



THALHIMER

CREATIVE OFFICE SPACE FOR LEASE
1500 Roseneath Road
Scott's Addition | Richmond, Virginia



3,588 SF and 5,015 SF Office Suites

For more information, contact:

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OWNER/AGENT

Thalhimer Center
11100 W. Broad Street
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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CREATIVE OFFICE SPACE FOR LEASE

1500 Roseneath Road

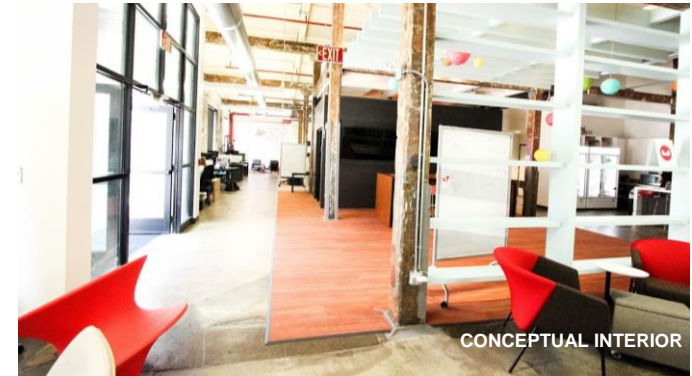
Scott's Addition | Richmond, Virginia

In the Heart of Scott's Addition

Strategically located in the heart of the rapidly evolving Scott's Addition neighborhood, 1500 Roseneath Road 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 Summit Suites. Easy access to major interstates 64, 195, and 95.

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



CONCEPTUAL INTERIOR

Join Neighborhood Businesses:



Dominion Payroll™



Specifications

Total Size 106,000 SF

Available SF 5,015 SF
3,588 SF

Timing Q3 2018

Ceiling Height 18 feet

Parking Covered, off-street garage parking (80 spaces)

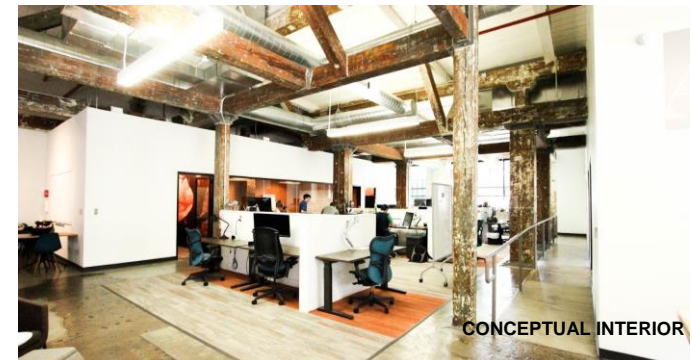
Location Centrally located in the Scott's Addition neighborhood

Features

- New systems & windows
- Exclusive tenant parking
- Exposed brick
- Unmatched walkability



CONCEPTUAL INTERIOR



CONCEPTUAL INTERIOR



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W. Moore Street Elevation & Patio Elevation



