

FOR SALE & LEASE

LADY BYRD HAT BUILDING

140 Virginia St | Richmond, VA 23219



S.L. NUSBAUM
REALTY CO.

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PROPERTY SUMMARY

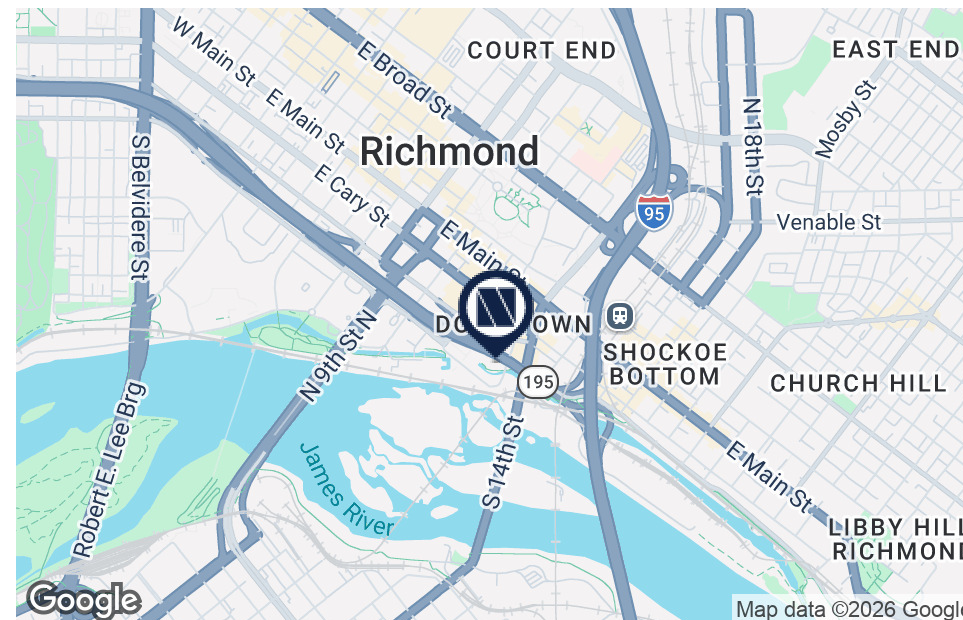
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OFFERING SUMMARY

Sale Price:	\$12,750,000
Lease Rate:	Contact Agents
Building Size:	66,137 SF
Lot Size:	0.55 Acres
Zoning:	B

[Office Use - Floor Plans](#)

[Entertainment Use - Specifications & Links](#)

[Interactive Map](#)

[The History of Shockoe Slip](#)

PROPERTY OVERVIEW

Historic Lady Byrd Hat Building For Sale/Lease

PROPERTY HIGHLIGHTS

- Prominent location
- Limited dedicated parking - additional parking available for cost
- Ample patio and terrace space
- In place infrastructure for up to 1,500 person event venue
- Historical building
- Elevator access
- Main Street Station, ±100 restaurants, and 10+ hotels within walking distance
- 14,898 Multifamily units within 1 mile (1,475 currently under construction); 3,785 Multifamily units within 0.5 mile (302 currently under construction)

PROPERTY FEATURES

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PROPERTY FEATURES

- Original wood floors, exposed original roof trusses and beams, reuse of original cobblestone floor, milled wood detailing
- Positioned in City-designated entertainment district
- Significant public parking within walking distance
- 150 feet of canal frontage for outdoor dining, 800 square feet of outdoor terrace and 3,000 feet of balconies overlooking the Canal Walk
- Walking distance to downtown business and financial district
- Within steps of the James River and Richmond Canal Walk
- Adjacent to the Shockoe Design District



