



**THALHIMER**

OFFICE SPACE FOR LEASE

**Rocketts Landing**

Old Main Street | Richmond, Virginia



**Business is Booming at Rocketts**

**Riverfront Office Headquarters Opportunities at Rocketts Landing**

For more information, contact:

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## Welcome to Rocketts Landing

It's home to hundreds of people and is growing every day. It's a destination for water lovers, foodies and cyclists. Rocketts Landing is Richmond's hip, cool waterfront neighborhood, set right on the James on a site that was once considered the busiest inland port in America. It's 10 minutes from downtown Richmond, connected by the GRTC Pulse, and right on the Capital Bike Trail. And it's the ultimate place for businesses that want to be where the action is. It's amazing what the river can do for a business.



**650±**  
residences



**150,000± SF**  
of office



**40,000± SF**  
of retail



**3 MINUTES**  
to downtown Richmond



**5 MINUTES**  
to I-95 and I-64



## EXECUTIVE SUMMARY

Situated along the James River, each riverfront site can be custom-built to suit the company that wants to wow its employees and visitors with extraordinary views.

### 4500 Old Main St. – Build-to-Suit / For Sale

Total Size 60,000 SF Office

- Features
- Three-Story Building
  - Riverfront
  - City Skyline Views
  - City of Richmond
  - 4/1,000 SF Parking Included

### One Old Delaware St. – Build-to-Suit / For Sale

Total Size 21,000 SF Office

- Features
- Two-Story Building
  - Riverfront
  - City Skyline Views
  - Henrico County

