

THE BOOKBINDERY

2201 WEST BROAD ST | RICHMOND, VA

Class A Historic Renovation OFFICES FOR LEASE

2,211 SF Available

2,301 SF Available



Rare Opportunity to Lease
Space at the Bookbindery

- Available: 2,211 RSF
- Available: 2,301 RSF



PROPERTY FEATURES

- ❖ Great location - easy access to the Interstate system
1 mile from I-95, I-64 and I-195.
- ❖ Adjoining 170-space multi-level covered parking deck
Free parking for tenants and guests.
- ❖ Abundant nearby amenities
Across the street from the new Sauer Center anchored by Whole Foods.
- ❖ New roof and new state-of-the-art heating and cooling system
Employees will be more productive in a comfortable environment.
- ❖ 2017 - 2018 common area renovation
Provides unique working environment.
- ❖ Exterior Directory
Free listing for all tenants.
- ❖ First class fitness center on site
Free to all tenants.
- ❖ 2015 ENERGY STAR Certified Building
Certified buildings save energy and help protect the environment by generating fewer greenhouse gas emissions than typical buildings.



FOR MORE INFORMATION, PLEASE CONTACT:



THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060

MARK DOUGLAS, CCIM, SIOR
(804) 697-3418
mark.douglas@thalhimer.com
www.thalhimer.com

A Property Of

BERMAN KAPPLER

THE BOOKBINDERY

2201 WEST BROAD ST | RICHMOND, VA

Class A Historic Renovation
OFFICES FOR LEASE

4,512 SF Available (can subdivide)



★ BOOKBINDERY BUILDING

WHOLE FOODS - Coming Soon

- | | | | |
|--------------------------------|-------------------------------|--------------------------------|--|
| 1. The Savory Grain Restaurant | 6. Gus' Bar & Grill | 12. Science Museum of Virginia | 18. Starbucks |
| 2. The Pig & Pearl Pub | 7. The Jerk Pit Restaurant | 13. Lowe's | 19. Buz & Ned's Barbeque |
| 3. City Diner | 8. The Broadberry | 14. Starbuck's | 20. Fat Dragon Restaurant |
| 4. Betty on Davis Restaurant | 9. C.F. Sauer Company | 15. Kroger | 21. Movieland |
| 5. Lalo's Cocino Bar & Grill | 10. Lee's Famous Chicken | 16. Siegal Center | 22. Bon Secours Football Training Center |
| | 11. Virginia DMV Headquarters | 17. The Cookie Factory Lofts | 23. Hardywood Brewery |



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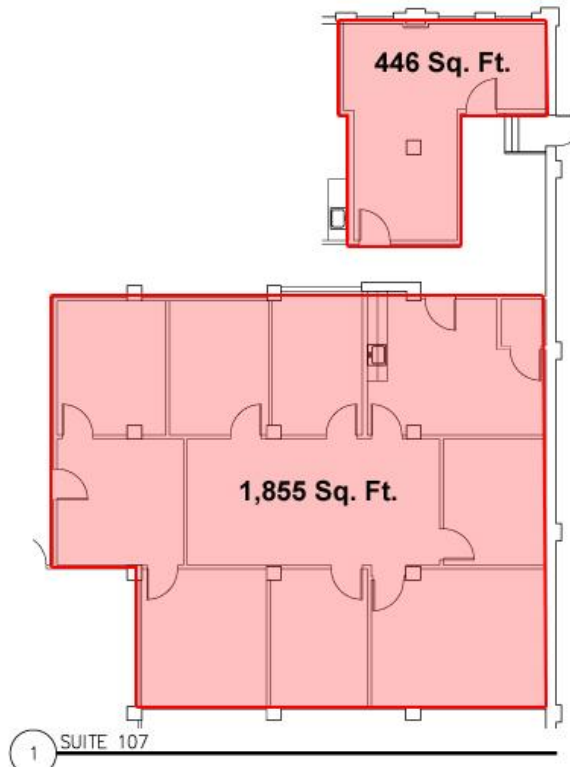
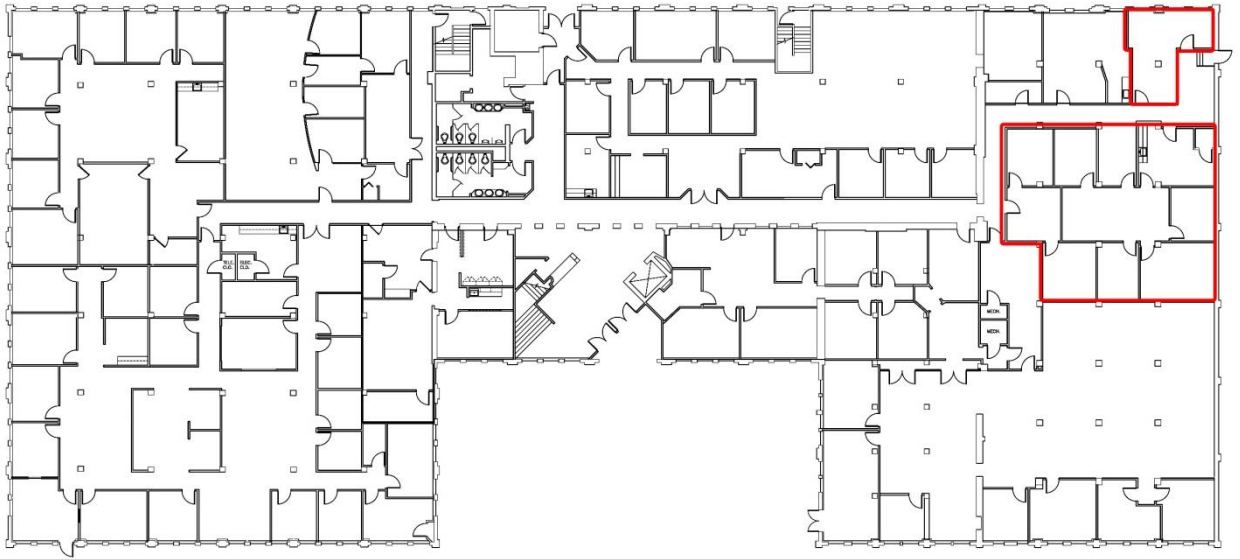
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Suite 107: 2,301 Rentable Square Feet



