



THALHIMER

OFFICE SPACE FOR LEASE
West Broad Village

3950 Wild Goose Lane | Glen Allen, VA

FROM 3,500 TO 23,242 SF AVAILABLE



Richmond's Premier Mixed-Use Destination

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Owned & Managed by



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Property Features

BEST-IN-CLASS TENANT MIX



WEST BROAD STREET
77,000 VPD



AFFLUENT, WELL
EDUCATED DEMOGRAPHIC



OUTSTANDING
LOCATION



REGION'S PREMIER MIXED-USE
DESTINATION



CLOSE PROXIMITY TO I-64 AND I-295

Specifications

Location	West Broad Village Immediate access to I-64 and Broad Street
About	West Broad Village is a premier mixed-use development consisting of 400,422 SF of retail, 339 luxury apartments, 454 luxury townhomes and a 135-room Aloft Hotel. Anchored by a well established Whole Foods Market, HomeGoods, REI, Dave & Busters and South University, West Broad Village is the market dominant retail destination serving the thriving Richmond neighborhood of Short Pump and regional trade area beyond.
Total SF	400,422 SF
Total Available Office SF	Can accommodate up to 23,242 SF Suite 2200: 15,620 SF Suite 4020-G: 4,622 SF (Suite 2200, 4020-G and 4030-G can be combined for total of 23,242 SF) Suite 2270-A: 3,500 SF Suite 2411: 4,966 SF Suite 2417: 5,146 SF Suite 2426: 6,260 SF Suite 2436: 7,400 SF Suite 2443: 9,906 SF
Year Built	2009
Major Tenants	Whole Foods HomeGoods REI Dave & Busters South University Gather Coworking
Site Size	42.6 acres
Parking Spaces	2,446
Parking Ratio	6.11/1,000 SF
Timing	Immediate Availability

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169,514

DAYTIME POP. (5-MILE)

2,210+

HOTEL KEYS (3-MILE)

8.5M+

SF OF RETAIL (3-MILE)



164,255

RESIDENTS WITHIN 5-MILE RADIUS

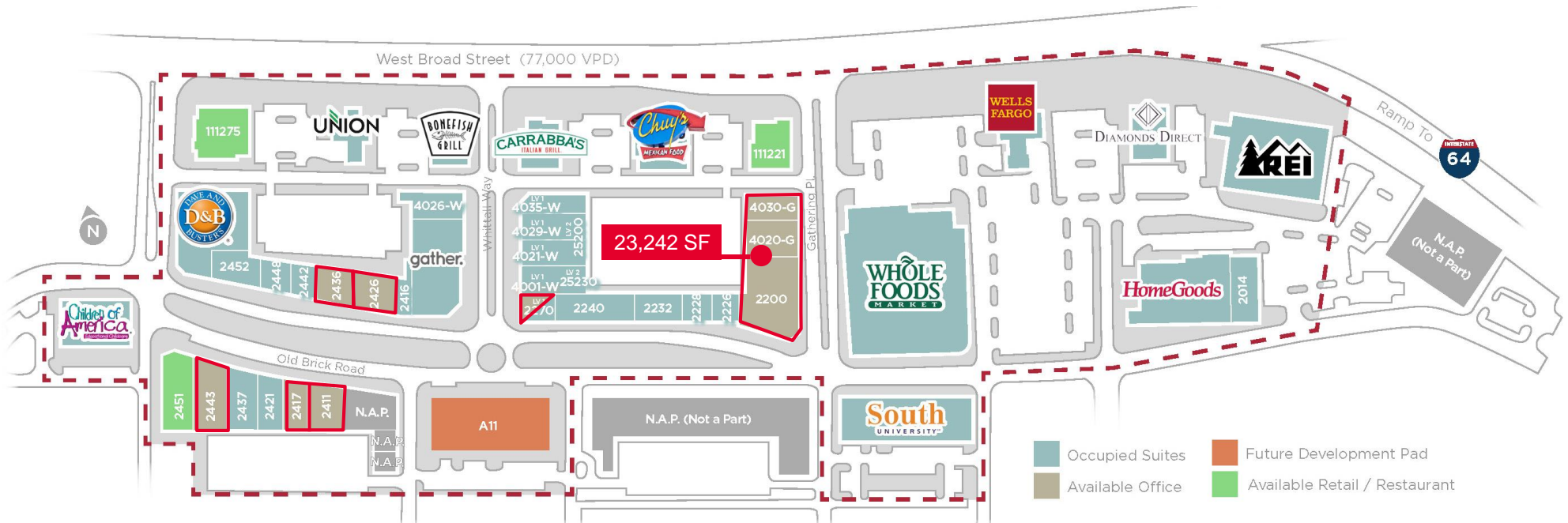
\$113,429

AVG. HH INCOME WITHIN 5-MILE RADIUS

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SITE PLAN



SUITE	TENANT	SIZE
2010	HomeGoods	25,000 SF
2014	BedCrafters	3,000 SF
2020	REI	26,530 SF
2151	South University	59,721 SF
2200	Available	15,620 SF
2226	Transitions	1,875 SF
2228	Ironworks Men's Groomin	1,173 SF
2232	All Fired Up	2,579 SF
2240	Eagle Commercial Realty	6,836 SF
2400	Gather Co-Working	17,908 SF
2411	Available	4,966 SF
2416	Ray's Italian Ice	1,277 SF
2417	Available	5,146 SF
2421	Phenix Salon Suites	4,293 SF
2426	Available	6,260 SF
2436	Available	7,400 SF
2437	Juice Bar	1,942 SF
2442	Mona Cigar Lounge	2,838 SF

SUITE	TENANT	SIZE
2443	Available	9,906 SF
2448	Village Family Dent	1,980 SF
2451	Available	6,384 SF
2452	Sea By Thai	2,650 SF
2501	Children of America	10,000 SF
11131	Diamond Direct	5,797 SF
11151	Wells Fargo (GL)	4,500 SF
11173	Whole Foods Market	60,150 SF
11221	Available	7,000 SF
11229	Chuy's Mexican	7,600 SF
11237	Carrabba's	6,330 SF
11251	Bonefish Grill	5,581 SF
11263	Union Bank & Trust (GL)	2,750 SF
11275	Available	6,700 SF
25200	Eagle Commercial Realty	13,650 Available SF
25230	RTR Law Group	3,044 SF
2270-A	Available	3,500 SF

SUITE	TENANT	SIZE
2270-B	Cinnaholic	1,080 SF
4001-B	Dave & Busters	16,000 SF
4001-W	Scents of Serenity	3,859 SF
4020-G	Available	4,622 SF
4021-W	Wells Fargo Home Mortgage	2,742 SF
4026-W	Calico Corners	3,337 SF
4029-W	My Spirited Art - Vino	3,087 SF
4030-G	Available	3,000 SF
4035-W	The Wine Loft	2,511 SF
2270-B	Cinnaholic	1,080 SF
4001-B	Dave & Busters	16,000 SF
4001-W	Available	3,859 SF