

FOR
SALE

4800 COX ROAD

GLEN ALLEN, VA 23060



FOR MORE INFORMATION PLEASE CONTACT:

Bill Reynolds

Senior Vice President

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Rebecca Barricklow

Associate

804.267.7228

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CB RICHARD ELLIS

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FLOOR/AREA

Building Total: Approximately 63,900 Square Feet

Lower Level:	15,000 SF
1st Floor:	15,000 SF
2nd Floor:	15,000 SF
3rd Floor:	15,000 SF
Penthouse:	3,900 SF

FEATURES

BUILDING

- Sale Price: \$5 million
- Fully renovated lobby and common areas
- Two new 50 ton HVAC chillers
- New TPO roof
- Cafeteria and outdoor patio
- Ample parking; 4/1000 parking ratio; 38 covered spaces
- Located in the Innsbrook Corporate Center
- Lake front location with adjacent jogging trails (showers and lockers on site)
- Immediate access to I-295, I-64 and I-95
- +/- 6,000 SF data center with raised flooring
- 600 kW generator (Detroit Diesel)
- UPS Powerware 9-315 130 kVA

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1801 Bayberry Court, Suite 200
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PROPERTY WEBSITE:

www.cbre.com/4800coxroad

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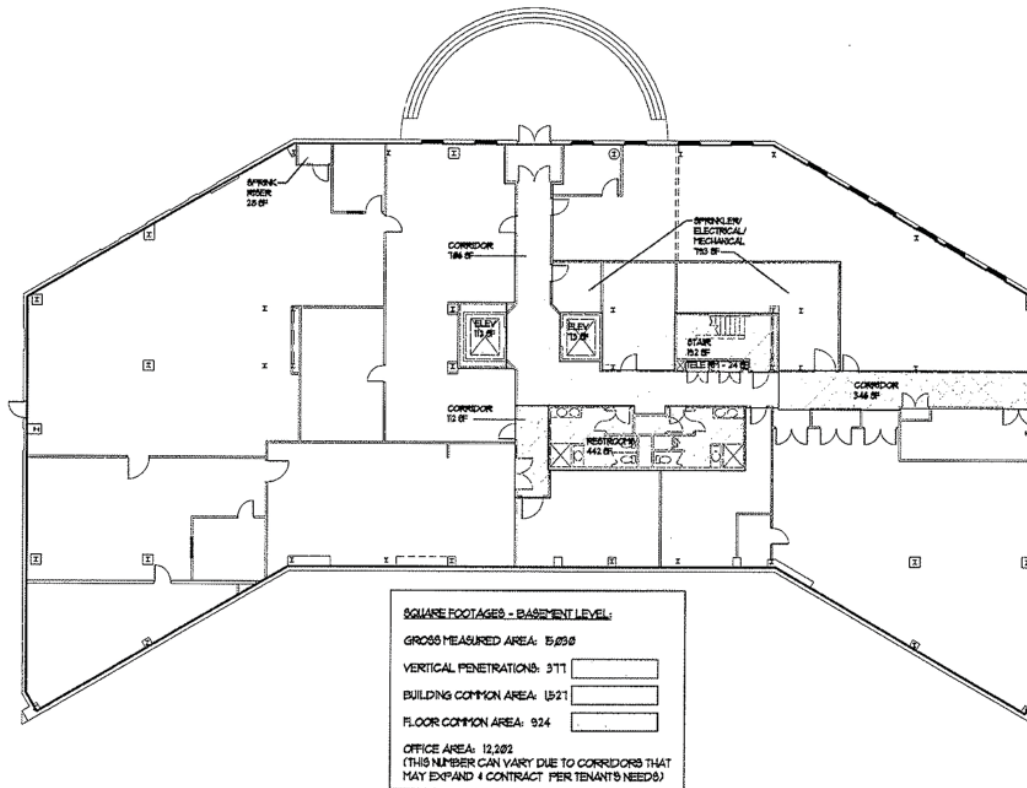