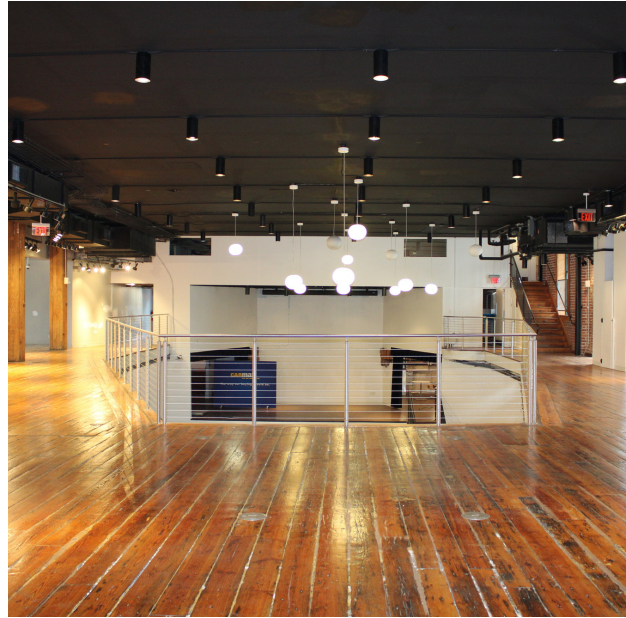
INTERIOR PHOTOS

LADY BYRD HAT BUILDING

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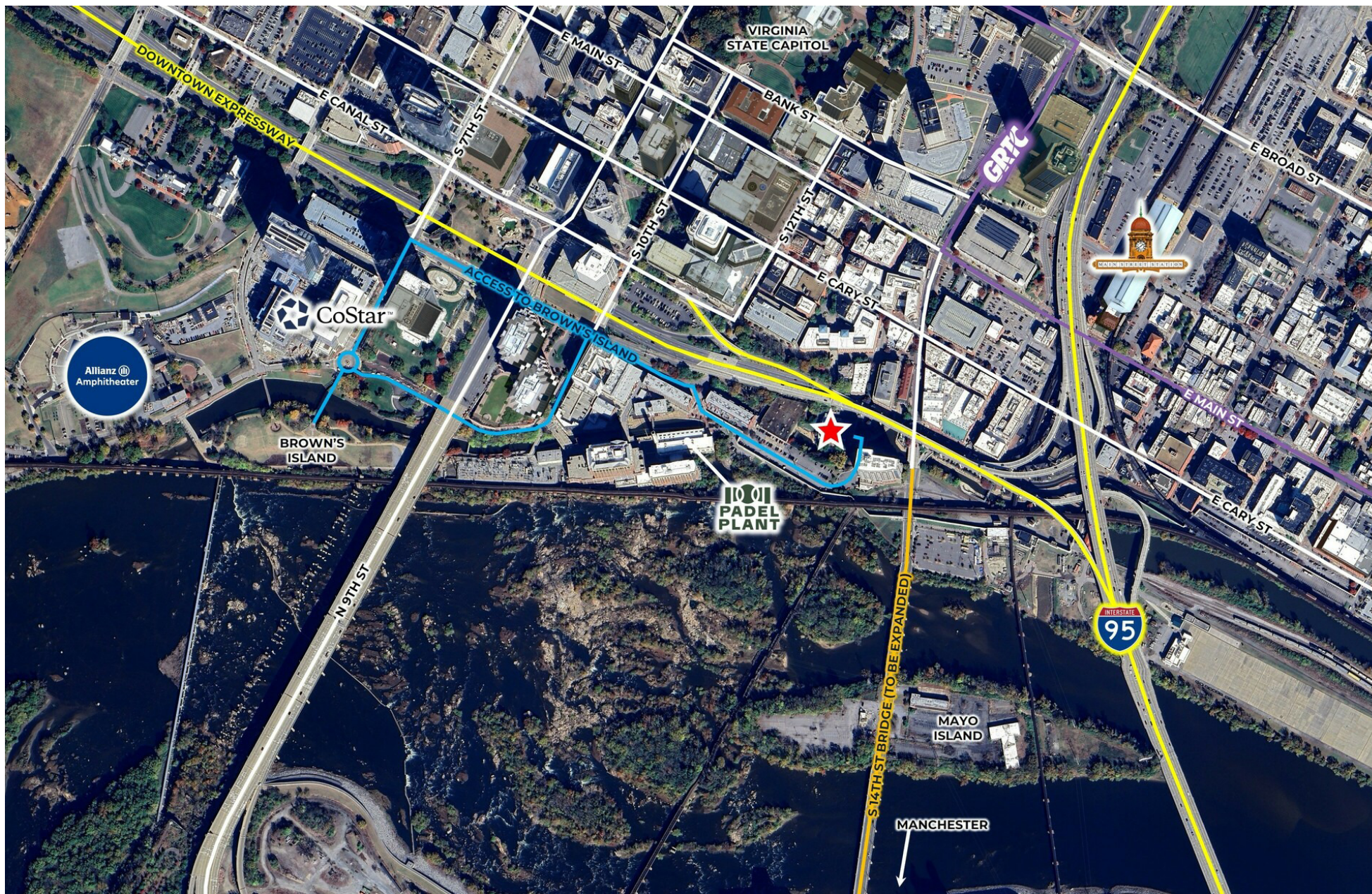
LOCATION AERIAL

