



OFFICE BUILDING FOR LEASE

117 S. THIRD STREET

117 S. THIRD STREET, RICHMOND, VA 23219



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 12,750 SF

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 18,750 SF

PROPERTY OVERVIEW

Renovated office building conveniently located at 3rd and Canal Streets in midtown and offers easy access to 195 (Downtown Expressway) and other major traffic arterials.

PROPERTY HIGHLIGHTS

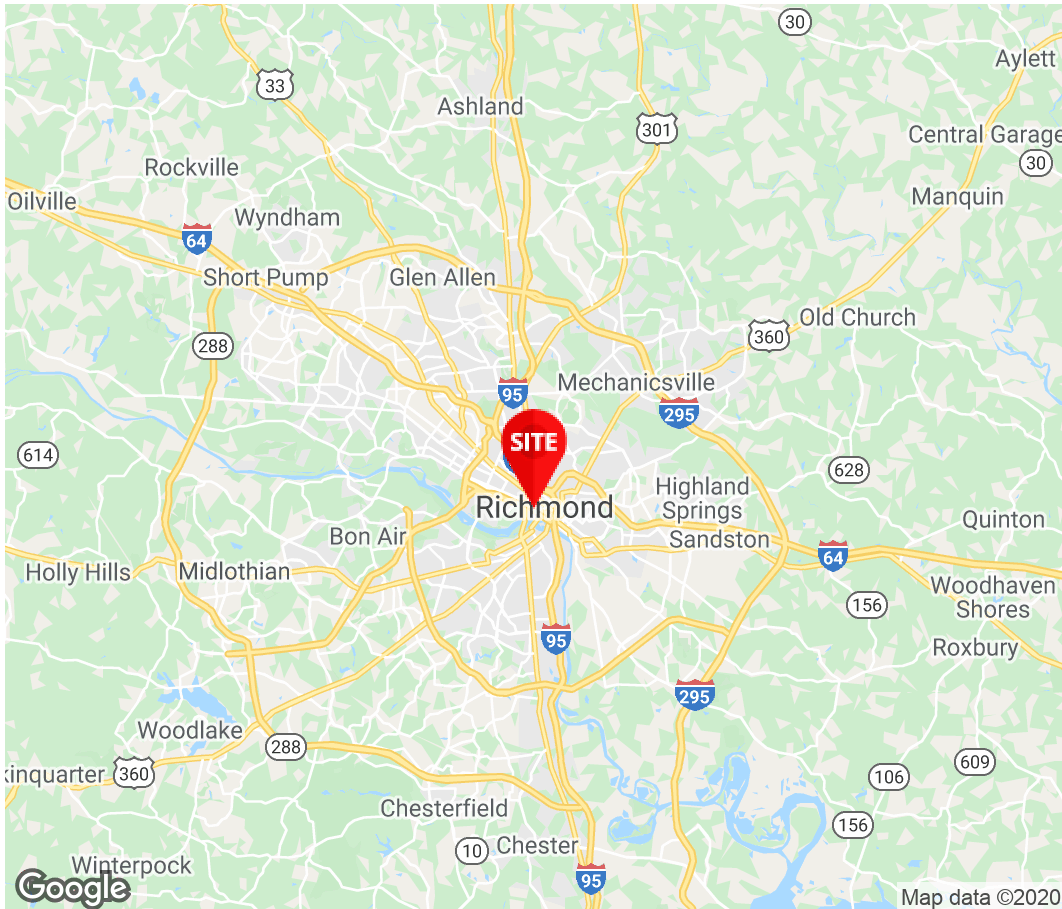
- Short term lease availability
- Centrally located between VCU and Central Business District
- Parking available in covered garage and adjacent to the building
- Exterior building signage provides excellent exposure
- Within close proximity to multiple restaurants and hotels
- Move-in ready condition
- Bus stops nearby
- Nice perimeter windows
- Mostly open floor plan
- Possible phone booths already built out

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ADDITIONAL PHOTOS





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