



THALHIMER

OFFICE FOR LEASE
Manchester Pie Factory

612 Hull Street | Richmond, Virginia

**\$50 GIFT CARD
TO BROKERS
FOR QUALIFIED
SHOWINGS**

672 – 754 SF AVAILABLE



Creative Class A Office Space in the Dynamic Manchester Area

For more information, contact:

ISAAC DEREGIBUS

First Vice President

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AMY BRODERICK

Vice President

804 344 7189

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

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Specifications

Available SF	101A – 754 SF (Available for sublease through 11/30/21)
	101B – 750 SF
	201B – 672 SF

Rental Rate	\$18.50 PSF, modified gross
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Parking	Off-street
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Location	Centrally located in the Manchester District
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- Features**
- Convenient access to Downtown and I-95
 - Exposed brick, high ceilings and original structural elements
 - Cobblestone parking lot, private rear courtyard and secured entry
 - Water, sewer, trash, taxes and insurance included
 - Surrounded by upscale apartments
 - Easy access to CBD via Mayo Bridge

Be a part of the booming Hull Street Corridor!

Located on the South Bank fall line of the James River, just across from downtown's central business district, Manchester was originally an independent city and major seaport until 1920, when it was consolidated into the city of Richmond. Currently experiencing a revitalization and conversion of old warehouses and factories into apartments, offices and retail space, Manchester and it's main thoroughfare, Hull Street, is becoming a hot spot for new development.

- WWW.YESRICHMONDVA.COM

Join Neighborhood Businesses



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Garden Area

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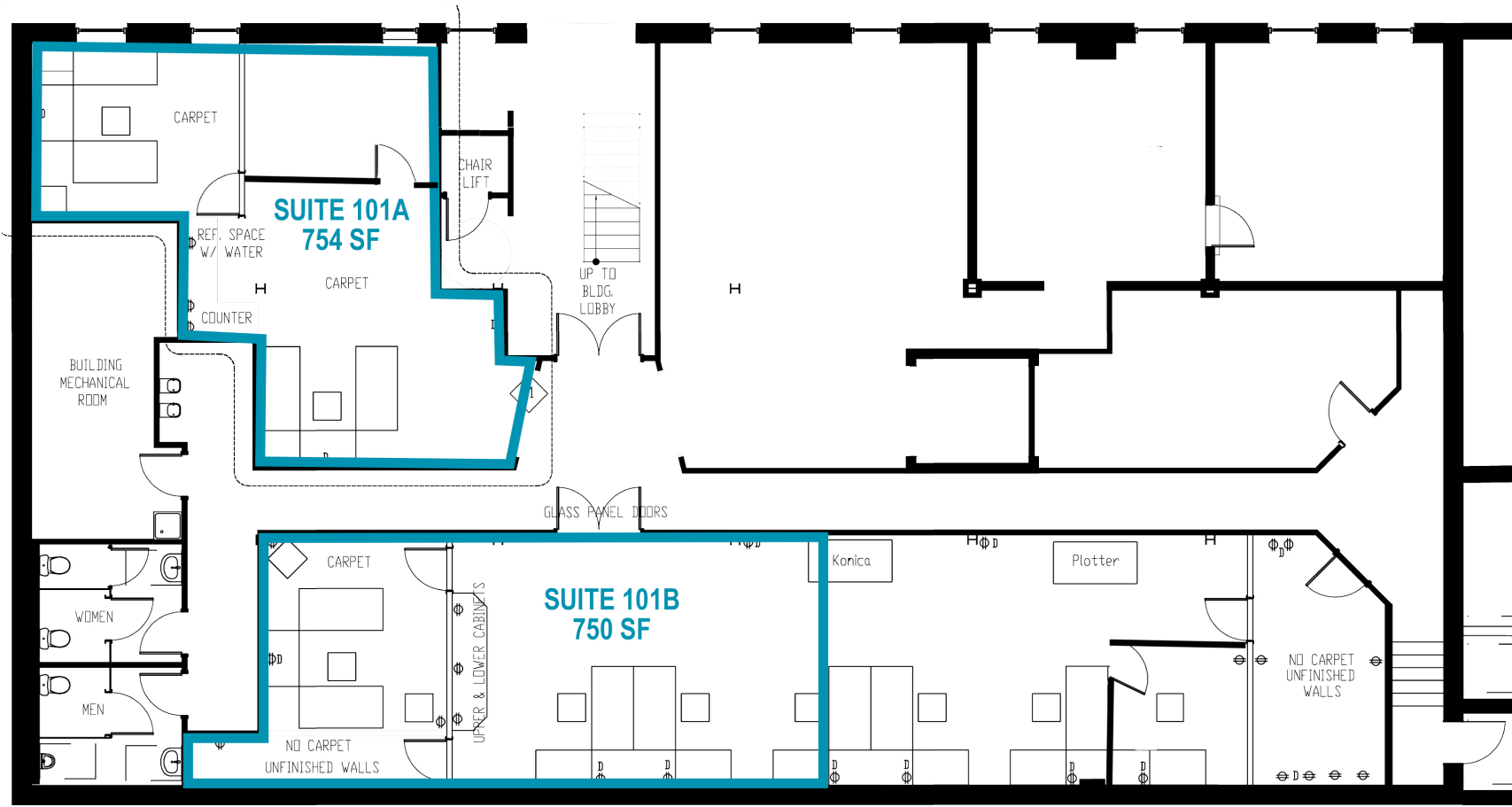
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Suite 101A & 101B



