



THALHIMER

CONTEMPORARY OFFICE FOR LEASE

Clay Suites

3117 W. Clay Street | Richmond, Virginia

DELIVERING 2020



CONCEPTUAL RENDERING

Modern, Open Design | Centrally Located in Scott's Addition

For more information, contact:

AMY BRODERICK

Vice President

804 344 7189

amy.broderick@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



THALHIMER

CONTEMPORARY OFFICE FOR LEASE Clay Suites

3117 W. Clay Street | Richmond, Virginia

Coming 2020

Clay Suites, a premier adaptive reuse project, will provide high-quality, modern office suites for creative and technology focused Richmond businesses. The contemporary workspace will feature exposed joists, modern light fixtures, and customized floors. Tenants will enjoy expansive, light-filled open work space with flexible and efficient layouts. Each suite will incorporate new, cutting-edge mechanical, plumbing, and electrical systems. The prominent façade will be complimented by a lush outdoor amenity area for gathering and dining.

Flexible, Open Floor Plans

Available suites range from 3,600 SF to 14,500 SF and suite combinations are possible. Don't miss out on this creative workspace. Call today!

Join Neighborhood Businesses:



Scott's Addition is the City of Richmond's fastest growing neighborhood, home of an eclectic mix of apartments, homes, restaurants, breweries, shops and more tucked away in the northwest corner of West Broad Street and N. Boulevard. With over 1,000 new residential units and a growing number of amenities, the neighborhood is quickly becoming one of the most sought over areas in the region.

- WWW.SCOTTSSADDITION.COM/ABOUT

Specifications

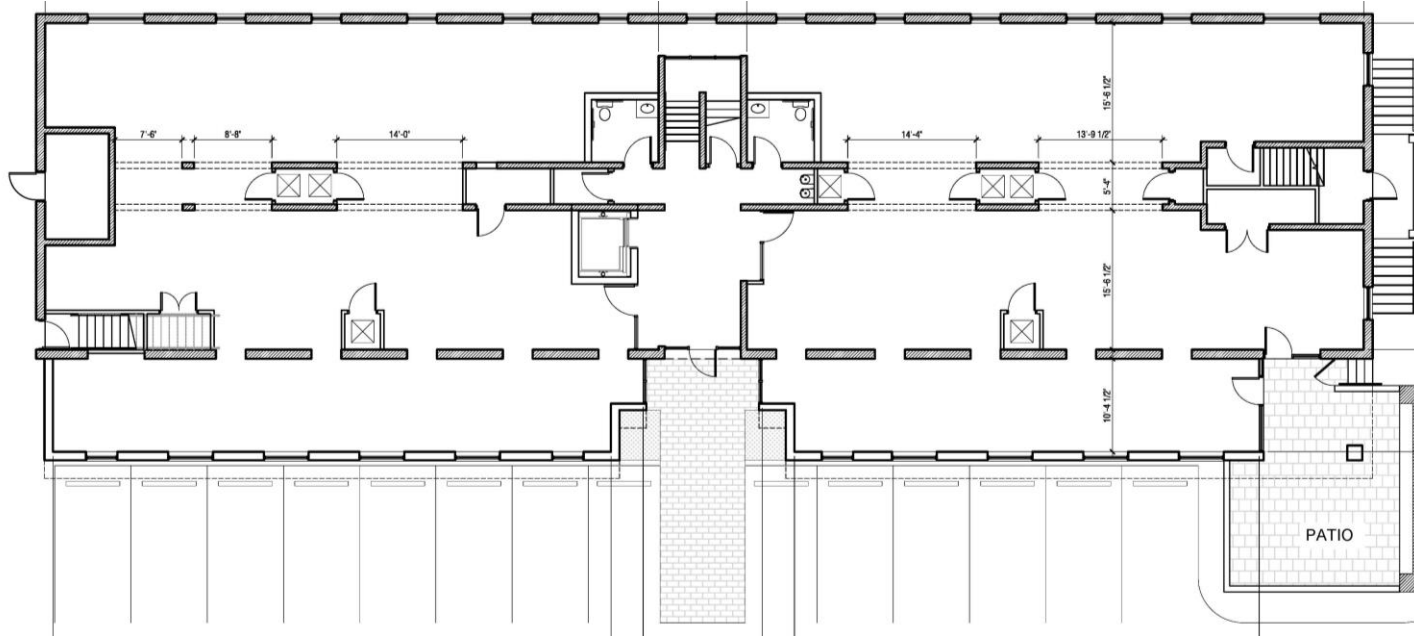
Total Size	14,500 SF
Available SF	3,600 – 14,500 SF suites
Timing	2020
Rental Rate	\$24.00/ SF NNN
No. of Floors	Two (2)
Elevators	One (1)
Parking	Onsite
Location	Centrally located in the Scott's Addition neighborhood
Features	<ul style="list-style-type: none"> • High ceiling, modern finishes • Features outdoor gathering area • Brand new HVAC units • Exclusive tenant parking • Modernized systems throughout • Unmatched walkability

