



THALHIMER

OFFICE/RETAIL FOR LEASE
3015 Cutshaw Avenue
Richmond, Virginia

JOIN REDEVELOPMENT!



Prime Location Across From Scott's Addition

For more information, contact:

NICKI JASSY
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ALEX T. WOTRING
Vice President
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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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Property Features

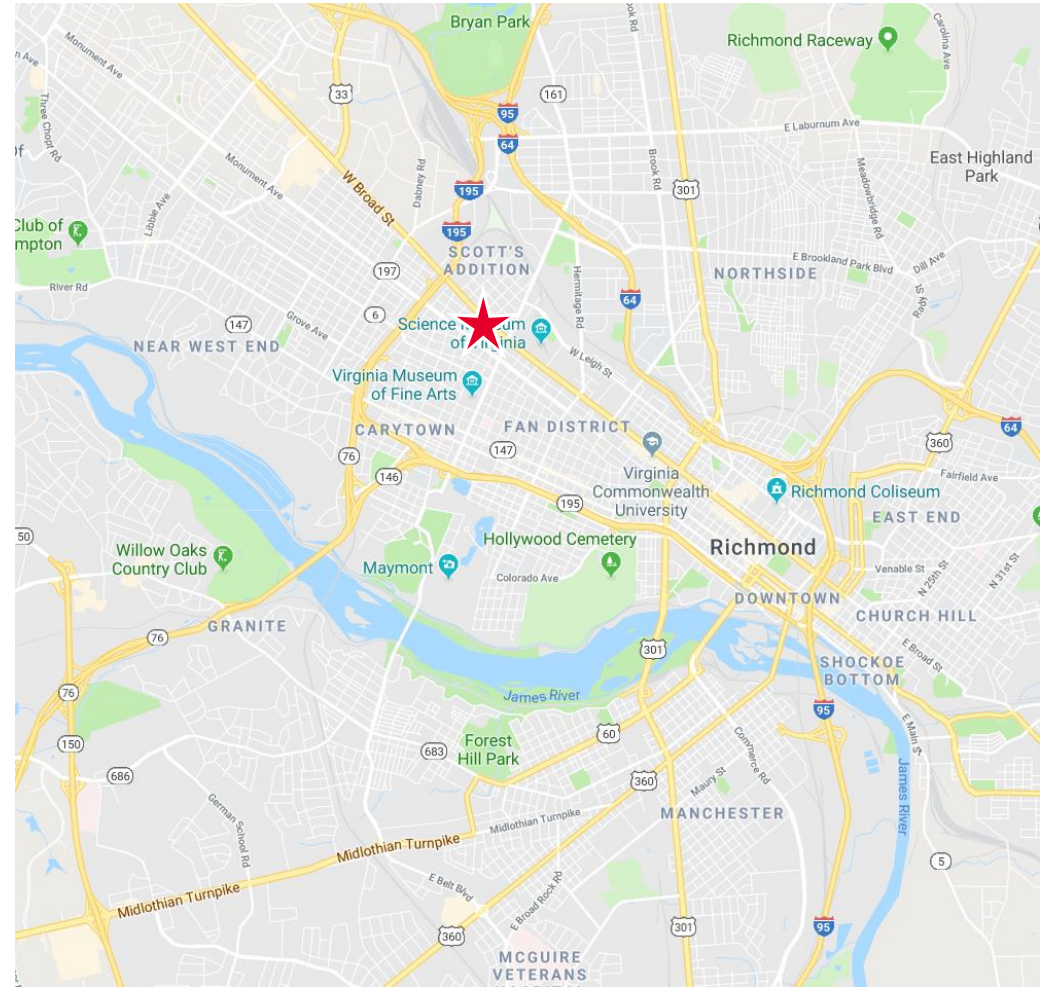
- 2,498 - 9,492 SF for creative office / retail / restaurant
- Outdoor patio opportunity
- Historic building with excellent visibility & signage opportunity along W. Broad Street
- Prime location across from Scott's Addition; walking distance to great restaurants & breweries
- 3,000+ apartment units existing or under development within 1 mile radius
- Easy access to new GRTC Pulse Bus
- Limited on-site parking available