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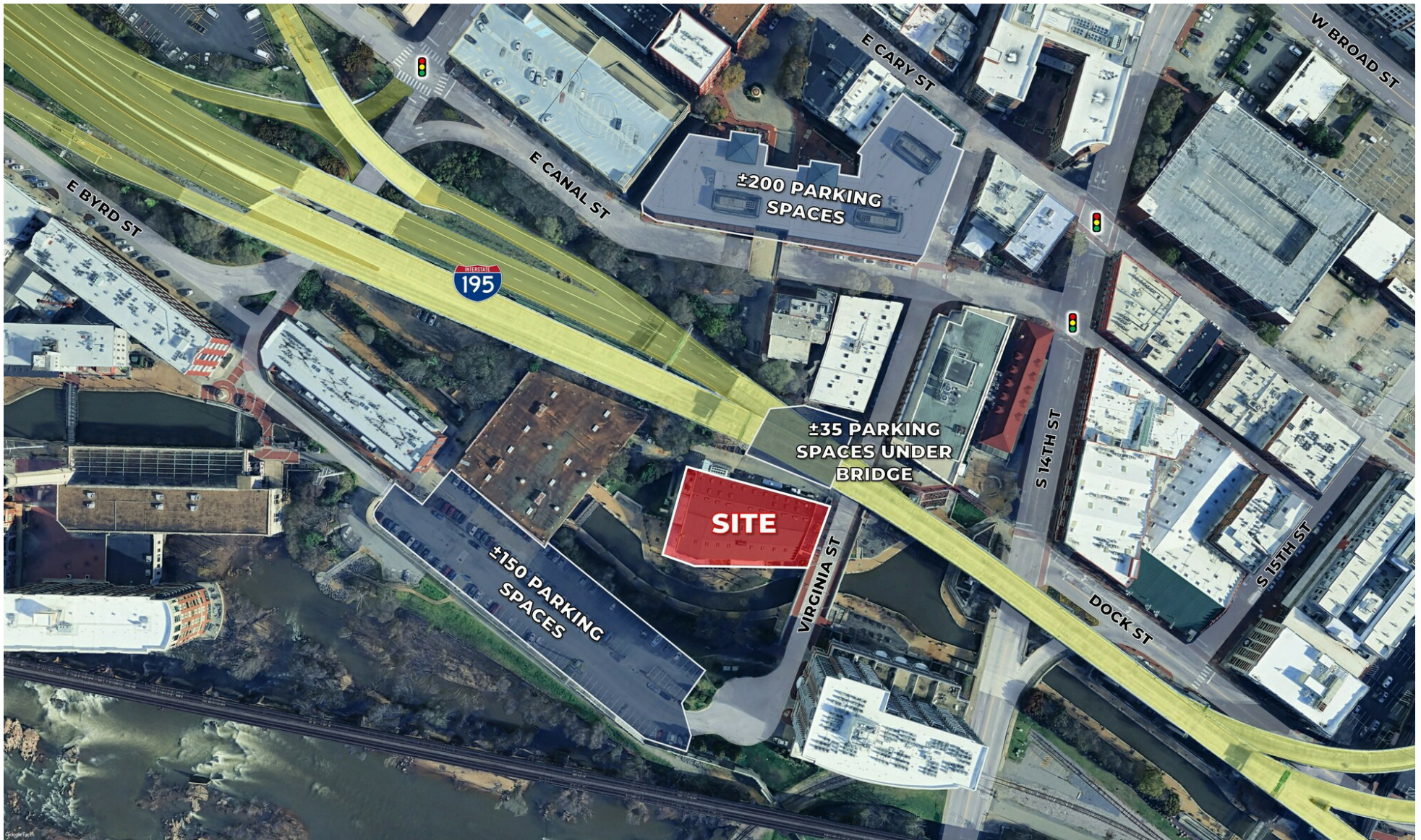
PARKING AERIAL

