



THALHIMER

CLASS A OFFICE AND RETAIL

The Spur | 1519 Summit Avenue & 3015 Moore Street

Scott's Addition | Richmond, Virginia

1,500 – 8,200 SF SUITES



CONCEPTUAL RENDERING

Unique Mixed-Use Property | Restaurant Opportunity with Patio

For more information, contact:

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OWNER/AGENT

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Vibrancy by Design

The Spur is a premier mixed-use development which methodically blends office and retail spaces to create one uniquely energized setting. Located in the heart of Scott's Addition, this adaptive reuse project is centered around an impressive urban green space, built upon a retired railroad spur and perfectly suited for outdoor dining, shopping or impromptu gatherings. Authentic industrial features including exposed brick, warm wooden ceilings atop massive steel joists, oversized skylights, concrete flooring and expansive rollup doors will be preserved adding subtle charm to modern workspaces. Beautiful landscaping and enhanced outdoor lighting will compliment the historic façade.

Amenities in Walking Distance

Millennials are expressing a preference for employers who meet them where they live and play. While traditional corporate offices and campus settings isolate workforces, *The Spur* offers connectivity and community integration as an amenity. Spanning an entire block from Summit to Altamont along W. Moore Street, it's easily walkable to a variety of top restaurants, breweries and apartments including Urban Farmhouse, Lamplighter Coffee, Isley Brewing, Boulevard Burger and Brew, Moore Street Café and Bowtie Cinema. Close proximity to interstates and the CBD provide easy access to Richmond's hottest neighborhood.

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 North 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	34,740 SF
Available SF	1,500 – 8,200 SF suites
Timing	Q1 2019
Rental Rate	Contact agent
No. of Floors	Two (2)
Ceiling Height	Varies from 9' – 12'
Parking	Mix of garage, surface, street & offsite parking
Features	<ul style="list-style-type: none"> • Restaurant with patio opportunity • Exposed brick & beam • Garage door windows • Plentiful skylights



