



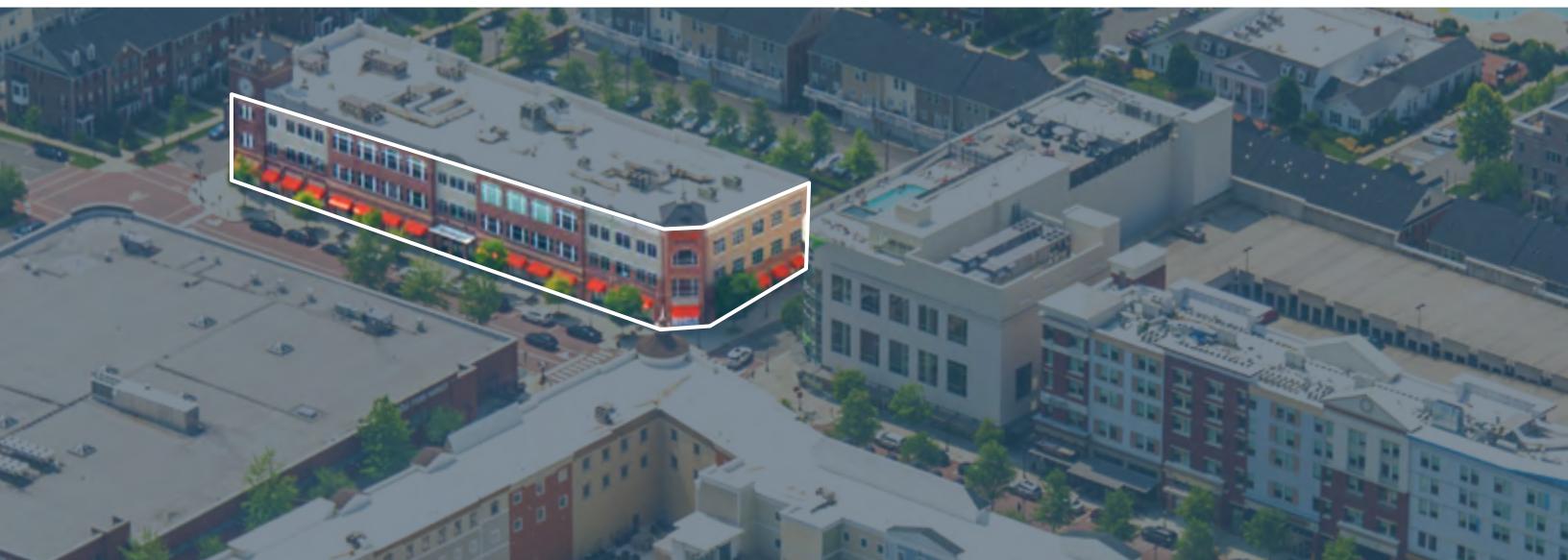
WEST BROAD *village*

WHERE FOCUS, CONVENIENCE, AND FUN COME TOGETHER



FOR SALE | \pm 60,000 RSF

OWNERSHIP OFFERING 80% SELLER FINANCING



2151 OLD BRICK RD

ALL WITHIN REACH

JOHN ROLFE PKWY



TRADER JOE'S

ULT

LONG STEAK

DAVE &
BUSTER'S

CHOPT



Park
Lane
TAVERNS

aloft
HOTELS

WEST BROAD village

acac

WHOLE
FOODS
MARKET



South
UNIVERSITY™
ESTABLISHED 1899

OLD BRICK RD



PROPERTY AMENITIES

-  Building signage visible from I-64
-  +/- 60,000 RSF
-  Walking distance to West Broad retail amenities
-  Mix of open and closed offices
-  13 ft ceilings
-  Covered parking

SOUTH UNIVERSITY

This **±60,000 SF building** is surrounded by the convenient 400,422 SF of retail and 339 luxury apartments, 454 townhomes, and the Aloft hotel at West Broad Village. Enjoy conveniences such as Whole Foods Market, coworking spaces, shopping, and entertainment. The Richmond area's premier mixed-use destination, West Broad Village, offers convenient access from I-64 and I-295 for an easy commute to work and your favorite amenities.