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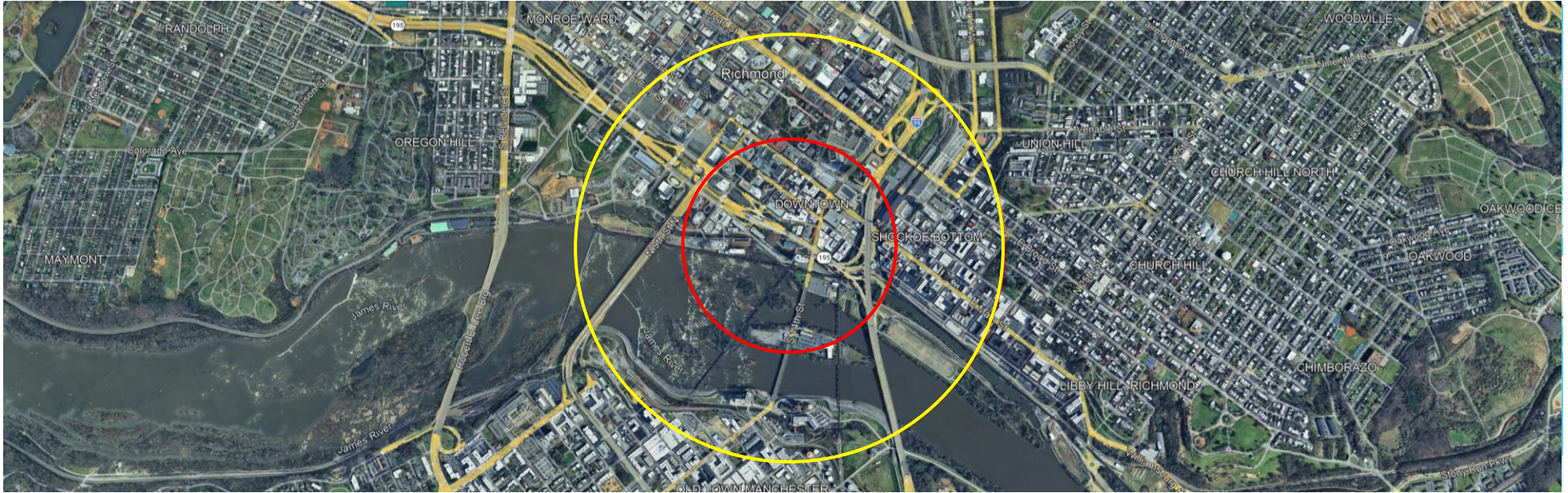
DEMOGRAPHICS MAP & REPORT

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POPULATION

Total Population

Daytime Population

0.5 MILES

1 MILE

4,353

21,507

27,142

72,788

HOUSEHOLDS & INCOME

Total Households

Average HH Income

0.5 MILES

1 MILE

3,268

14,246

\$104,010

\$91,327

Derived from 2025 STDB data.

CONTACT INFORMATION

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