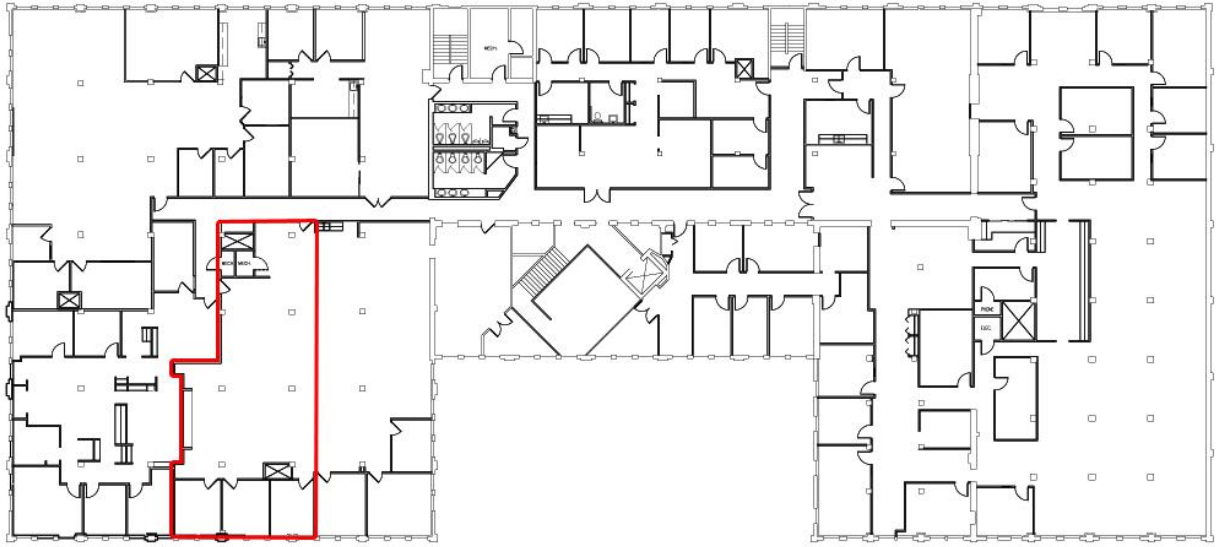
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A Property Of
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Suite 206: 2,211 Rentable Square Feet



FOR MORE INFORMATION, PLEASE CONTACT:

 **CUSHMAN & WAKEFIELD** | **THALHIMER**
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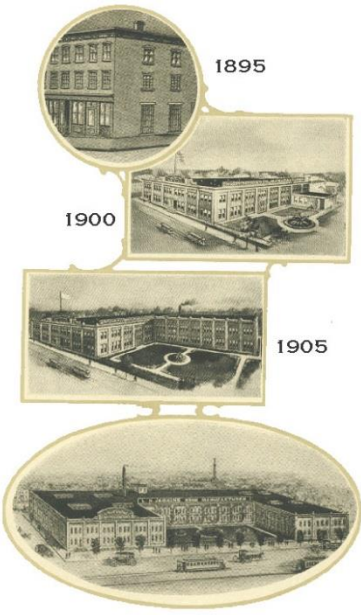
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**HISTORY OF
THE BOOKBINDERY**

The Bookbindery was built by Luther H. Jenkins to house L.H. Jenkins, Inc., which grew into one of the finest and largest book manufacturers in America. The illustration (bottom left) depicts the building as it stands now, with the wing on the right added in 1917—designed by the renown architect, Charles Robinson.



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