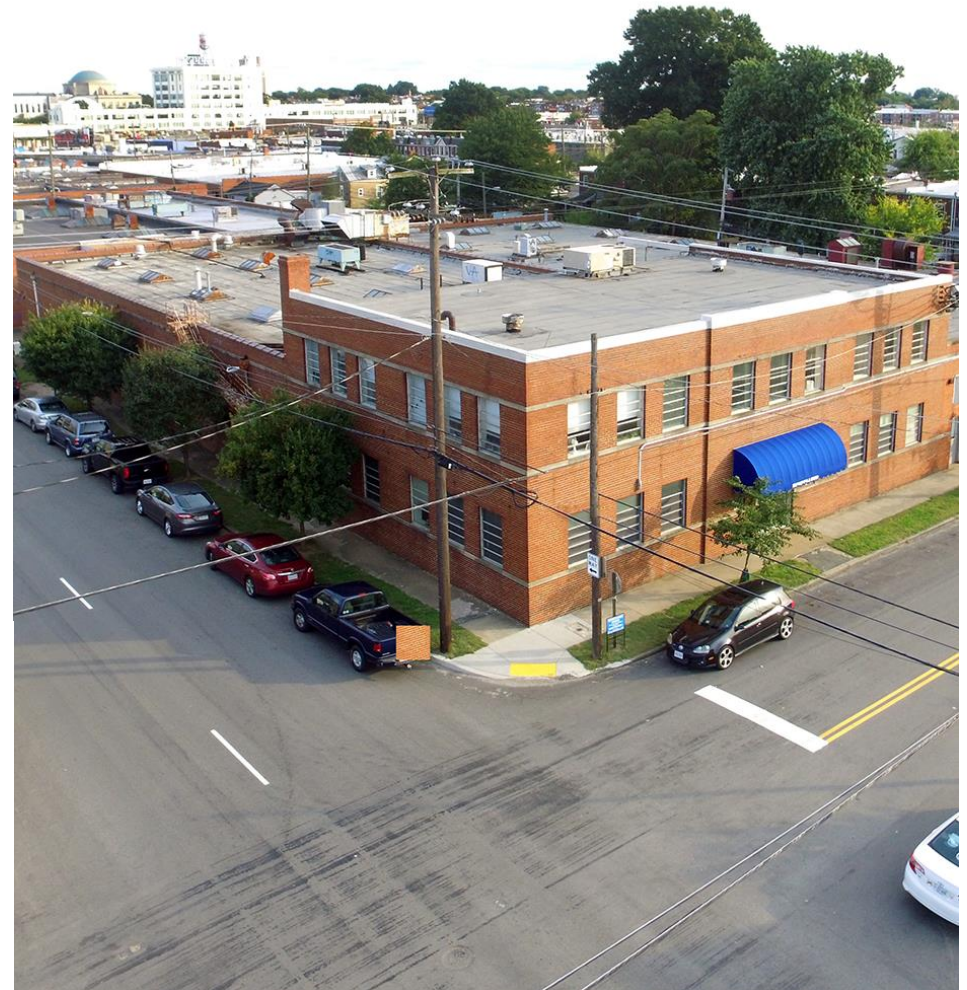
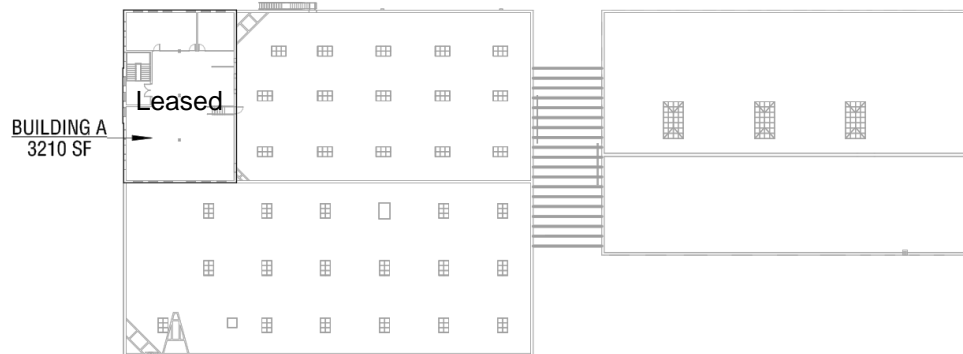
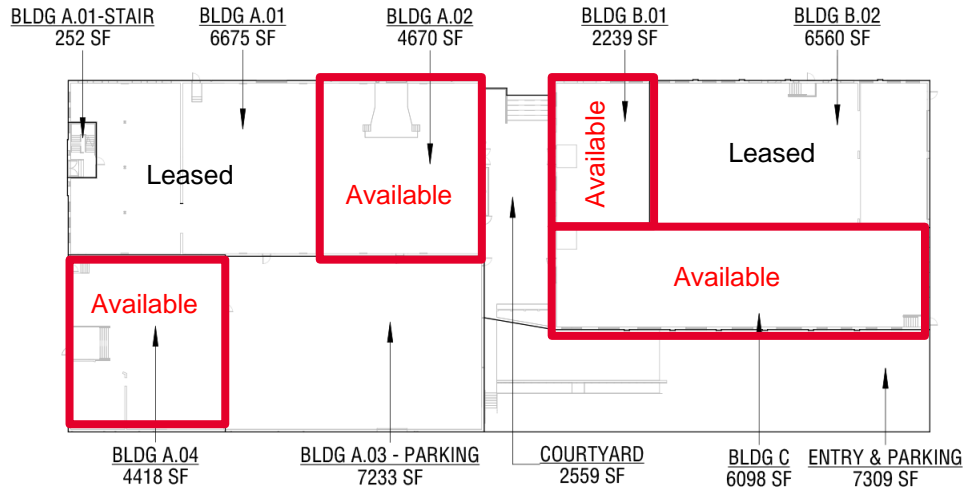


We love becoming a part of this creative, eclectic community. We expect business to continue to grow as the area, including the Boulevard, develops.

- KATHLEEN RICHARDSON, OWNER OF URBAN FARMHOUSE MARKETPLACE & CAFE

Small businesses are looking for a clean, modern space at a realistic price. Yet, that's getting harder to come by.

