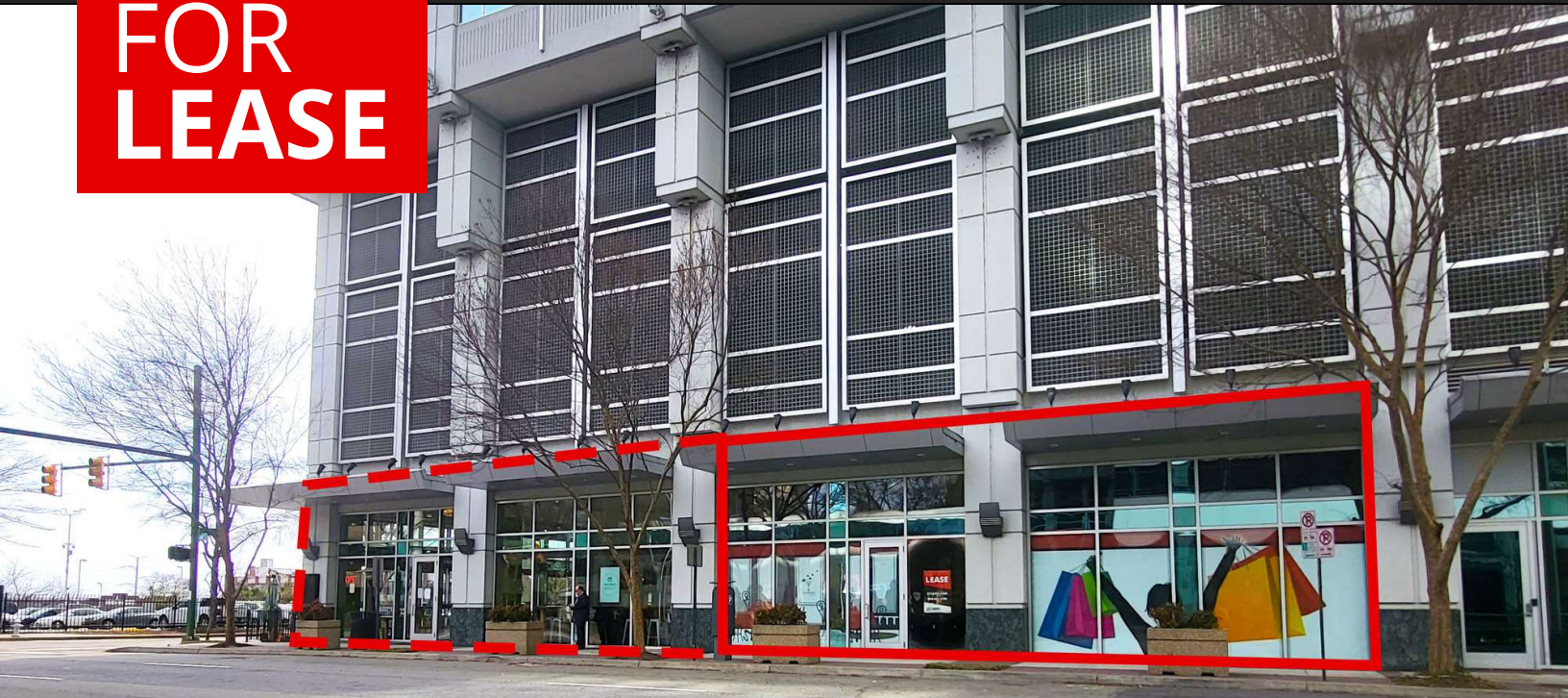


**FOR
LEASE**

Available:
2,045 - 4,395 SF

PROPERTY OVERVIEW

The Williams Mullen Center is a 207,000 SF high-rise office building in a premier location in Richmond's Central Business District at the corner of 10th and Canal Streets. Retail space is located in the first-floor office building and is home to one of the region's most prominent law firms and also includes a significant number of professional corporations. The property is an easy walk from hotels, shops, residential buildings, restaurants, the James River Park System and Canal Walk.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	20,064	133,391	260,892
Population:	10,303	57,617	111,403
Avg HH Income:	\$65,145	\$69,441	\$73,562

PROPERTY HIGHLIGHTS

- Existing Restaurant space in 2,350 SF (can be expanded to 4,395 SF) on the corner of 10th and Canal Streets. Please do not disturb tenant
- 2,045 SF seeking fitness, nail salon, financial institutes, and service users and office
- Nearby Chopt Creative Salad, and Potbelly Sandwich Shop, Starbucks, and Chick-fil-A, Virginia Credit Union, Dunkin Donuts, and more.
- Residential buildings within walking distance (1,218 units total)
- Street and garage parking available
- Great location, direct access on/off I-195 and I-95

