

**OFFICE/FLEX AVAILABLE**  
**1600 BELLVILLE STREET**  
Richmond, Virginia



**4,986 SF AVAILABLE FOR SUBLEASE**

ISAAC DEREGIBUS, SIOR  
Senior Vice President  
804 697 3426  
[isaac.deregibus@thalhimer.com](mailto:isaac.deregibus@thalhimer.com)



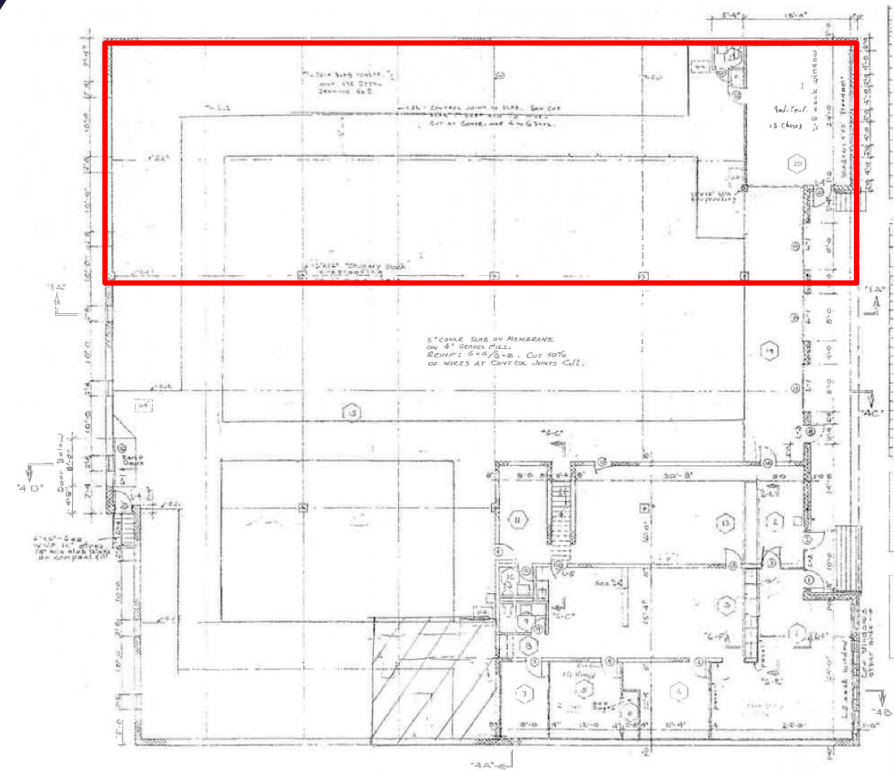
**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)