- SCOTT COLEMAN, OWNER OF LAMPLIGHTER COFFEE COMPANY



Proposed Building Site Plan – Flexible tenant layouts available



Scott's Addition: A Thriving Neighborhood Bursting with After Work Entertainment Opportunities





THE VEIL BREWING CO.



THE VEIL BREWING COMPANY NAMED "NUMBER THREE IN THE WORLD"

- RateBeer.com, Jan 2017

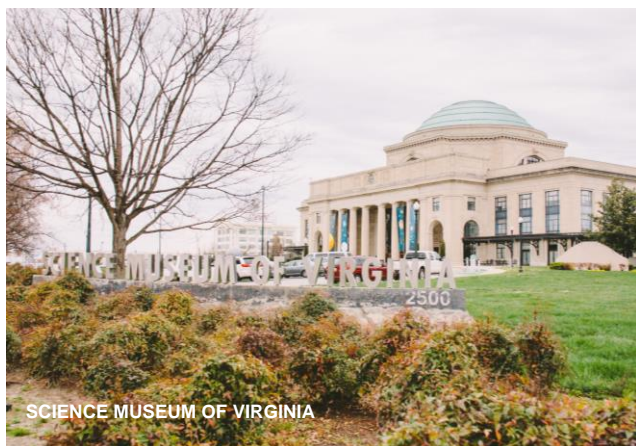
5 BLOCKS



HARDYWOOD PARK CRAFT BREWERY NAMED "THE BEST CRAFT BREWERY IN VIRGINIA"

- Thrillist, 2015

1 MILE



SCIENCE MUSEUM OF VIRGINIA

Travel Time to Neighborhood Amenities (Select List)

Boulevard Burger & Brew (.2 miles)

3 MINUTES 2 MINUTES 2 MINUTES

Bowtie Cinemas Movieland (.2 miles)

3 MINUTES 1 MINUTES 2 MINUTES

Ardent Craft Ales (.3 miles)

6 MINUTES 2 MINUTES 2 MINUTES

Urban Farmhouse Market & Café (.3 miles)

6 MINUTES 2 MINUTES 1 MINUTE

Lunch | Supper (.4 miles)

8 MINUTES 3 MINUTES 2 MINUTES

Starbucks (.5 miles)

2 MINUTES 2 MINUTES 3 MINUTES

The Veil Brewing Company (.6 miles)

11 MINUTES 4 MINUTES 3 MINUTES

Crunch Fitness (.7 miles)

15 MINUTES 5 MINUTES 4 MINUTES

Science Museum of Richmond (.8 miles)

9 MINUTES 5 MINUTES 3 MINUTES



REDSKINS TRAINING CENTER

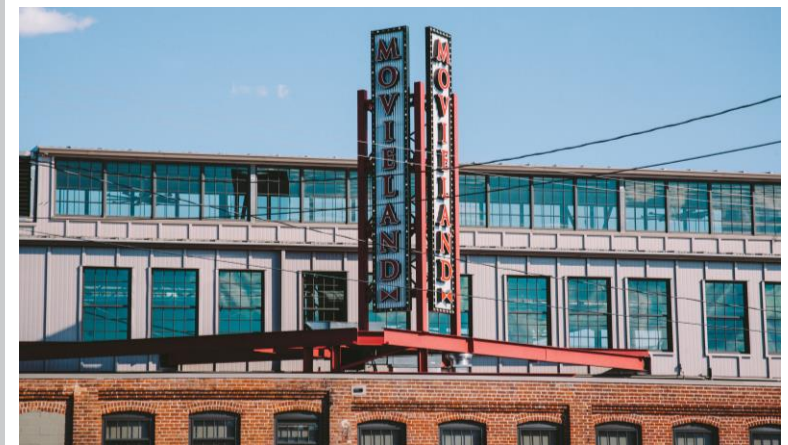


THE DIAMOND BASEBALL



Our search for a unique studio space led us to Scott's Addition where we designed a vibrant workplace for innovative architectural interiors. We love how this eclectic neighborhood allows us to creatively blend a work-life balance.