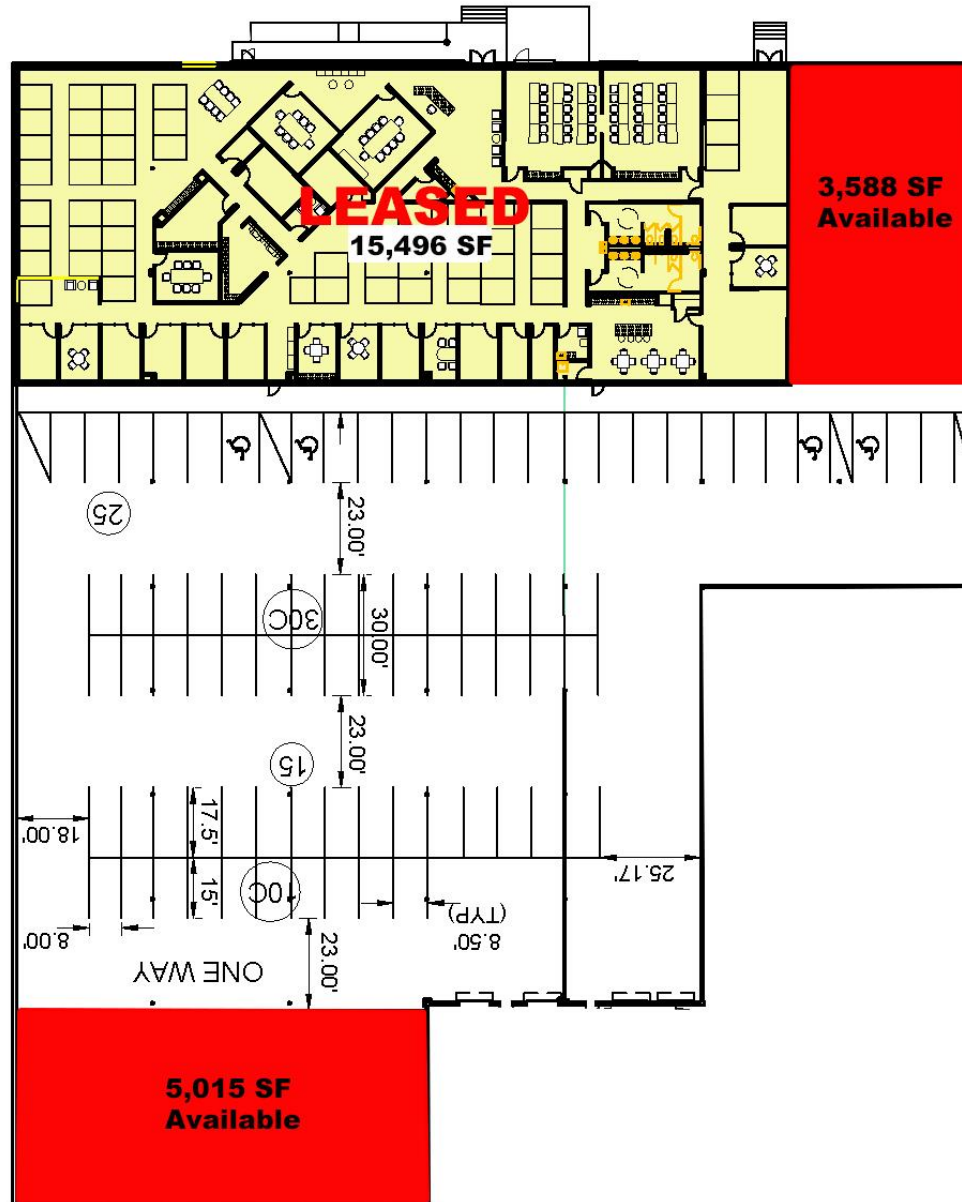
Sidewalk View | Mid Patio



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Available Suites:

- 5,015 SF
- 3,588 SF



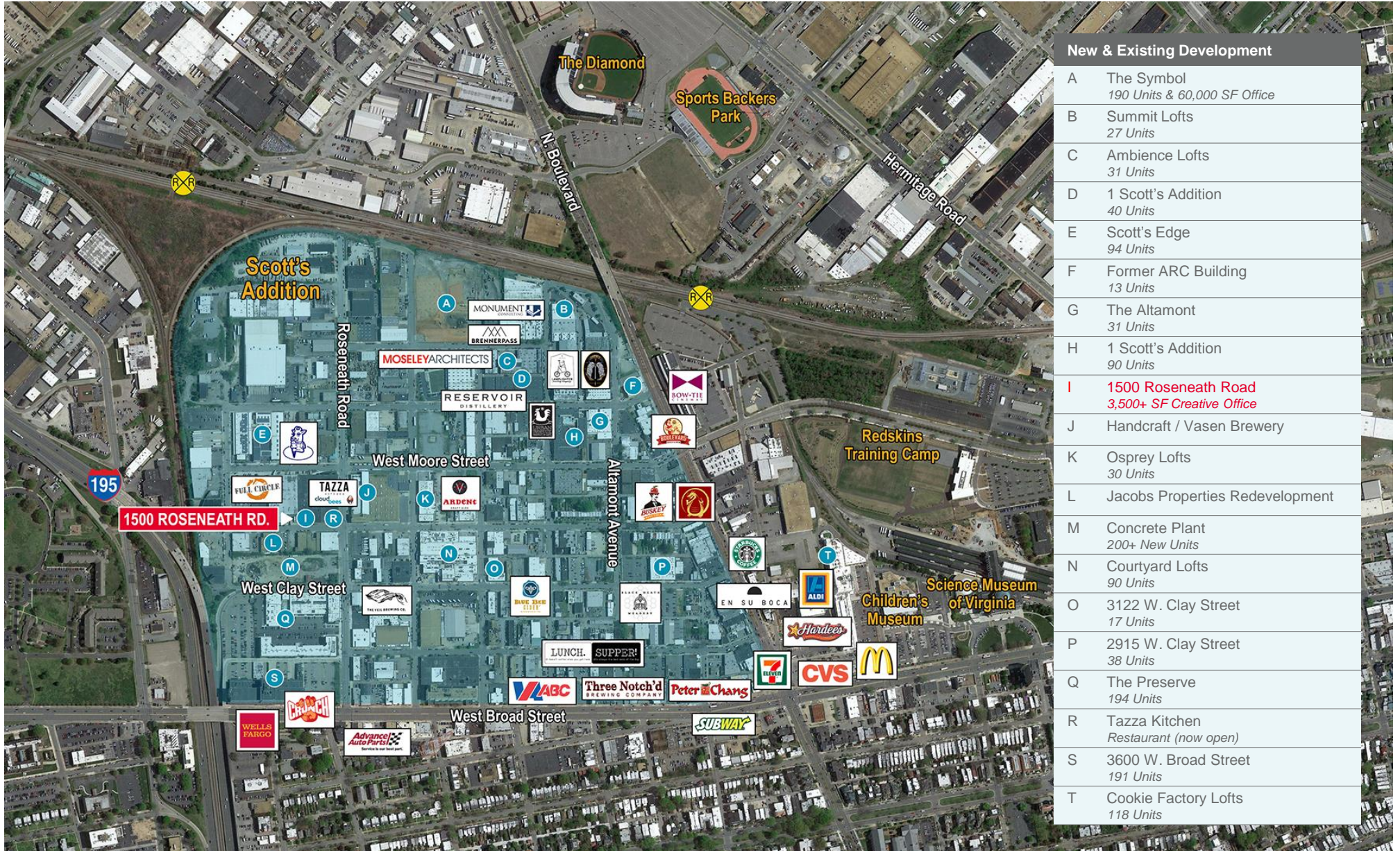
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Covered Garage Parking



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Thriving, Growing Neighborhood: Scott's Addition



New & Existing Development	
A	The Symbol 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	Former ARC Building 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Road 3,500+ SF Creative Office
J	Handcraft / Vasen Brewery
K	Osprey Lofts 30 Units
L	Jacobs Properties Redevelopment
M	Concrete Plant 200+ New Units
N	Courtyard Lofts 90 Units
O	3122 W. Clay Street 17 Units
P	2915 W. Clay Street 38 Units
Q	The Preserve 194 Units
R	Tazza Kitchen Restaurant (now open)
S	3600 W. Broad Street 191 Units
T	Cookie Factory Lofts 118 Units



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CREATIVE OFFICE SPACE FOR LEASE 1500 Roseneath Road Scott's Addition | Richmond, Virginia

Richmond Area Accolades

A host of additional amenities, cultural attractions and entertainment venues are a quick 10-minute drive in Richmond's vibrant CBD.