In the Heart of Scott's Addition

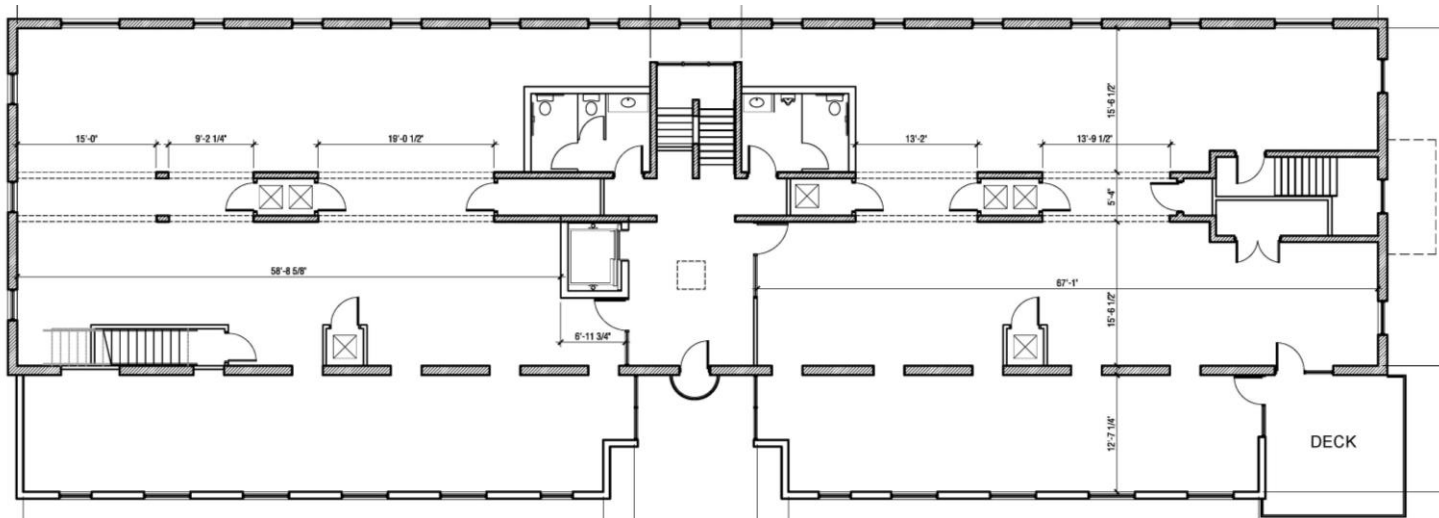
Strategically located in the heart of the rapidly evolving Scott's Addition neighborhood, Clay Suites is within walking distance to a variety of choice restaurants, breweries, and apartments. Richmond's Central Business District is less than a ten-minute drive and numerous cultural and entertainment attractions abound like The Diamond Baseball Stadium, the Redskins Training Center, and the Virginia Museum of Fine Arts, all within a 3-mile radius of Clay Suites. Easy access to major interstates 64, 195, and 95 are convenient to Clay Suites and the new express bus routes by GRTC are just outside our door.