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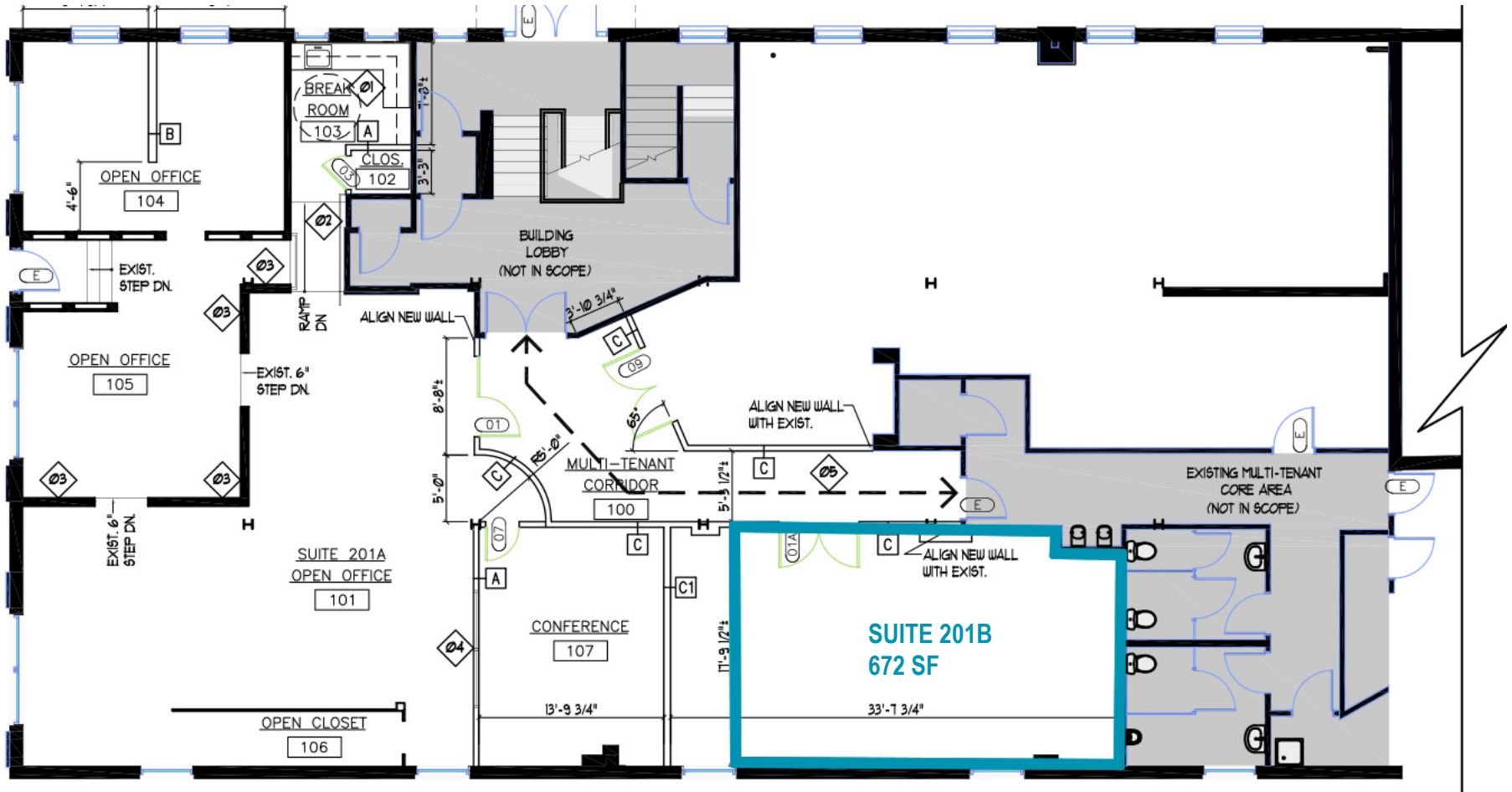
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Richmond Area Accolades

A host of additional amenities, cultural attractions and entertainment venues are a quick 5-minute drive to Richmond's vibrant Downtown.

