



OFFICE BUILDING FOR LEASE

3301 NORFOLK STREET

3301 NORFOLK STREET, RICHMOND, VA 23230



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	7,000 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	7,000 SF

PROPERTY OVERVIEW

Plans are underway to transform this warehouse into Class A office space with glass roller doors, onsite parking and an innovative buildout. With 16' high ceilings, period metal trusses, exposed duct work and a concrete floor, the finished space will provide its tenant with an industrial feel with modern amenities.

PROPERTY HIGHLIGHTS

- Office building available for lease
- Corner location with frontage/entrances on Norfolk and Mactavish Streets
- Parking available
- Great location within walking distance of many restaurants

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,863	48,368	107,315
Total Population:	12,906	107,578	250,165
Average HH Income:	\$65,938	\$68,472	\$61,175

SCOTT'S ADDITION



85,000 VPD

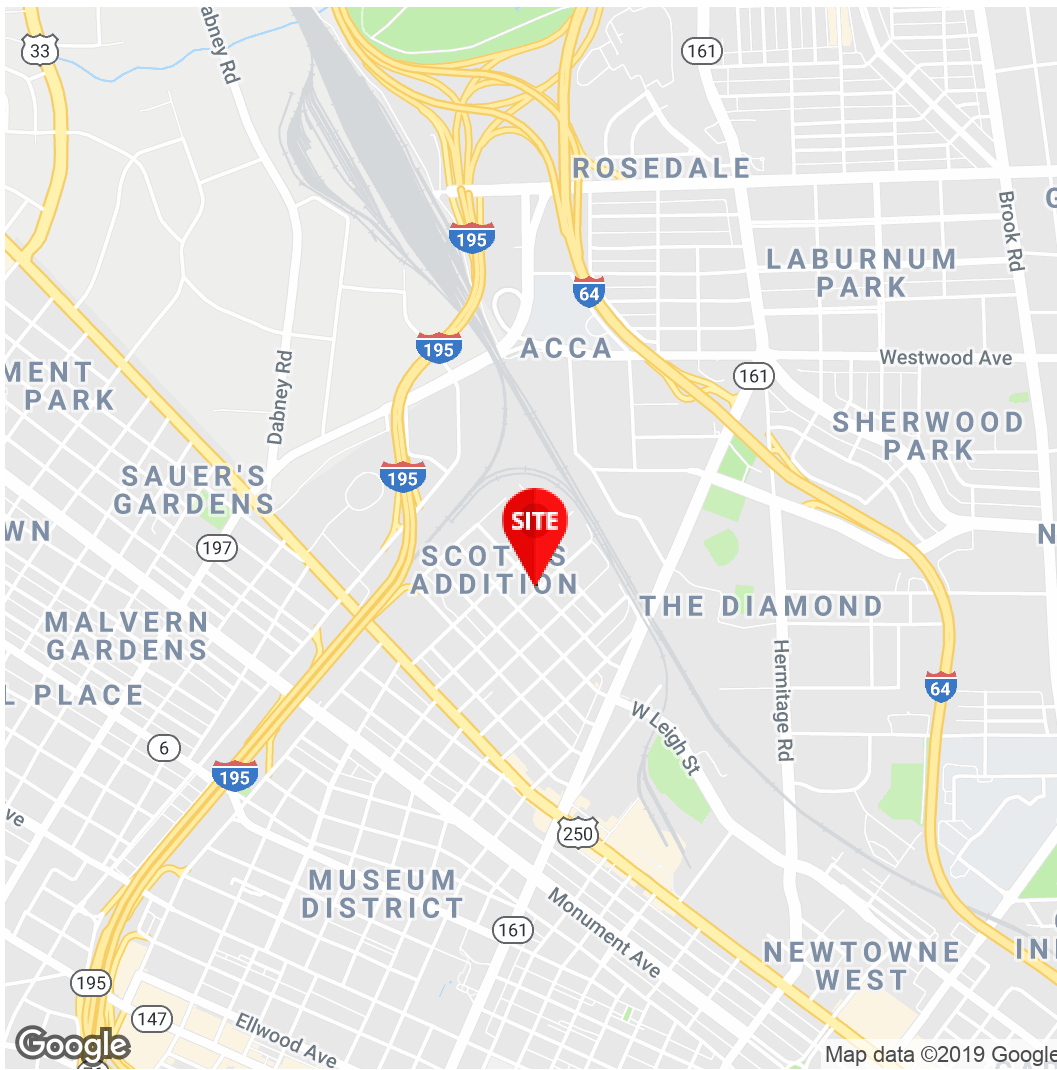
22,000 VPD

WEST BROAD ST 24,000 VPD

NORTH BOULEVARD

AVE 20,000 VPD





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