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LOWER LEVEL
FLOOR PLAN

15,000 RSF



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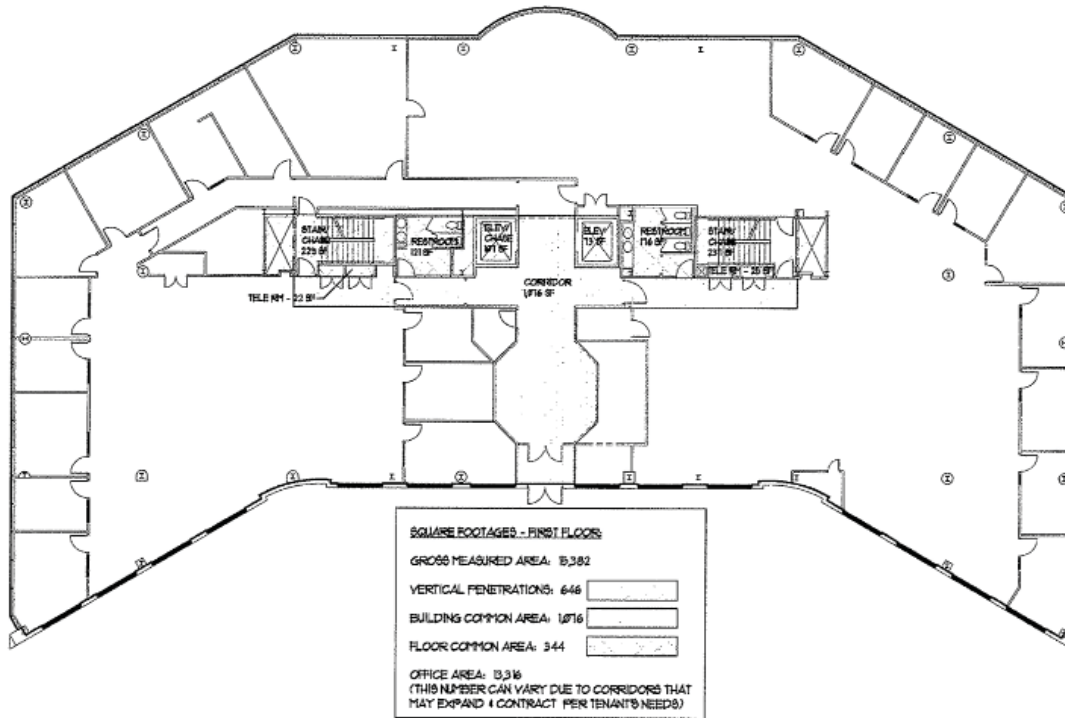


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FIRST FLOOR
FLOOR PLAN

15,000 RSF



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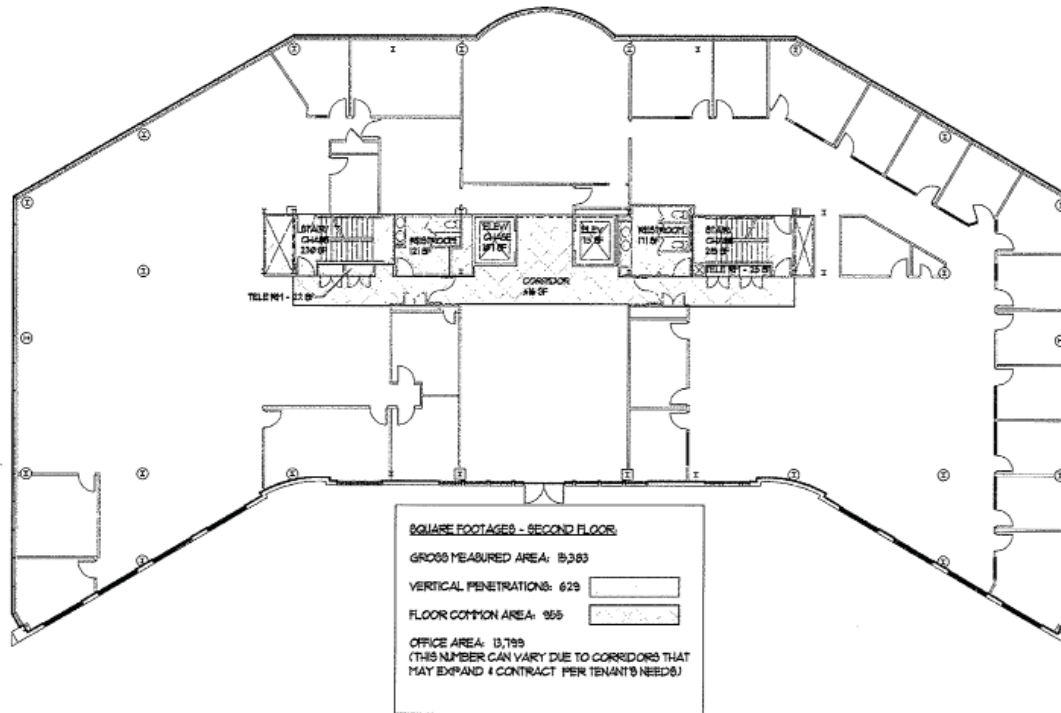