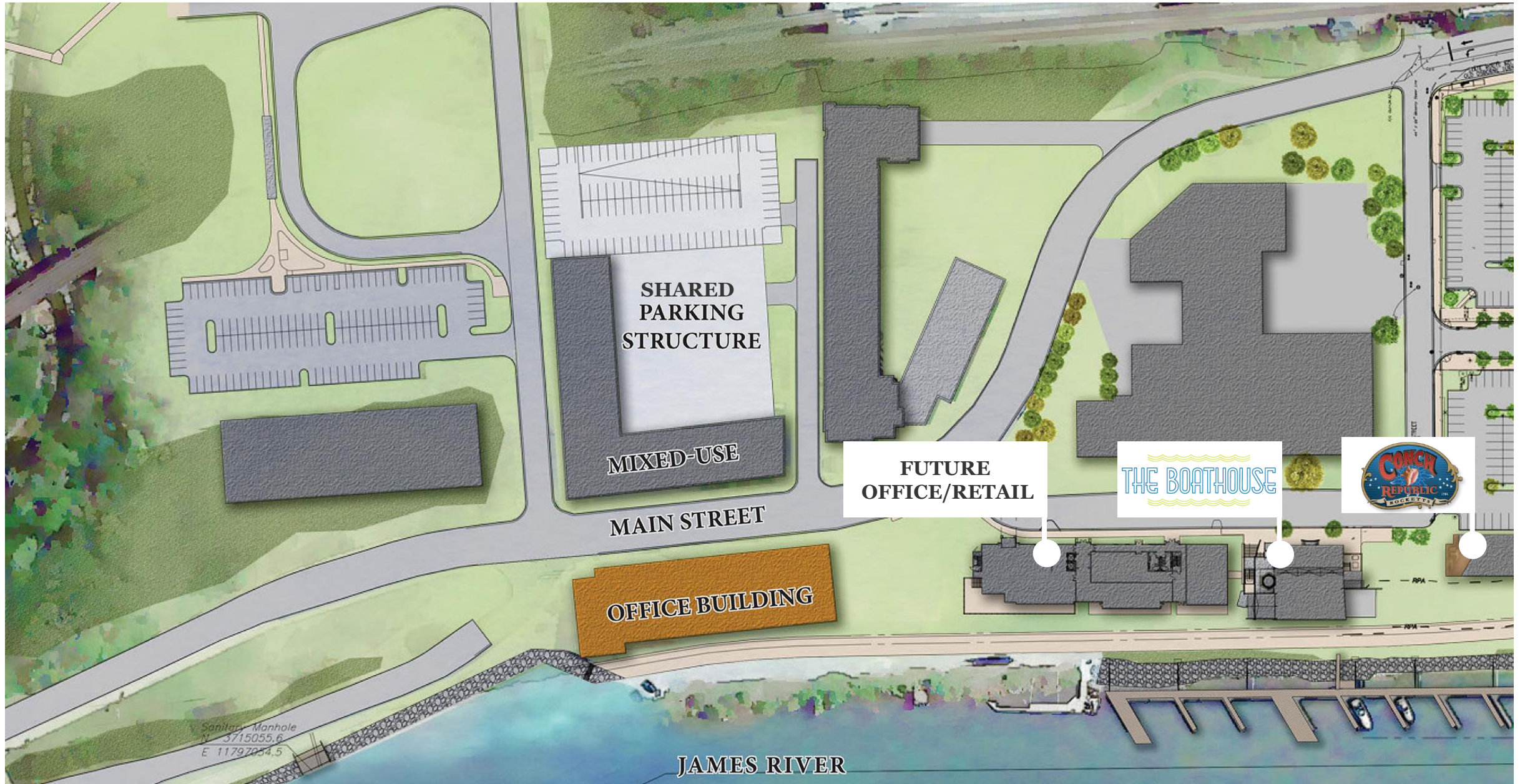


4500 OLD MAIN ST.



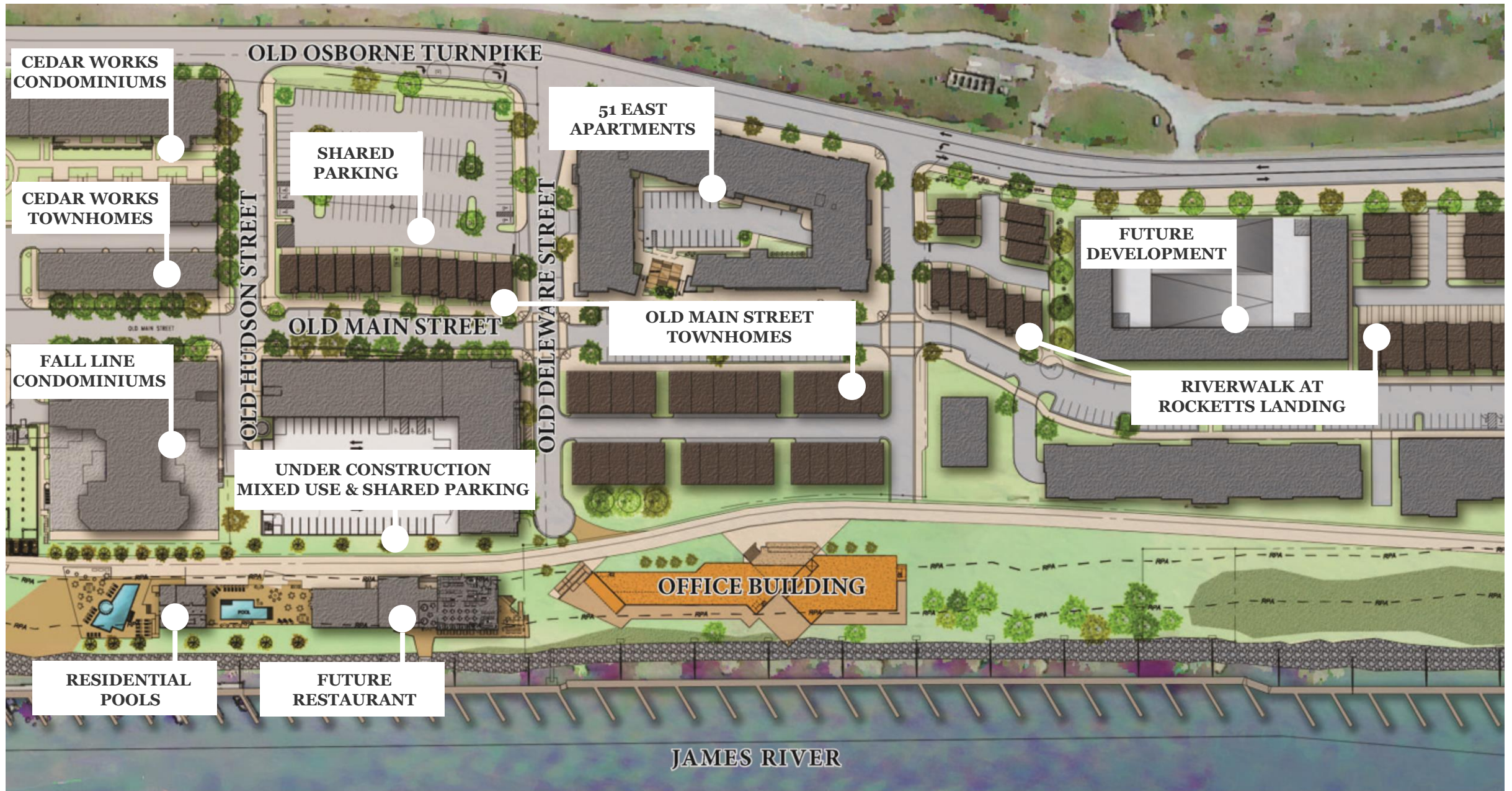
ONE OLD DELAWARE ST.

