



**THALHIMER**

**CREATIVE OFFICE/FLEX SPACE FOR LEASE**  
**1406 & 1504 Belleville Street**  
Richmond, Virginia



## Unique Scott's Addition Opportunity!

For more information, contact:

**AMY BRODERICK**

Senior Associate

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Thalhimer Center  
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| Specifications    |   |
|-------------------|---|
| Available SF      | 1406 Belleville   ±4,400 SF<br>1504 Belleville   up to 19,008 SF  |
| Site Size         | 1.31 acres  |
| Year Built        | 1406 Belleville built 1900, renovation planned<br>1504 Belleville built 1984, renovation planned  |
| Timing            | 2019  |
| Class             | A   |
| Rental Rate       | \$19.50/SF NNN  |
| No. of Floors     | One (1)   |
| Zoning            | M-1 Light   |
| Exterior          | Brick & storefront glass  |
| Interior Finishes | Exposed brick, concrete floors, spiral duct work  |
| Parking           | 40+ off-street parking spaces   |
| Features          | <ul style="list-style-type: none"> <li>• Outdoor patio space</li> <li>• Abundant natural lighting</li> <li>• Signage available</li> </ul> |
| Nearby Amenities  | Multiple breweries, Tazza Kitchen, Urban Farmhouse, Stella's Grocery  |
| Location          | Situated in the North West corner of Scott's Addition, seconds from the I-195/W. Broad Street interchange                                 |



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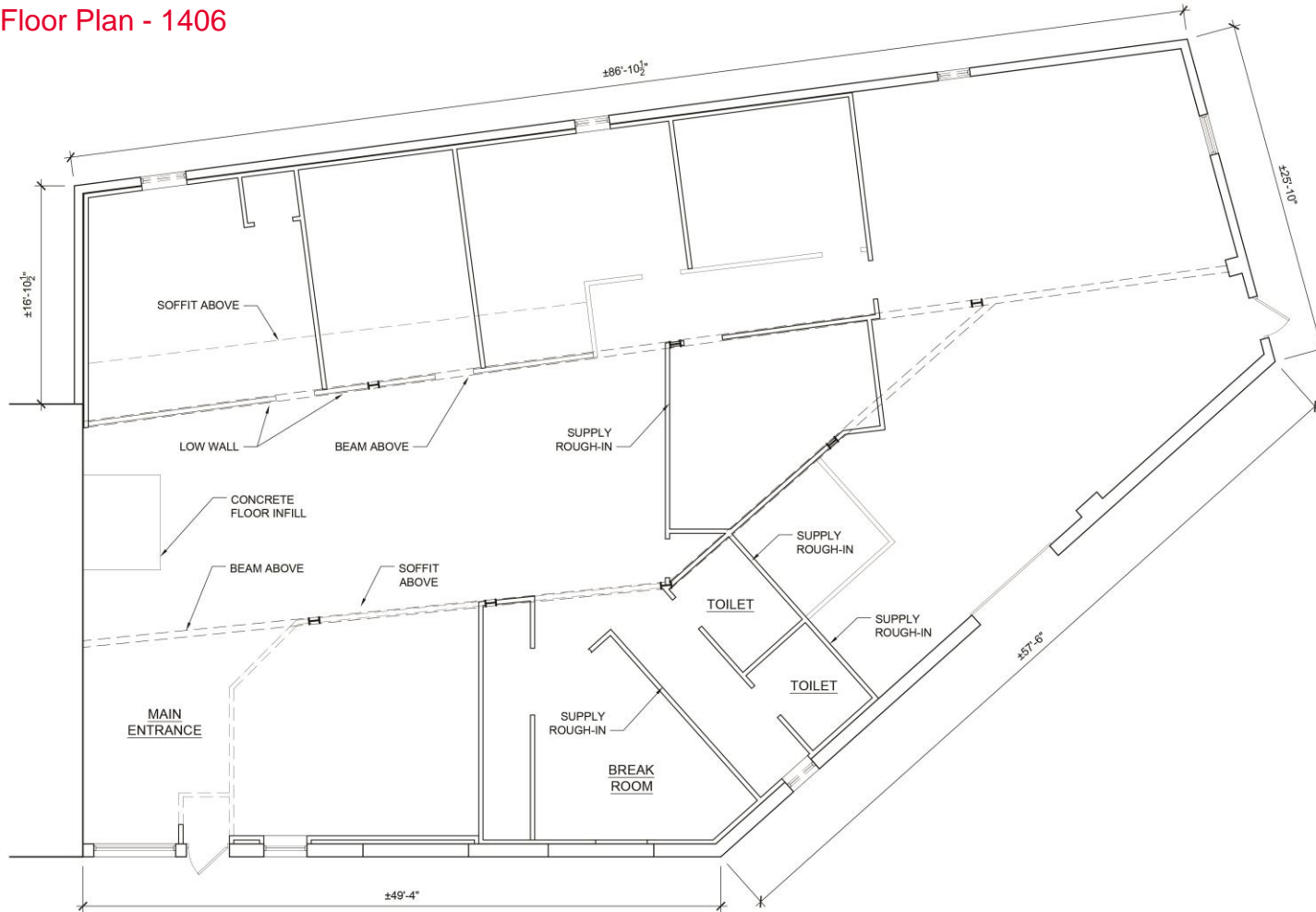
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Floor Plan - 1406



