



100 WEST FRANKLIN STREET, RICHMOND, VA 23220

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CHESTERMAN PLACE



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Office Space for Lease

PROPERTY HIGHLIGHTS

- Historic building at one of Richmond's most prestigious business addresses
- Class A Buildout with a spectacular view of the Jefferson Hotel
- Ample nearby parking and easy access onto I-95, I-64 and Downtown Expressway
- Convenient to the VCU Campus and State Capitol and within walking distance are the YMCA, Library and many of downtown Richmond's finest restaurants
- Competitive rental rates and flexible lease terms

OFFERING SUMMARY

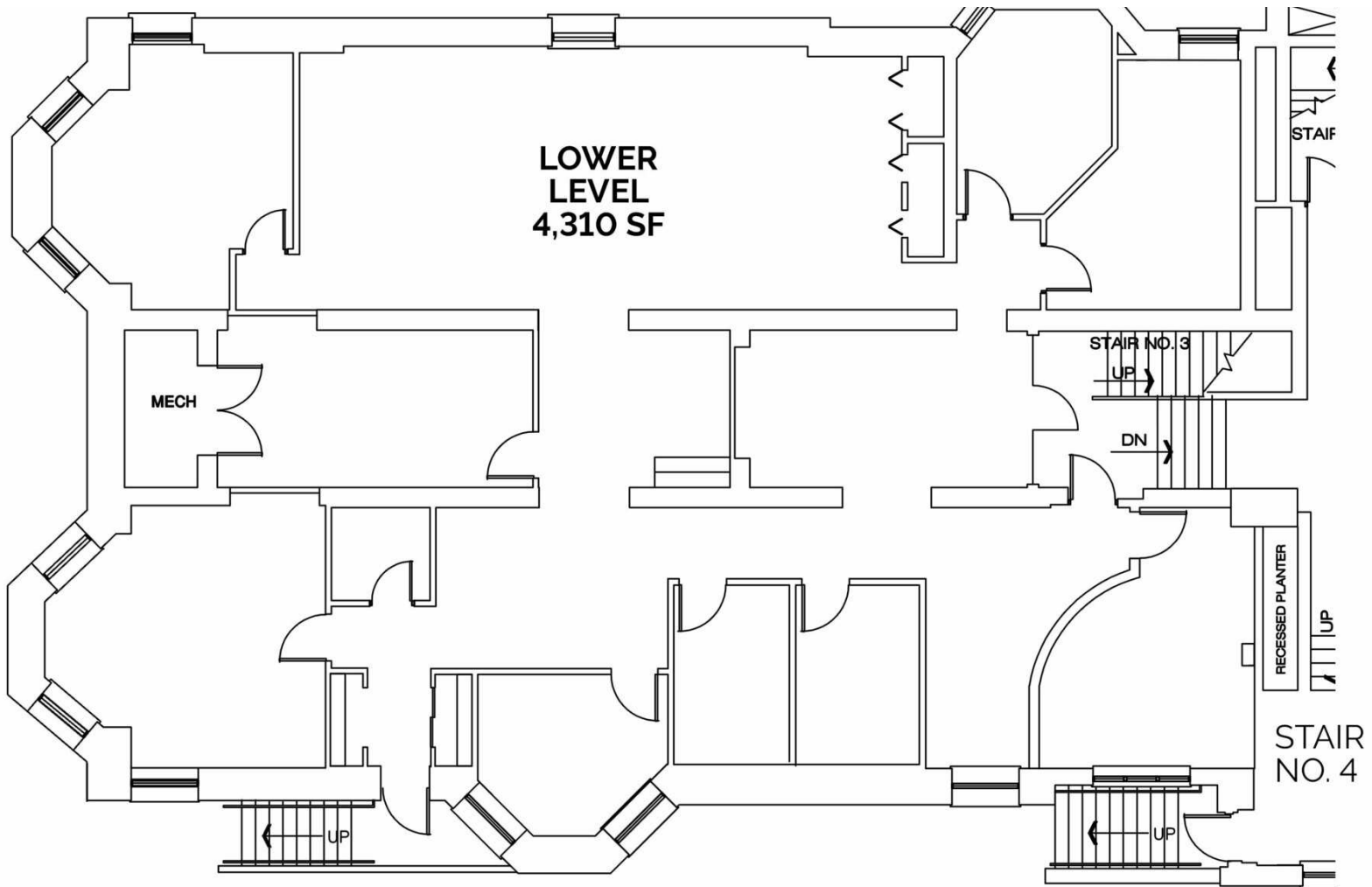
Lease Rate:	\$16.50 - 18.50 SF/yr (Full Service)
Available SF:	4,310 - 7,951 SF
Building Size:	36,988 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,762	53,410	103,144
Total Population	18,625	128,526	246,157
Average HH Income	\$39,449	\$50,999	\$55,009