Floorplans – First Floor



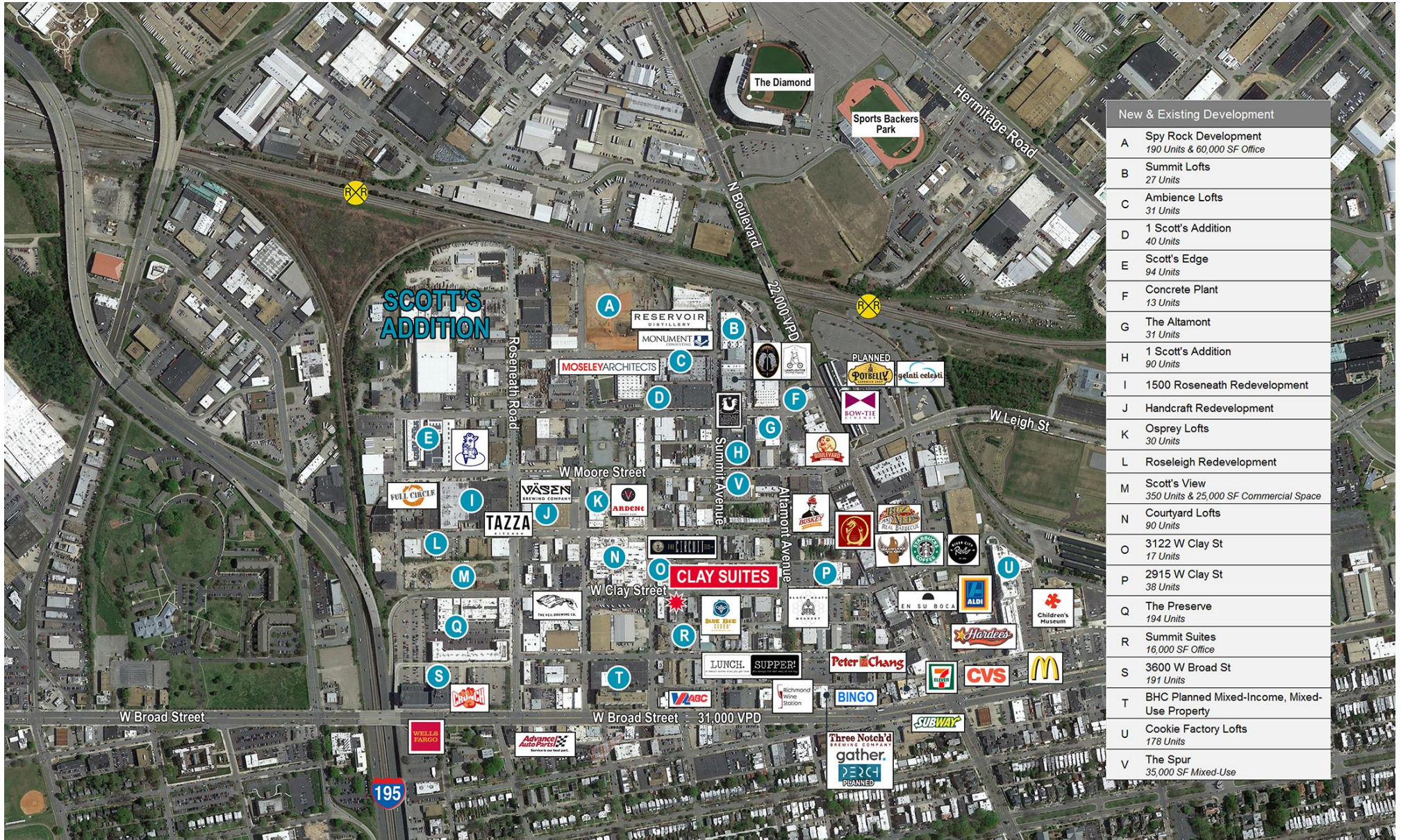
Second Floor



CONTEMPORARY OFFICE FOR LEASE Clay Suites

3117 W. Clay Street | Richmond, Virginia

Thriving, Growing Neighborhood: Scott's Addition



New & Existing Development	
A	Spy Rock Development 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Redevelopment
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment
M	Scott's View 350 Units & 25,000 SF Commercial Space
N	Courtyard Lofts 90 Units
O	3122 W Clay St 17 Units
P	2915 W Clay St 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad St 191 Units
T	BHC Planned Mixed-Income, Mixed-Use Property
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use



THALHIMER

CONTEMPORARY OFFICE FOR LEASE

Clay Suites

3117 W. Clay Street | Richmond, Virginia

Richmond Area Accolades

Richmond Named One of the “10 Coolest U.S. Cities to Visit in 2018”

- Forbes, February 2018

“The 25 Cities Where your Paycheck Will Go the Furthest”

- Forbes.com

Richmond Named one of the “30 Most Exciting Food Cities in America 2017”