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SECOND FLOOR
FLOOR PLAN

15,000 RSF



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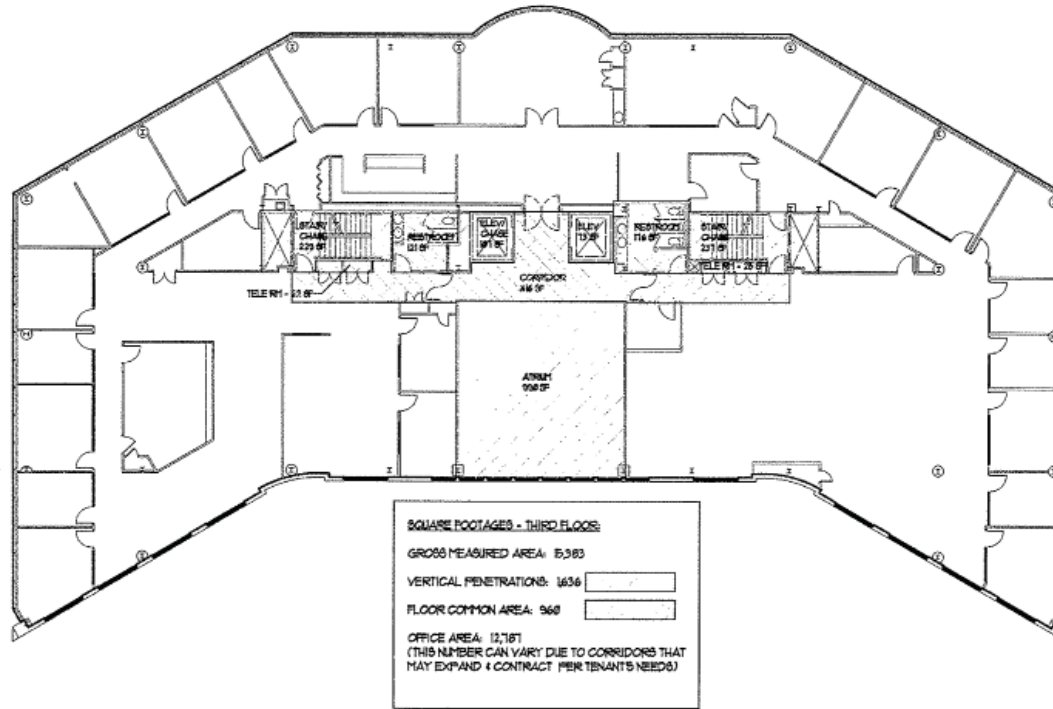


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THIRD FLOOR
FLOOR PLAN

15,000 RSF



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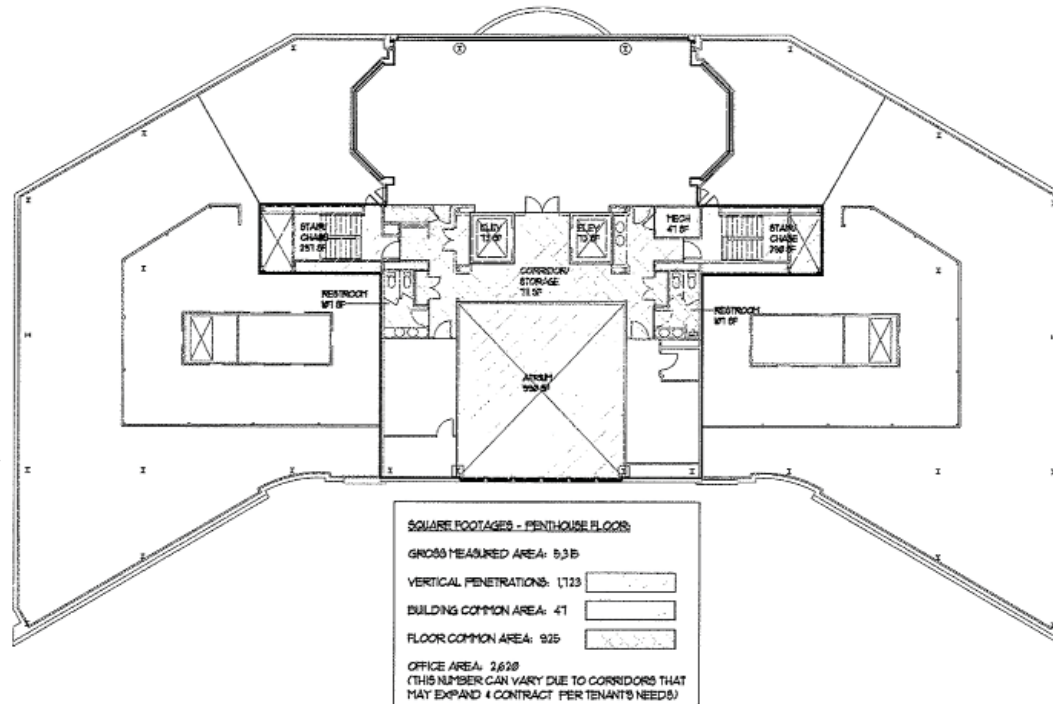