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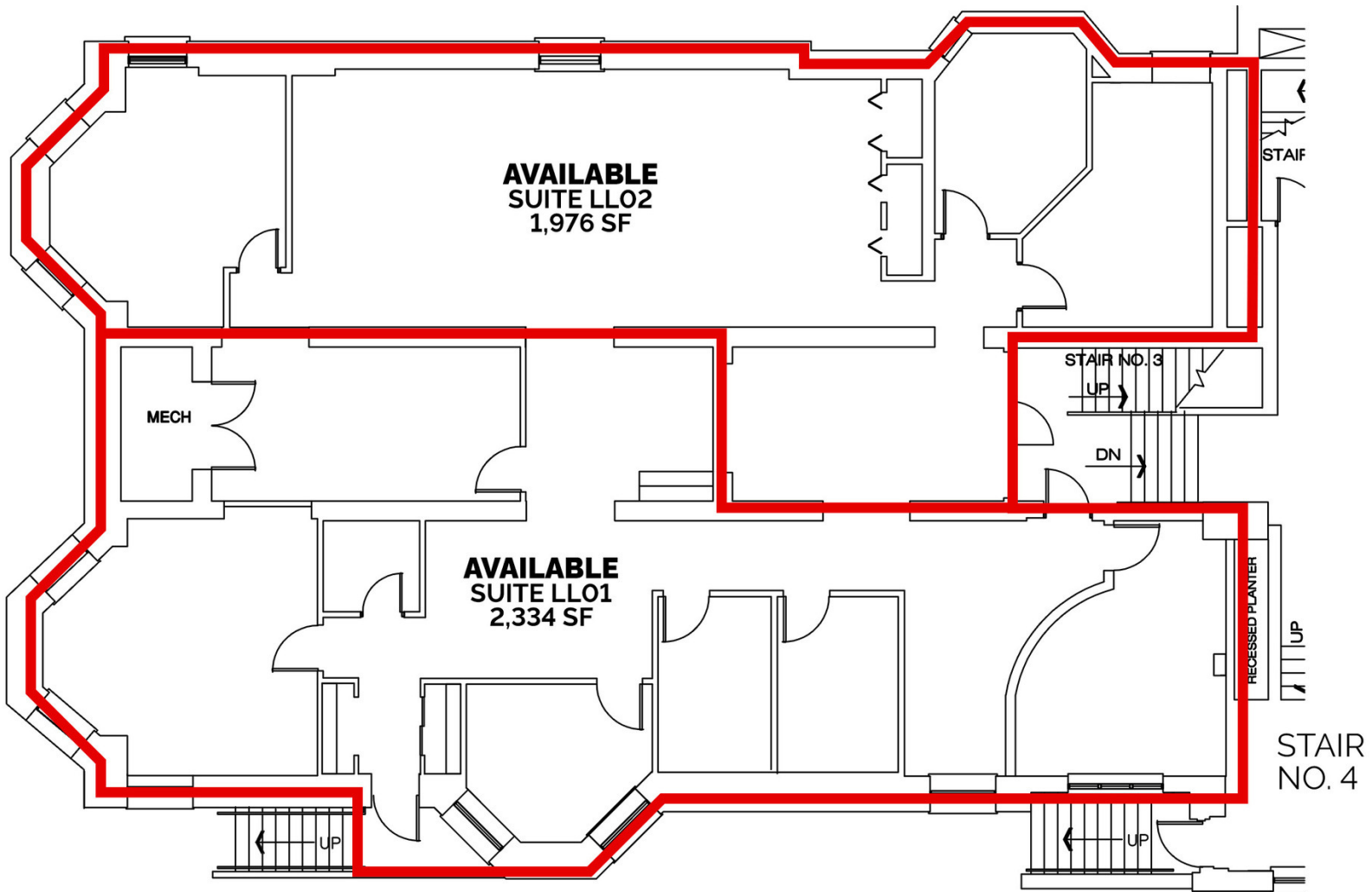
LOWER LEVEL