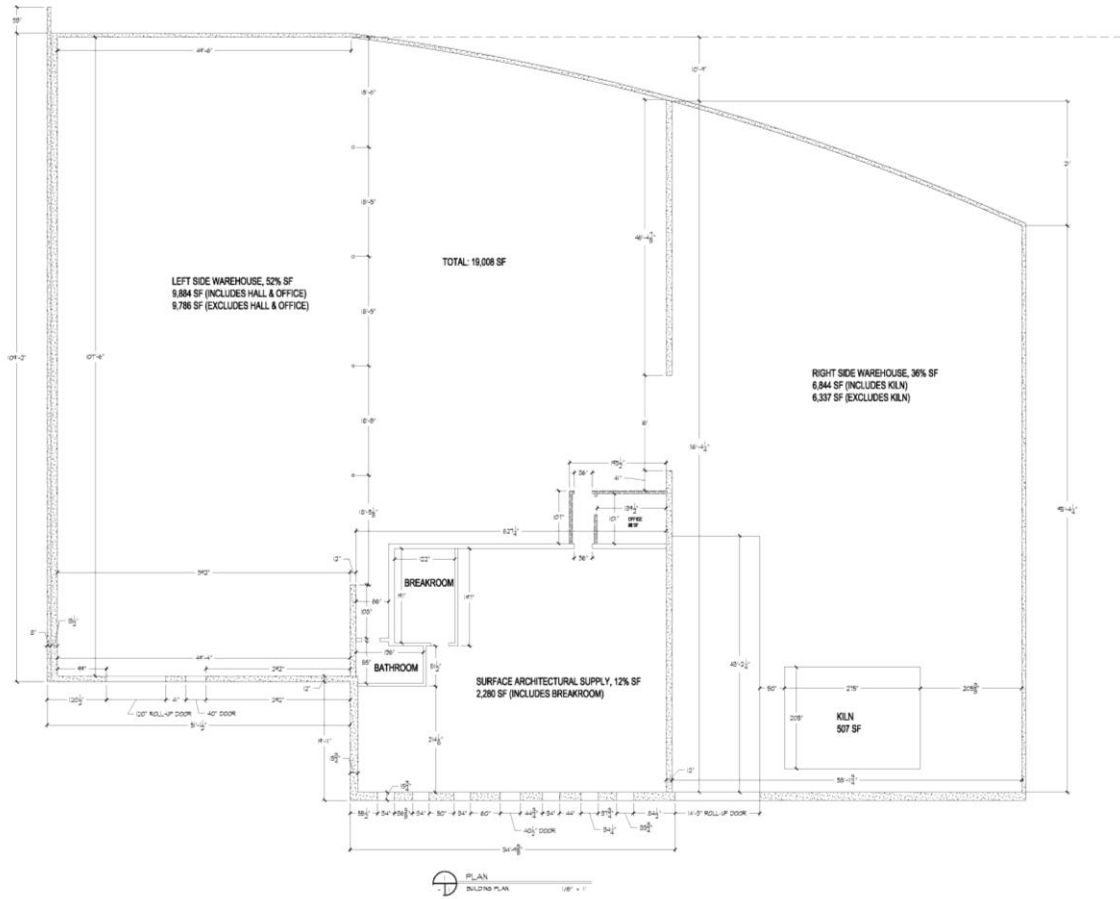
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**Floor Plan - 1504**



