



THALHIMER

OFFICE/RETAIL FOR LEASE
1837 W. Broad Street
Richmond, Virginia

CREATIVE OFFICE/RETAIL



Across the street from new Whole Foods

For more information, contact:

ISAAC DEREGIBUS

First Vice President

804 697 3426

isaac.deregibus@thalhimer.com

REILLY MARCHANT

Senior Associate

804 697 3478

reilly.marchant@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.

Property Features

- ±2,800 SF storefront
- **NEWLY RENOVATED**
- Across the street from the new Whole Foods!
- Located in the heart of W. Broad near VCU
- Space includes historic finishes, tin pressed ceilings, mezzanine overlook, and abundant natural light from skylights and street windows
- Located on bus line

Specifications

Total Available	2,800 SF
Parking	On-street
Timing	Available immediately
Rental Rate	\$3,300 per month, plus electric

Demographics

	0.5 Mile	1 Mile	3 Miles	5 Miles
Population	8,288	33,185	139,460	280,032
Avg. HH Income	\$84,499	\$68,039	\$72,164	\$69,888
Daytime Population	4,229	23,071	137,953	205,978



For more information, contact:

ISAAC DEREGBUS

First Vice President
 804 697 3426
isaac.deregibus@thalhimer.com

REILLY MARCHANT

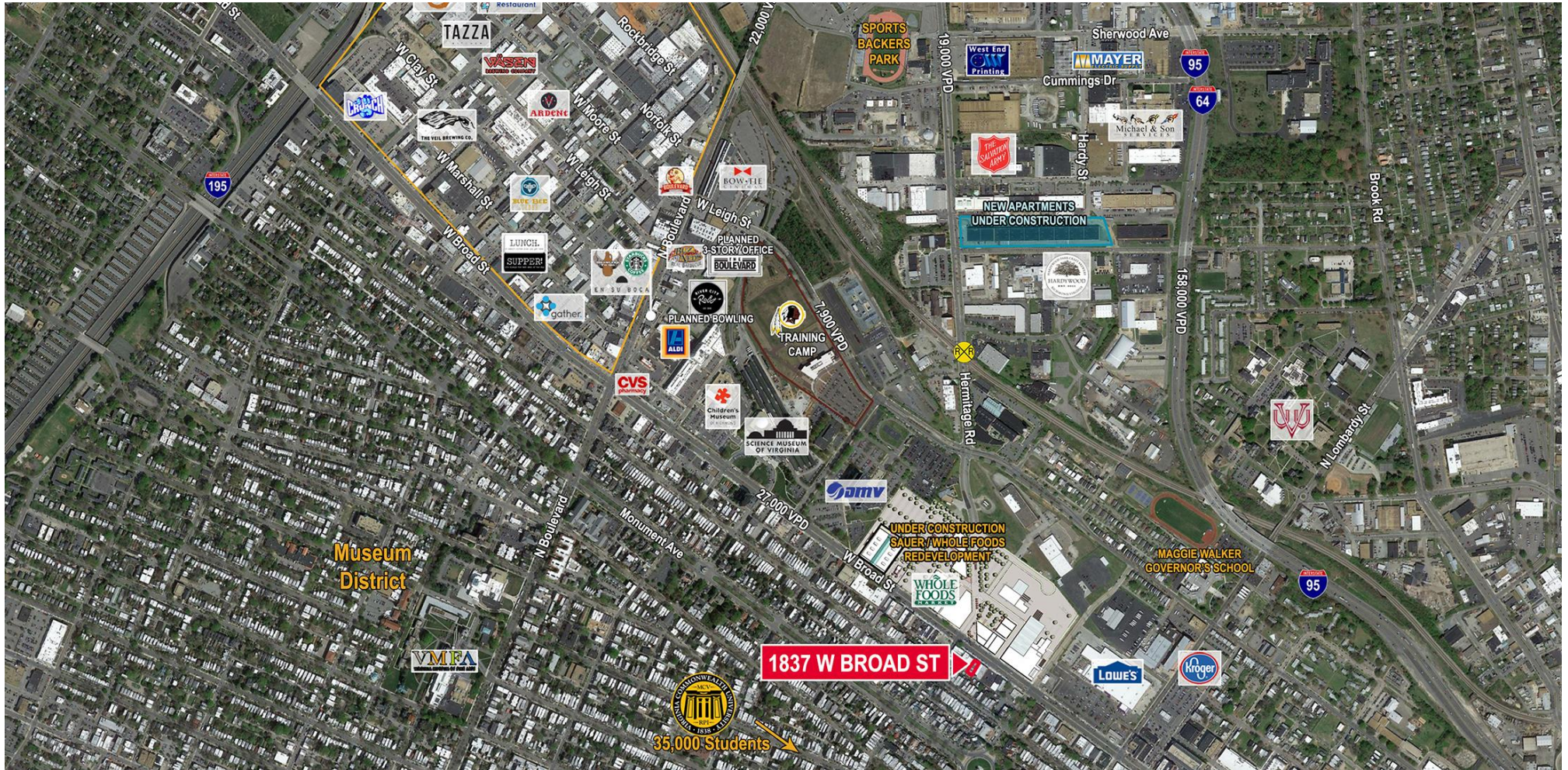
Senior Associate
 804 697 3478
reilly.marchant@thalhimer.com

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



THALHIMER

OFFICE/RETAIL FOR LEASE
1837 W. Broad Street
Richmond, Virginia



For more information, contact:

ISAAC DEREGIBUS

First Vice President

804 697 3426

isaac.deregibus@thalhimer.com

REILLY MARCHANT

Senior Associate

804 697 3478

reilly.marchant@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.