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SITE PLAN



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PARKING AERIAL



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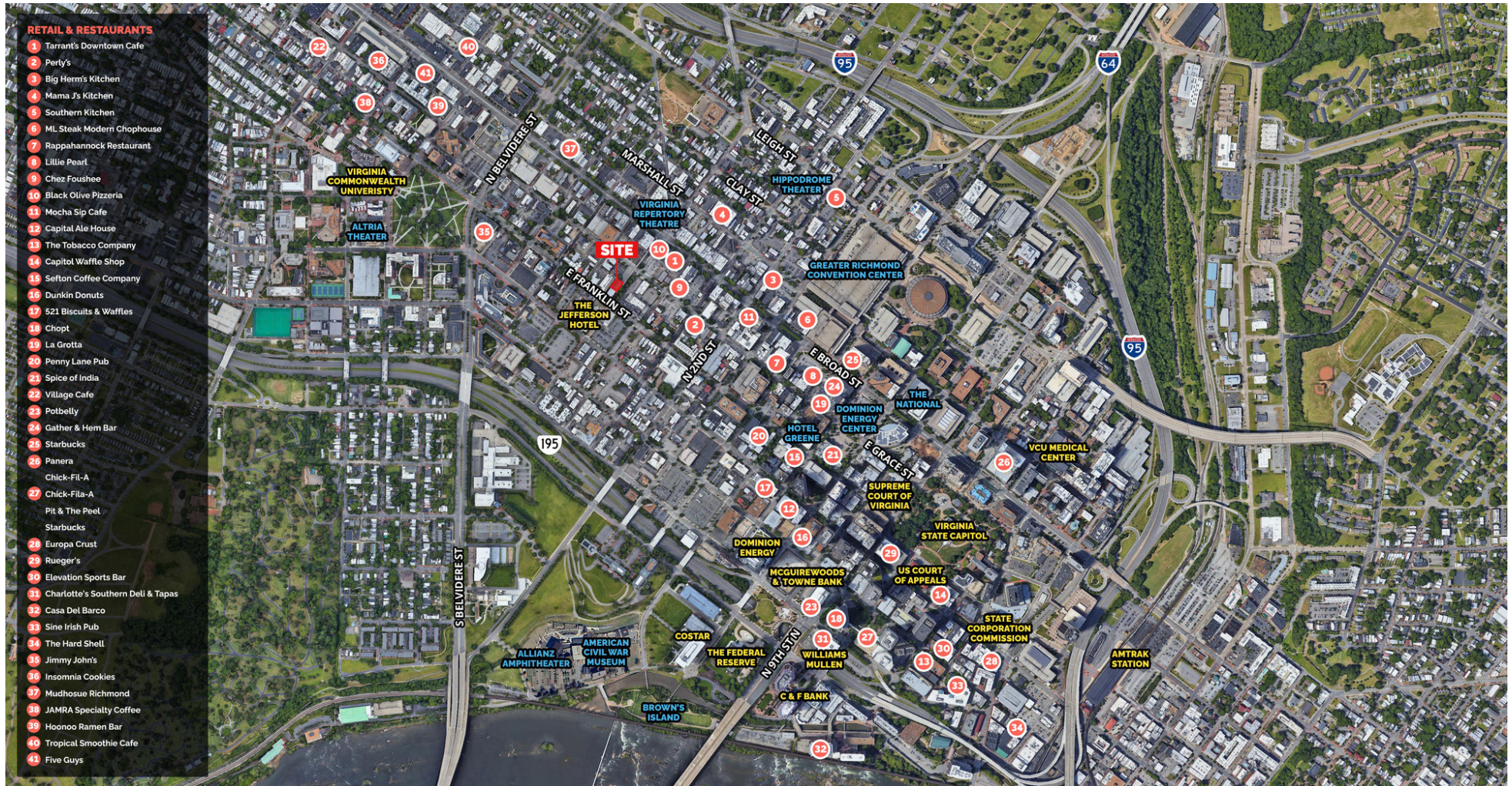
ADDITIONAL PHOTOS // 5

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MARKET AERIAL



RETAIL & RESTAURANTS

- 1 Tarrant's Downtown Cafe
- 2 Perty's
- 3 Big Herm's Kitchen
- 4 Mama J's Kitchen
- 5 Southern Kitchen
- 6 ML Steak Modern Chophouse
- 7 Rappahannock Restaurant
- 8 Lillie Pearl
- 9 Chez Foushee
- 10 Black Olive Pizzeria
- 11 Mocha Sip Cafe
- 12 Capital Ale House
- 13 The Tobacco Company
- 14 Capitol Waffle Shop
- 15 Sifton Coffee Company
- 16 Dunkin Donuts
- 17 521 Biscuits & Waffles
- 18 Chopt
- 19 La Grotta
- 20 Penny Lane Pub
- 21 Spice of India
- 22 Village Cafe
- 23 Potbelly
- 24 Gather & Hem Bar
- 25 Starbucks
- 26 Panera
- 27 Chick-Fil-A
- 28 Chick-Fil-A
- 29 Pit & The Peel
- 30 Starbucks
- 31 Europa Crust
- 32 Rueger's
- 33 Elevation Sports Bar
- 34 Charlotte's Southern Deli & Tapas
- 35 Casa Del Barco
- 36 Sine Irish Pub
- 37 The Hard Shell
- 38 Jimmy John's
- 39 Insomnia Cookies
- 40 Mudhosue Richmond
- 41 JAMRA Specialty Coffee
- 42 Hoonoo Ramen Bar
- 43 Tropical Smoothie Cafe
- 44 Five Guys



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