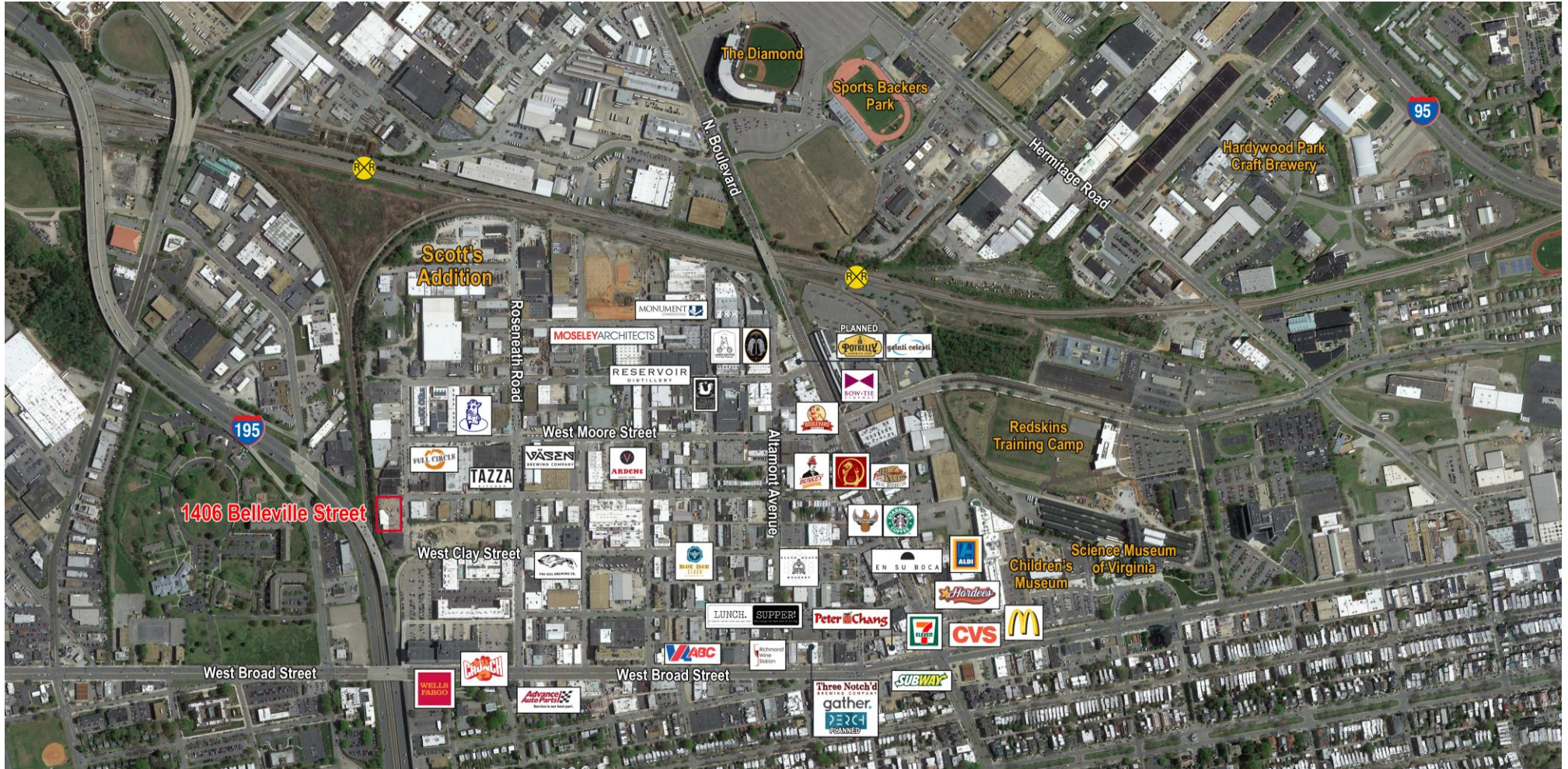
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*Richmond Area Accolades*