- Zagat, December 2017

Richmond #1 in “The World’s Top 10 Beer Destinations For 2018”

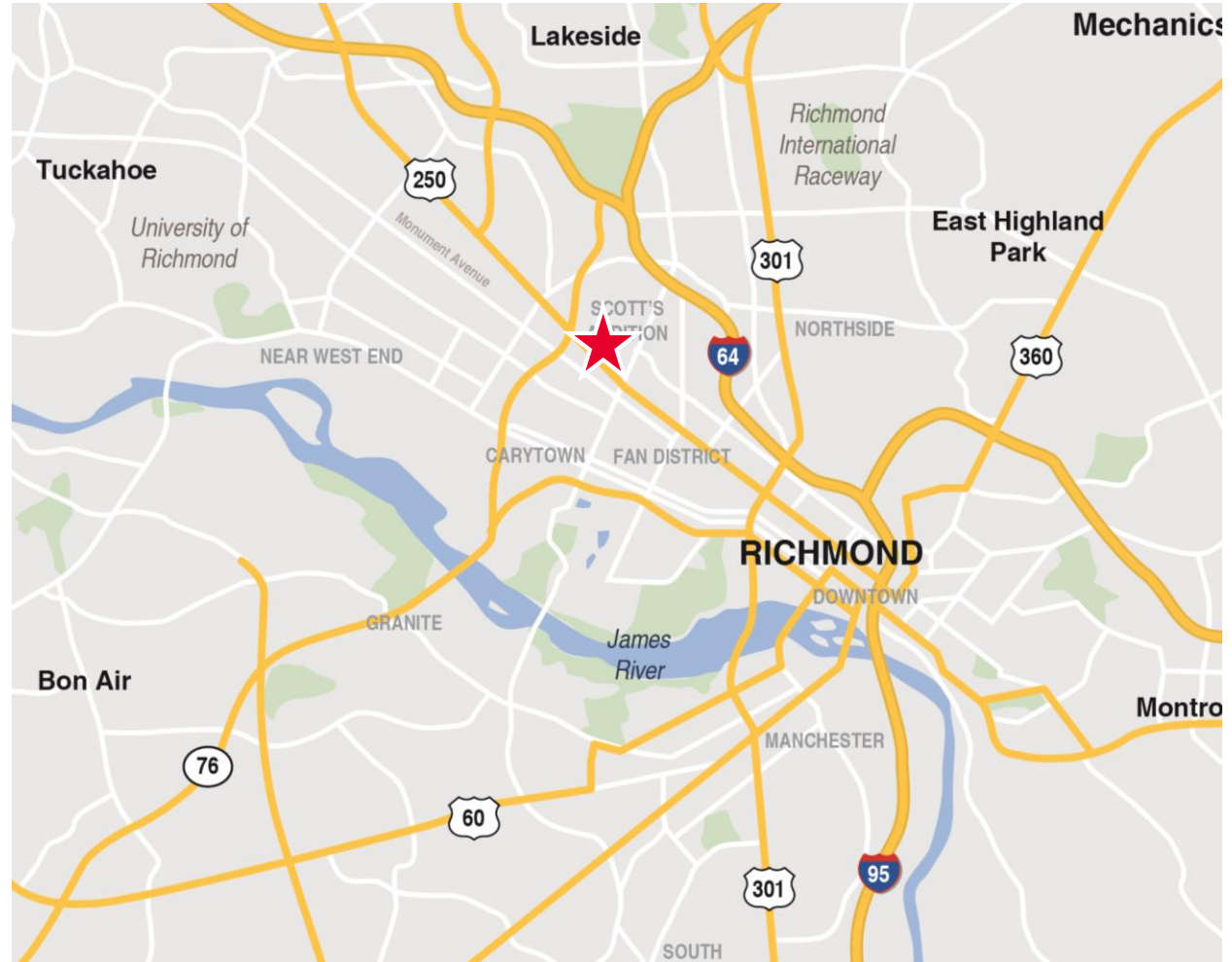
- VinePair, January 2018

One of the South’s Top 10 Outstanding Cities to Relocate your HQ

- Southern Business & Development, September 2014

Richmond #5 on “The Hippest Cities in the U.S. Everyone Under 30 Wants to Move to”

- Business Insider, December 2017



For more information, contact:

AMY BRODERICK

Senior Associate

804 344 7189

amy.broderick@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.