No. 10
10 Best Readers' Choice Best American Riverfront
 - USA Today, October 2014

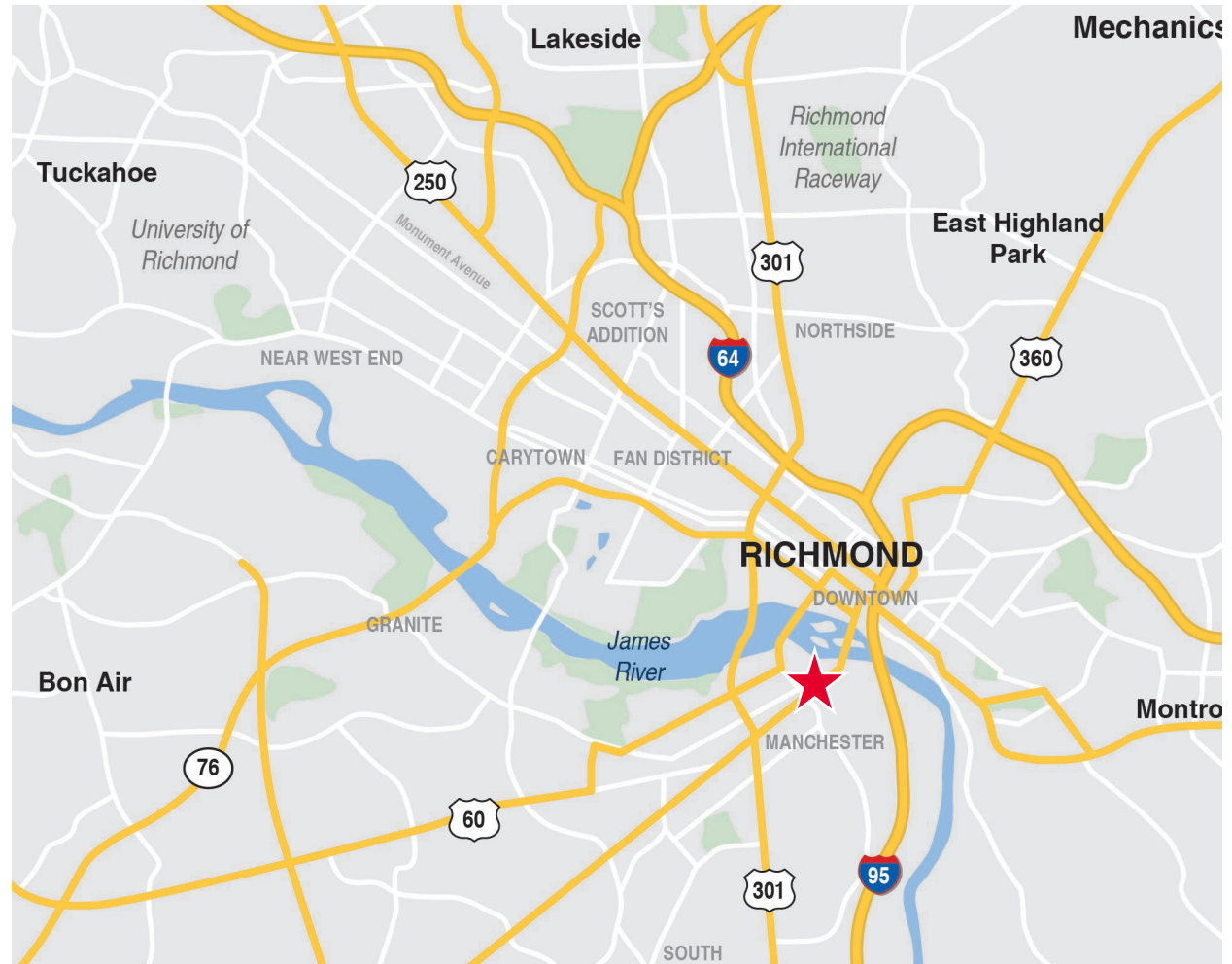
No. 3
8 Cities Whose Entrepreneurship Communities are Booming
 - Entrepreneur.com, July 2017

Top 20 Cities to Start a Business
 - CNBC, August 2016

Top Best Places to Live in the USA
 - U.S. News, February 2017

No. 1
The 10 Most Artistic Mid-Sized Cities in America
 - Gogobot, November 2015

Legend Brewing Company Named One of "The Best Urban Breweries and Brewpubs"
 - Travel + Leisure, September 2015



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