FOR FURTHER INFORMATION, PLEASE CONTACT:

LORETTA CATALDI • loretta.cataldi@divaris.com • 804.335.0232

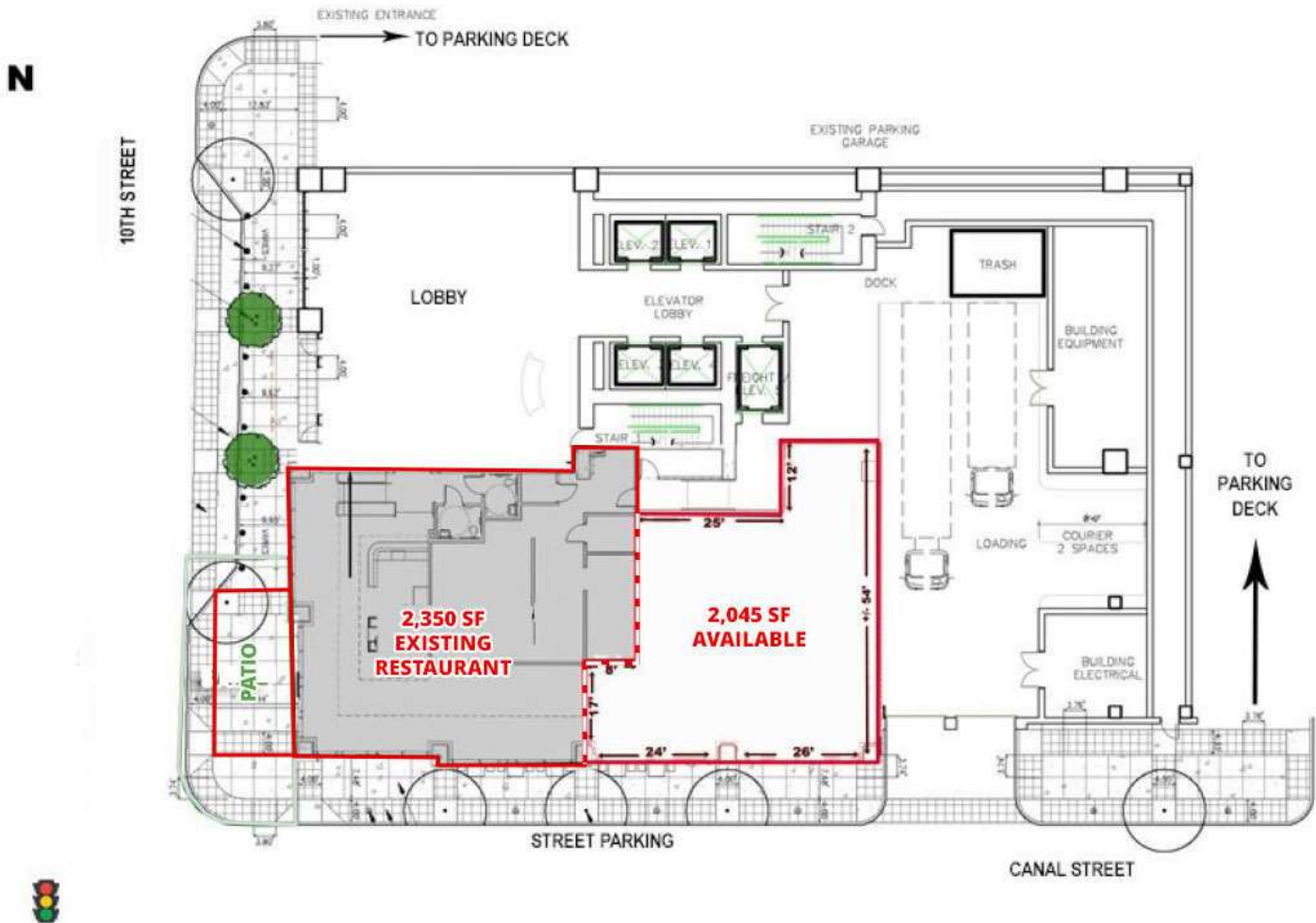
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WILLIAMS MULLEN

200 SOUTH 10TH STREET , RICHMOND, VA 23219

SPACE PLAN



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CBD AREA



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WILLIAMS MULLEN

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LOCAL AREA



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