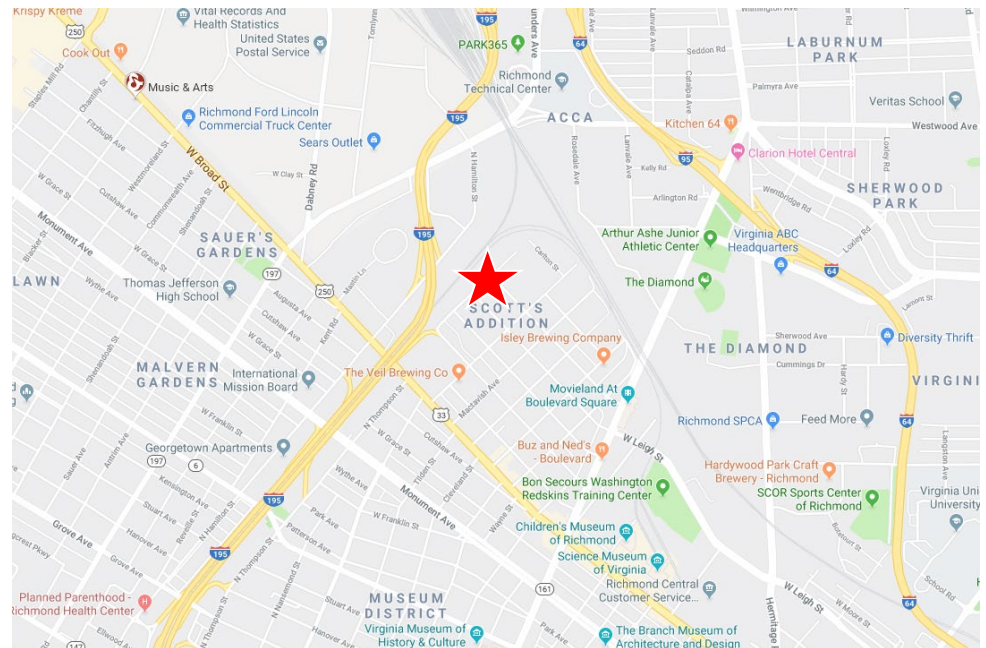
# PROPERTY HIGHLIGHTS

- 4,986 SF OFFICE/WAREHOUSE
- Located in the heart of Scott's Addition
- Centrally located near I-95/I-64
- 18' ceilings
- Upgraded electrical & lights
- Upgraded office space & bathrooms
- Off-street parking



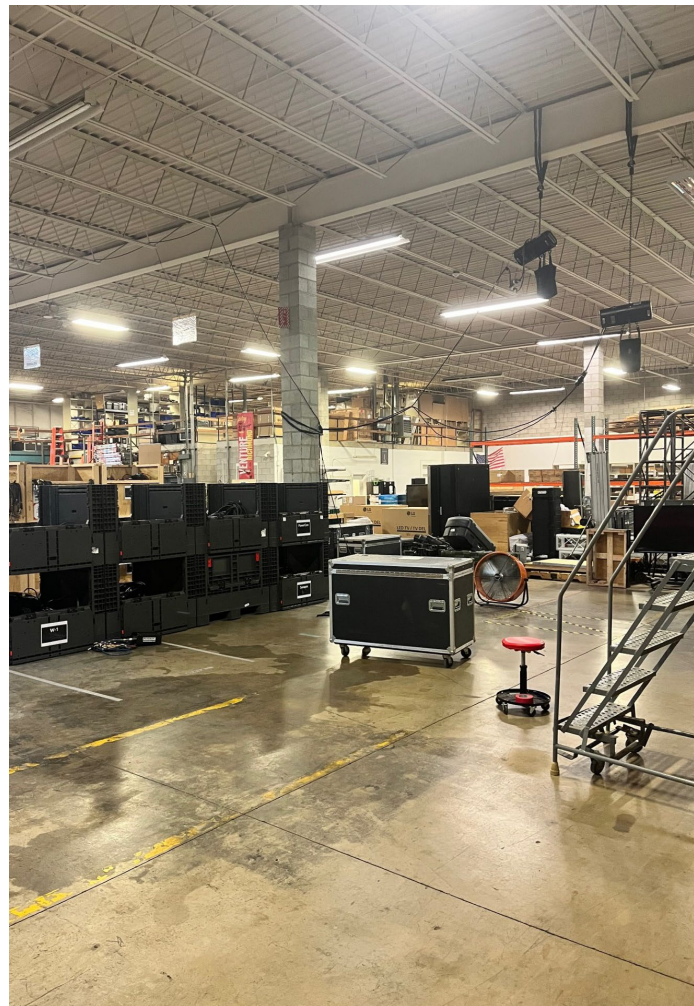
## Building Features

Building Size	14,960 SF
Zoning	M-1
Availability	Now to October 2029
Rental Rate	\$8.35 PSF, NNN





# PROPERTY IMAGES







**ISAAC DEREGIBUS, SIOR**  
Senior Vice President  
804 697 3426  
isaac.deregibus@thalhimer.com



Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.