- TAIT, SAUNDERS & MULVANEY



GALAXY DINER NAMED "BEST DINER IN VIRGINIA" ON THE LIST OF THE BEST DINERS IN EVERY STATE

1.4 MILES

- MSN.com, 2015

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

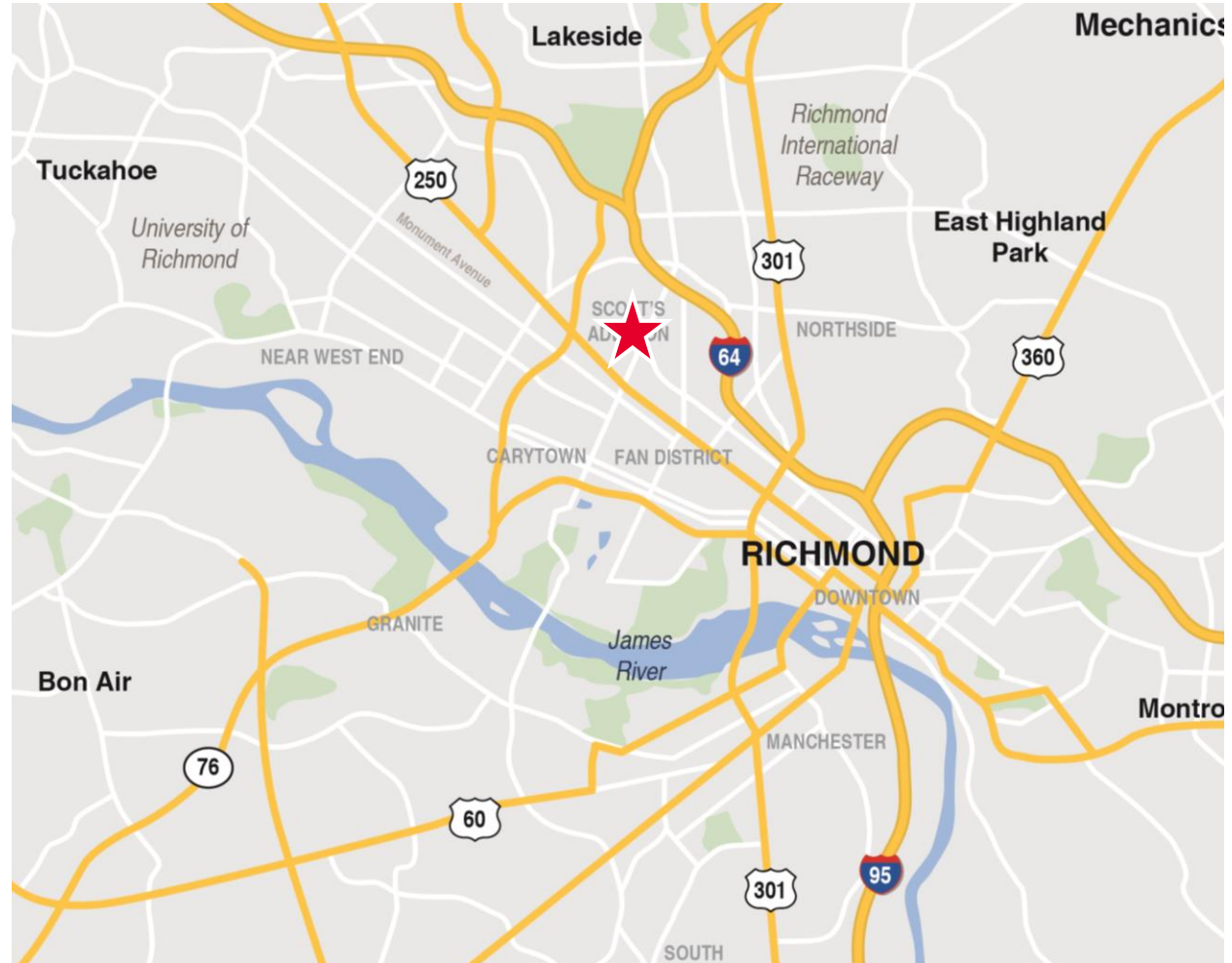
- *Conde Nast Traveler*, July 2015

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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