4500 Old Main St. – Site Plan





*One Old Delaware St. – Site Plan*





COMING SOON  
BOMBAY

THE BOATHOUSE



Martin Luther King Jr. Middle School

JEFFERSON PARK

CHIMBORAZO PARK

GILLIES CREEK PARK

LIBBY HILL PARK

JAMES RIVER

MANCHESTER

MAYO ISLAND

95

Government Rd

E Leigh St

E Clay St

E Marshall St

E Broad St

Williamsburg Ave

E Broad St

MAIN STREET STATION

FARMERS MARKET

E Main St

S 4th St

Crush

Tobacco Row Apartments

3rd & Main

SUBWAY

WHISK ABC

station 2

Southern KITCHEN

BOTTOMS UP

7 HILLS

LAP HOUSE

ALAMO BBQ

METZGER

SUB ROSA

DUTCH & COMPANY

WPA

Stroops

The Hill Cafe

Liberty

PROPER PIE CO.

ST. JOHN'S CHURCH

CVS pharmacy

Farm Fresh

Mellie's

RICHMOND BAK

STONE BREWING CO.

S.B. COX

THREE & C

25 WANT

LOTT

HARD SHELL

THE GREAT RESTAURANT

URBAN

LAP HOUSE

BB

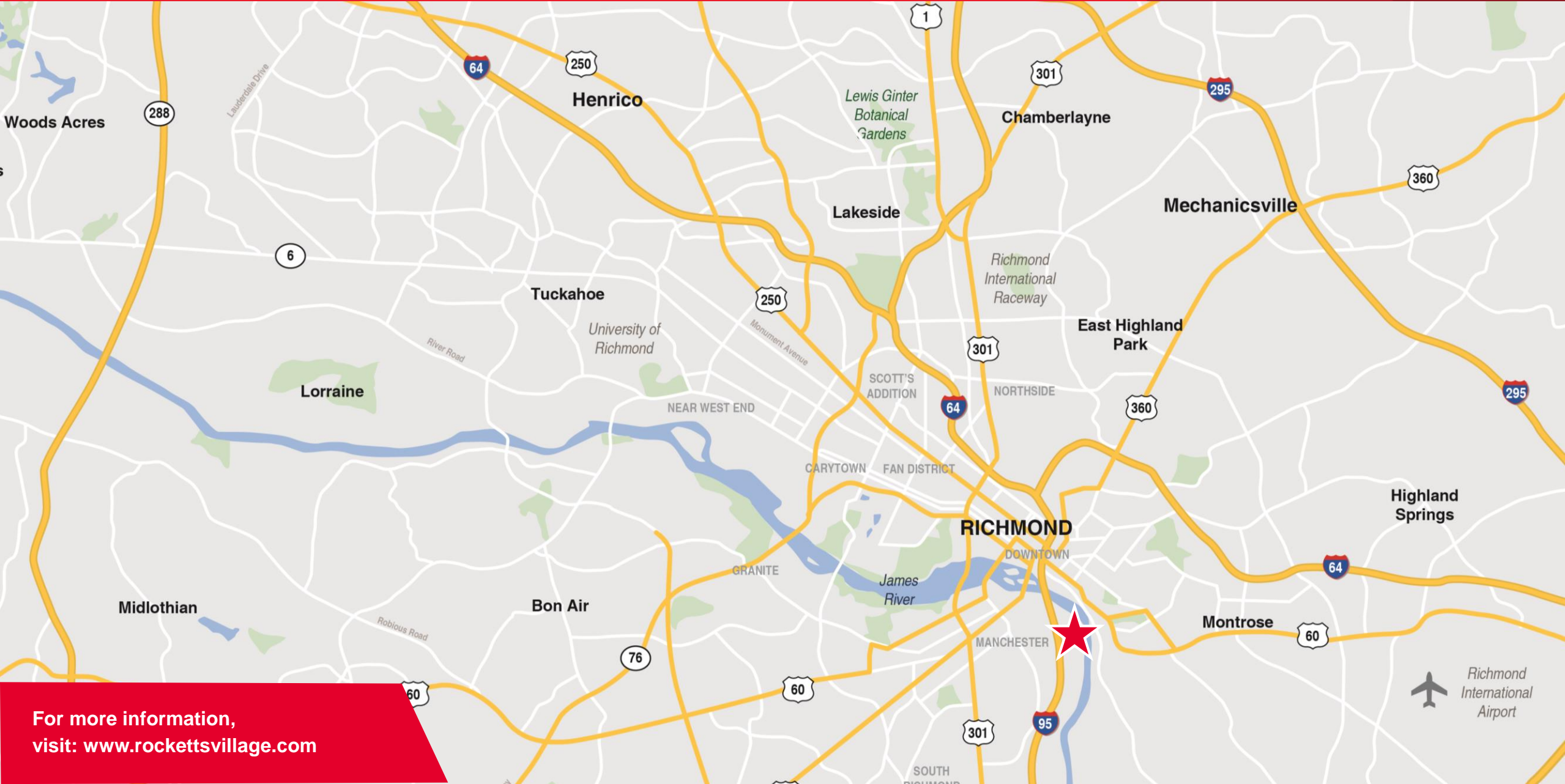


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For more information,  
visit: [www.rockettsvillage.com](http://www.rockettsvillage.com)

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