

# FOR RENT

LUXURY OFFICE SPACES

0.46 ACRES

15,000 SQFT

3 STORIES

**BUILDER:**  
**THE NOONAN**  
**COMPANY**



## PROPERTY HIGHLIGHTS

- BRIGHT, AIRY, AND OPEN CONCEPT
- FLOOR TO CEILING WINDOWS
- KITCHENETTE/PANTRY PER FLOOR
- PRIVATE OFFICES AND COMMUNAL WORK SPACES
- 3<sup>rd</sup> FLOOR TERRACE
- CONTROLLED ACCESS
- AMPLE PARKING ON SITE
- **BUILT USING SUSTAINABLE & ECO-FRIENDLY CLT MATERIAL**



**ARCHITECT:**  
**HICKOK COLE**

## NEARBY CUISINE

- PEGASUS RESTAURANT
- YELLOW UMBRELLA
- LIBBE MARKET
- WESTWOOD DINER
- JACK BROWN BURGERS
- THE CONTINENTAL
- BEIJING ON GROVE
- YUM YUM GOOD
- SUPERSTARS
- THE PATTERSON GRILL
- CUISINE A LA CARTE

**ST. MARY'S  
HOSPITAL –  
2 BLOCKS AWAY**

**... ALL WITHIN A 5 MINUTE DRIVE**



**536 GRANITE AVE,  
RICHMOND VA  
23226**



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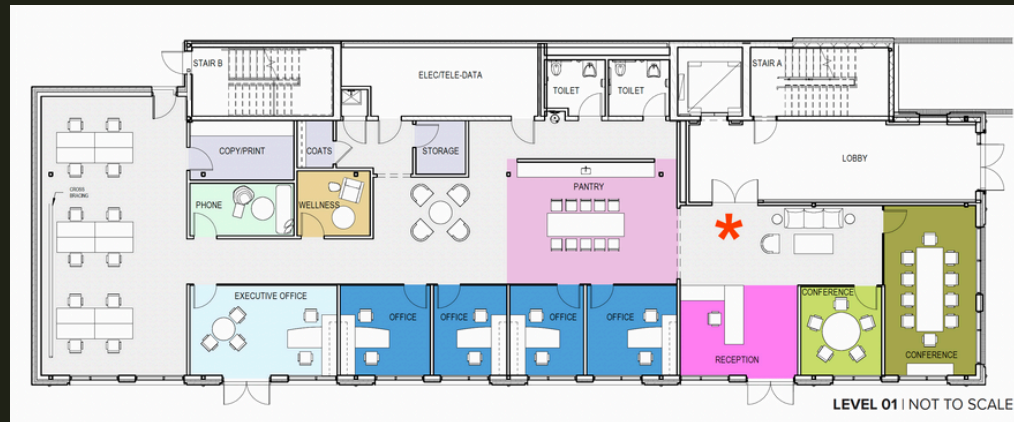
3 STORIES

LEVEL 1 –

LEGAL PRACTICE

## SAMPLE LAYOUTS

536 GRANITE AVE,  
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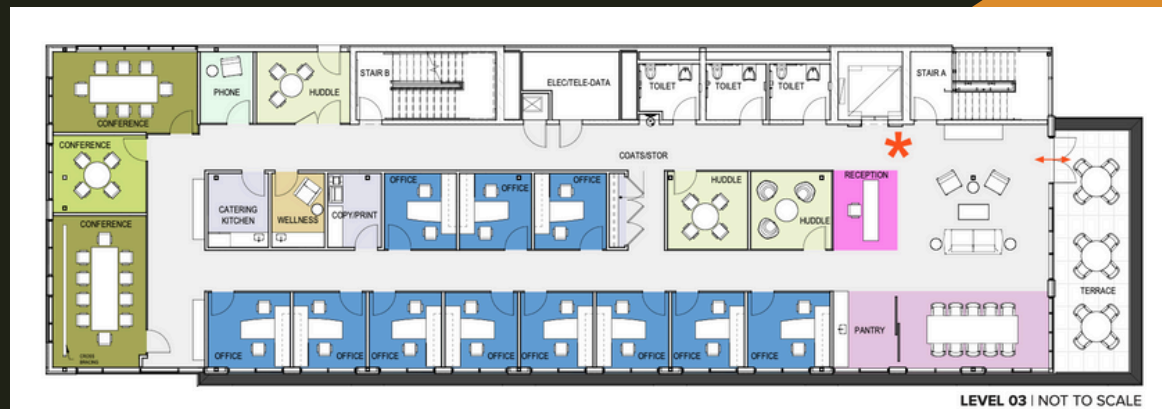


LEVEL 2 –

INNOVATION WORKSPACE

LEVEL 3 –

FINANCIAL  
MANAGEMENT





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# MAP