Join Nearby Retailers



Demographics

	1 Mile	2 Miles	3 Miles
Population	20,481	65,789	114,843
Avg. HH Income	\$87,855	\$83,048	\$78,342
Daytime Population	29,527	82,219	198,138



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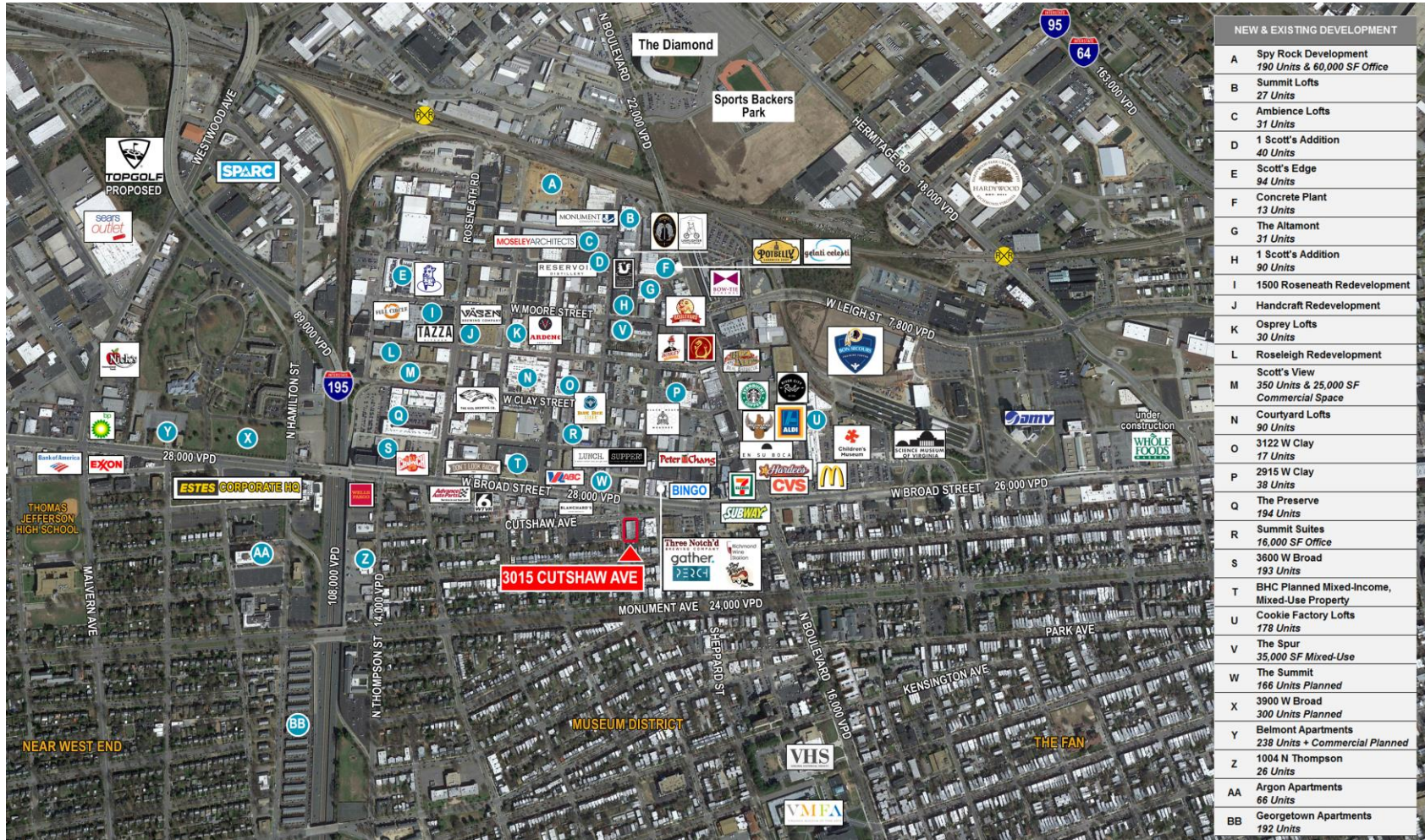
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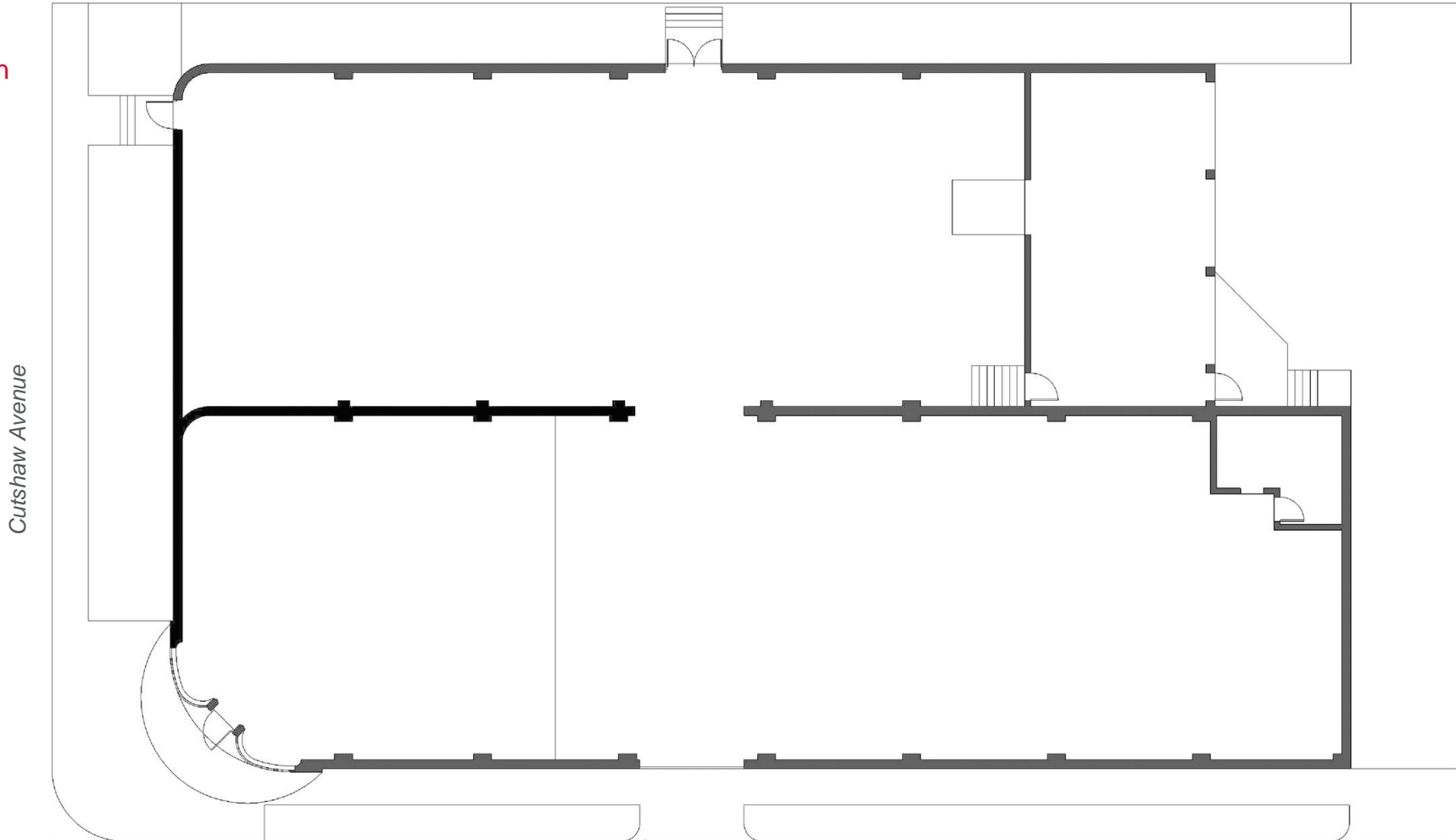
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Existing
Floorplan



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Proposed
Layouts



Availability	
Tenant A*	2,238 SF
Tenant B*	2,512 SF (Lease Pending)
Tenant C*	4,488 SF
*Suites can be combined up to 9,238 SF	

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