No. 10

10 Best Readers' Choice Best American Riverfront
- USA Today, October 2014

No. 1

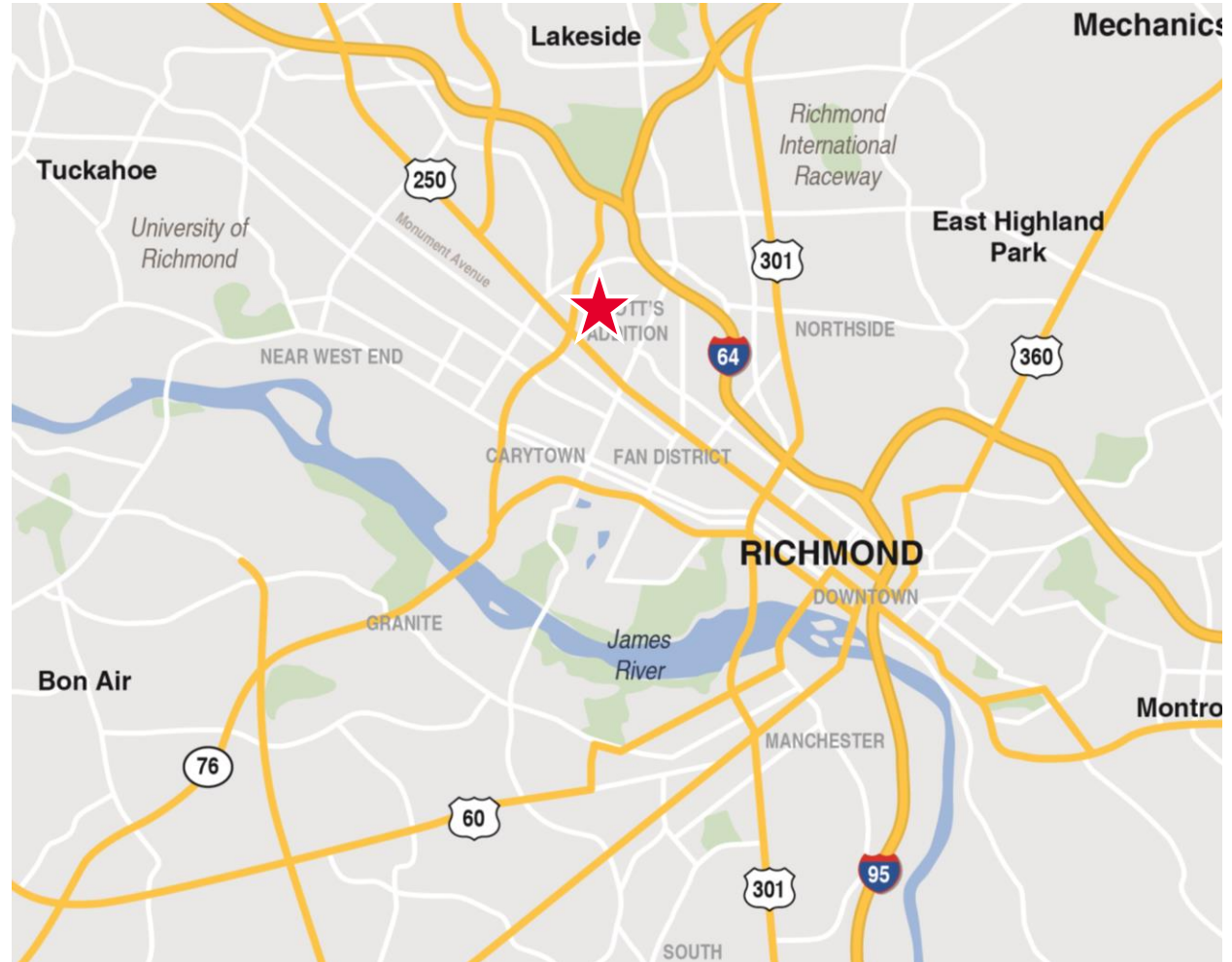
The 10 Most Artistic Mid-Sized Cities in America
- Gogobot, November 2015

Strangeways Brewing named "One of the 10 New U.S. Breweries to Watch, from D.C. to California"
- Bon Appetit, 2014

The Southern Food Destination You Need to Know About
- Conde Nast Traveler, July 2015

One of the South's Top 10 Outstanding Cities to Relocate your HQ
- Southern Business & Development, September 2014

Top 5 Affordable Cities to Buy a Home
- HomeInsurance.com, 2014



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