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PENTHOUSE FLOOR PLAN

3,900 RSF



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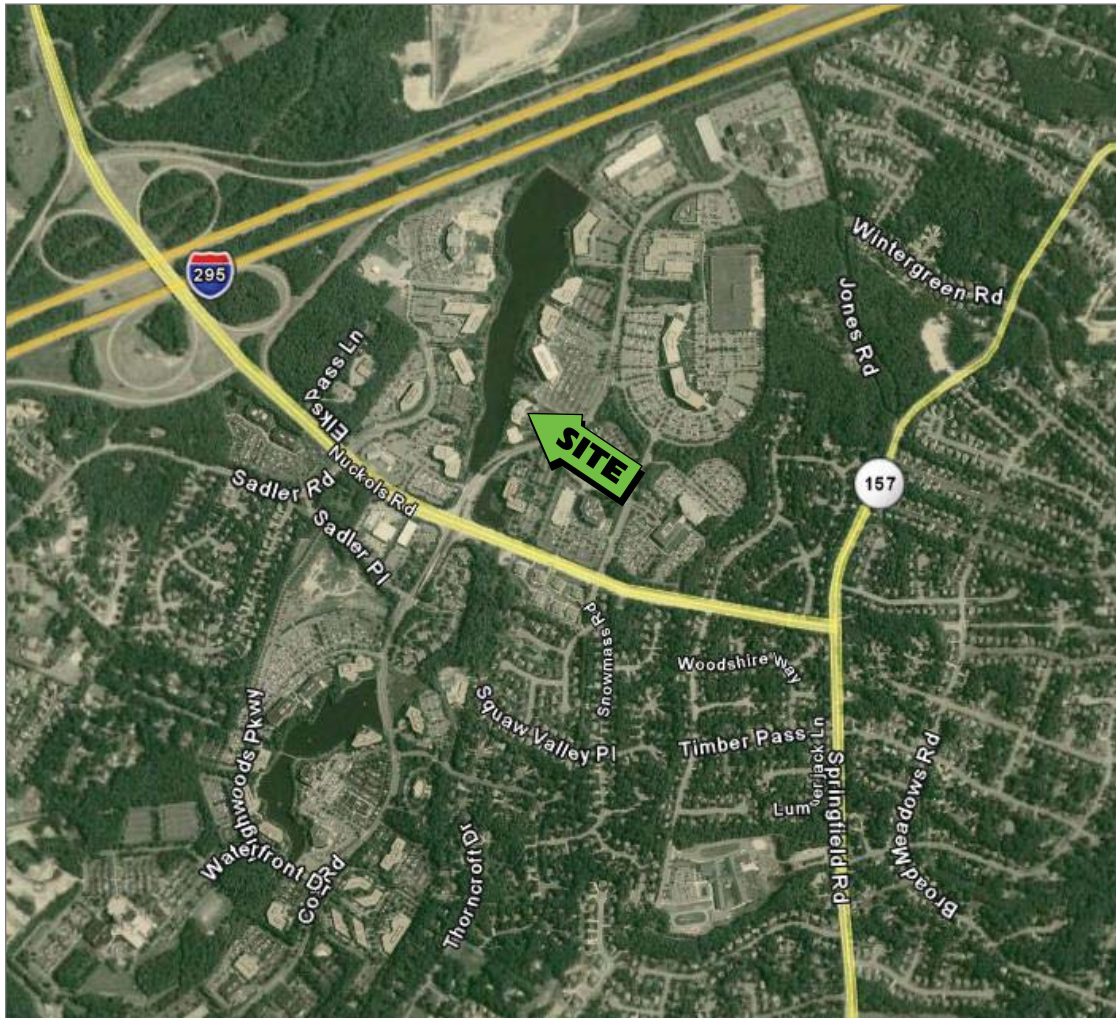
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AERIAL MAP



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