THE SPACE FOR YOUR



“ I have enjoyed operating a business in the West Broad Village area due to the close proximity to the residents and local businesses. ”

-Dr. Kevin Courtney, Juicebar

IDEAS TO FLOURISH

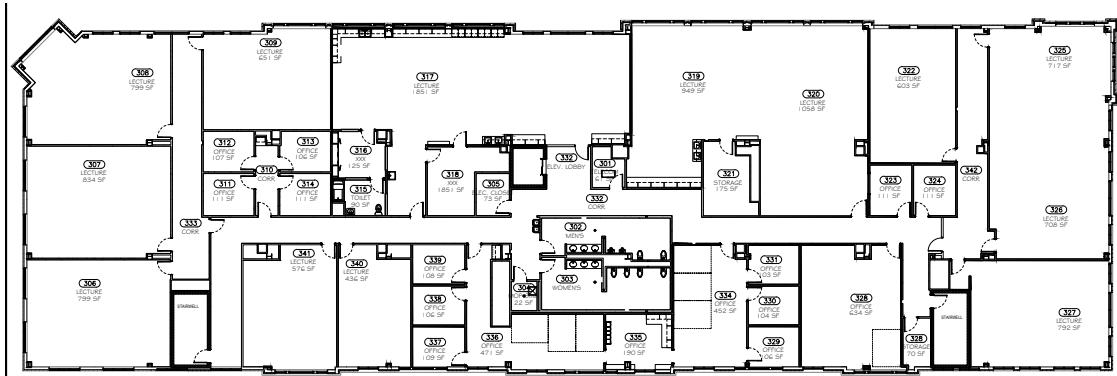
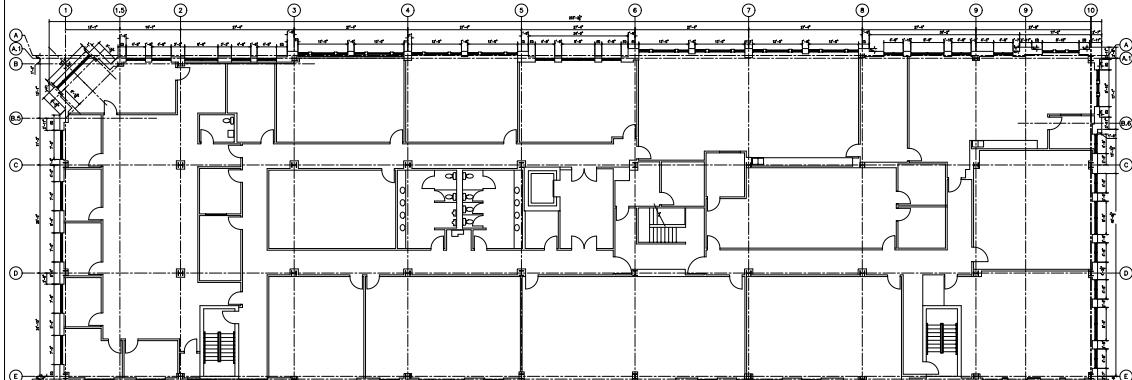
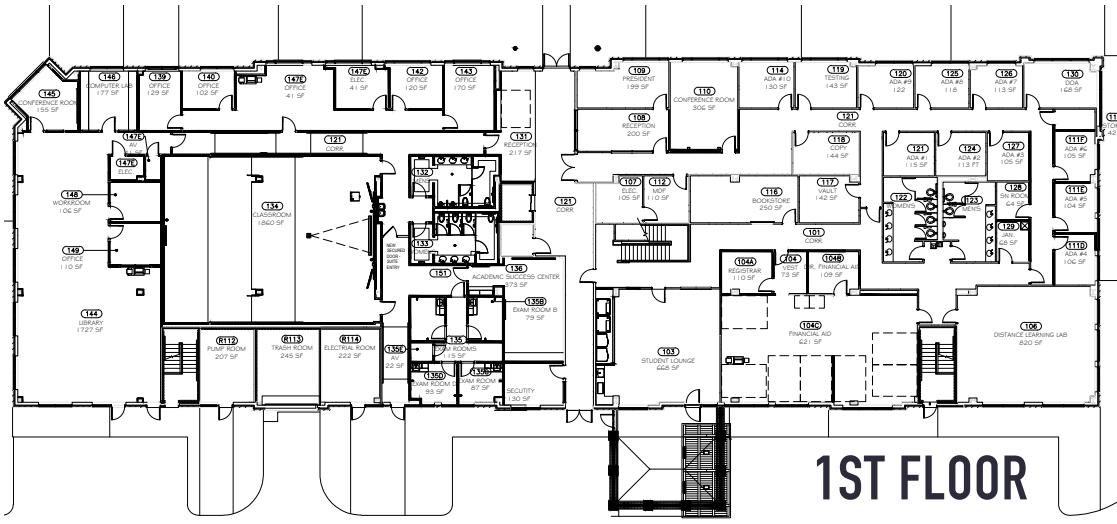


“ West Broad Village has created an environment that fosters tenant connections, community approach, and access to some of the best shopping in Richmond. ”

-Kris Koch, ACAC

THE RIGHT FIT FOR YOU

FLOOR PLANS
±60,000 RSF



WITHIN 15-MINUTE DRIVETIME



Population
297,956



Housing Units
131,340



Higher Education
119,315



15 minutes to
Downtown RVA



SUBMARKET AERIAL







WEST BROAD *village*

FOR MORE INFORMATION, PLEASE CONTACT:

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