**No. 10**

**10 Best Readers' Choice Best American Riverfront**  
- USA Today, October 2014

**No. 1**

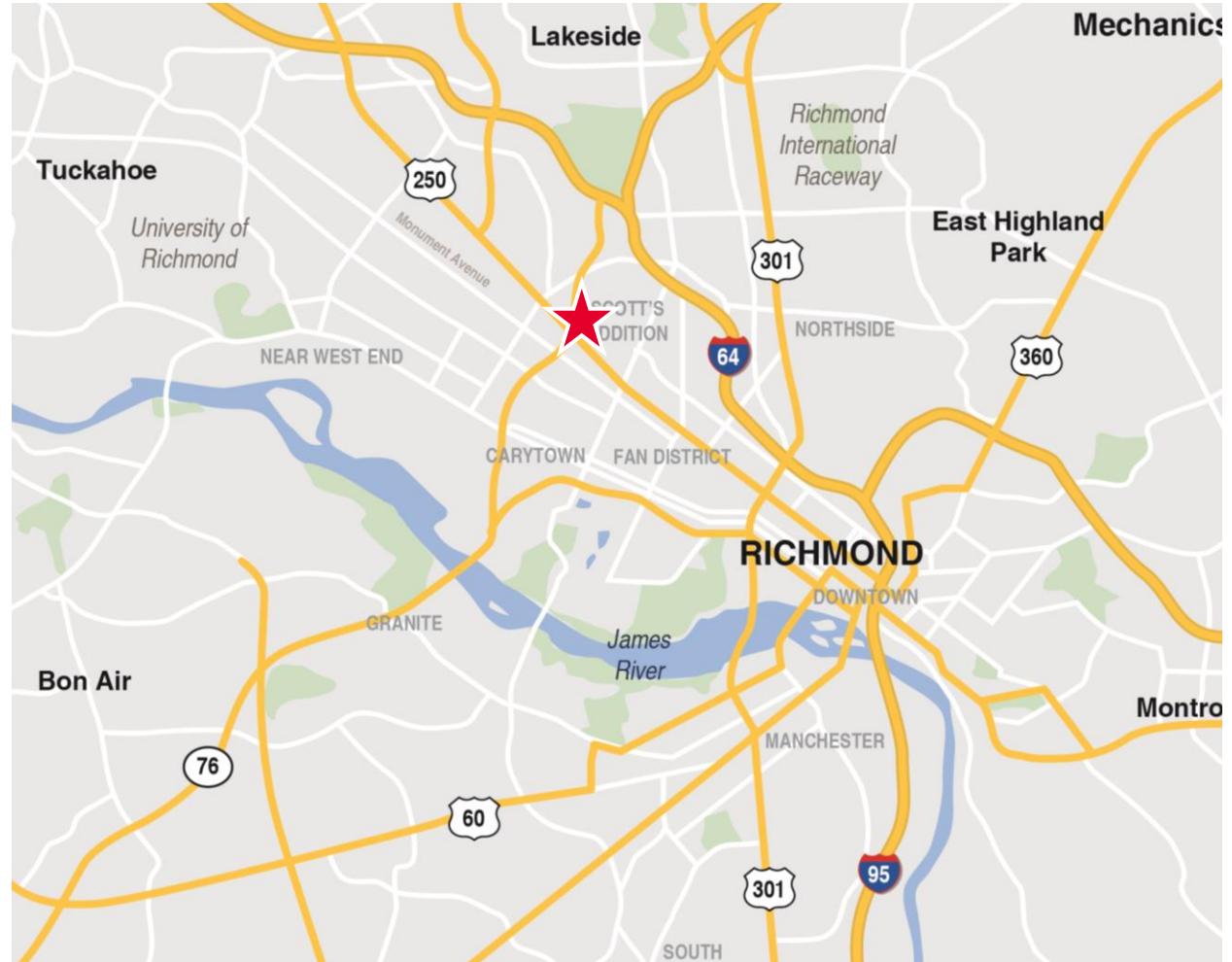
**The 10 Most Artistic Mid-Sized Cities in America**  
- Gogobot, November 2015

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

**The Southern Food Destination You Need to Know About**  
- Conde Nast Traveler, July 2015

**One of the South's Top 10 Outstanding Cities to Relocate your HQ**  
- Southern Business & Development, September 2014

**Top 5 Affordable Cities to Buy a Home**  
- HomeInsurance.com, 2014



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