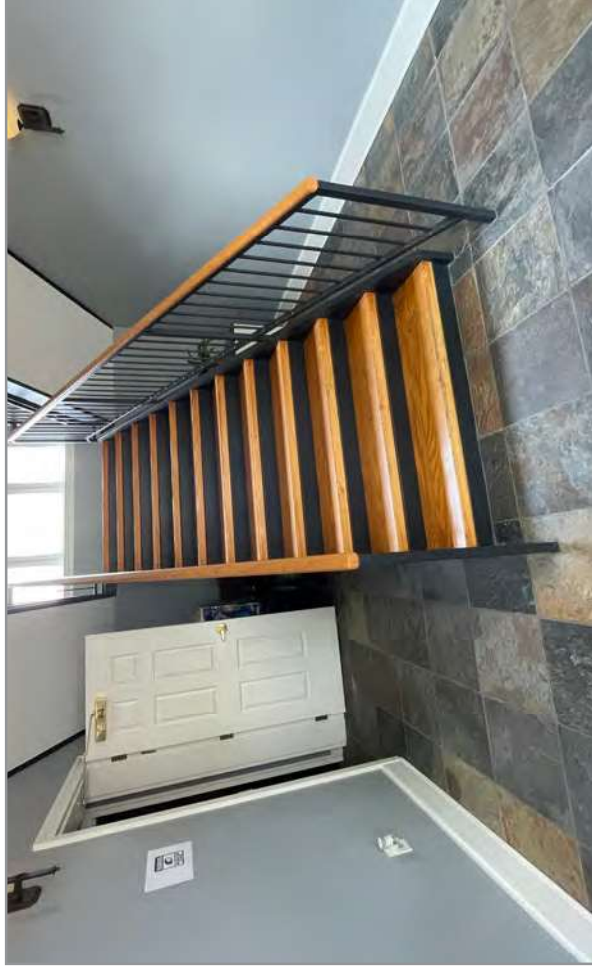
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