

FOR SALE

122 GRANITE AVENUE

RICHMOND, VA 23226



CUSHMAN &
WAKEFIELD

THALHIMER

BUILD TO SUIT OPPORTUNITY

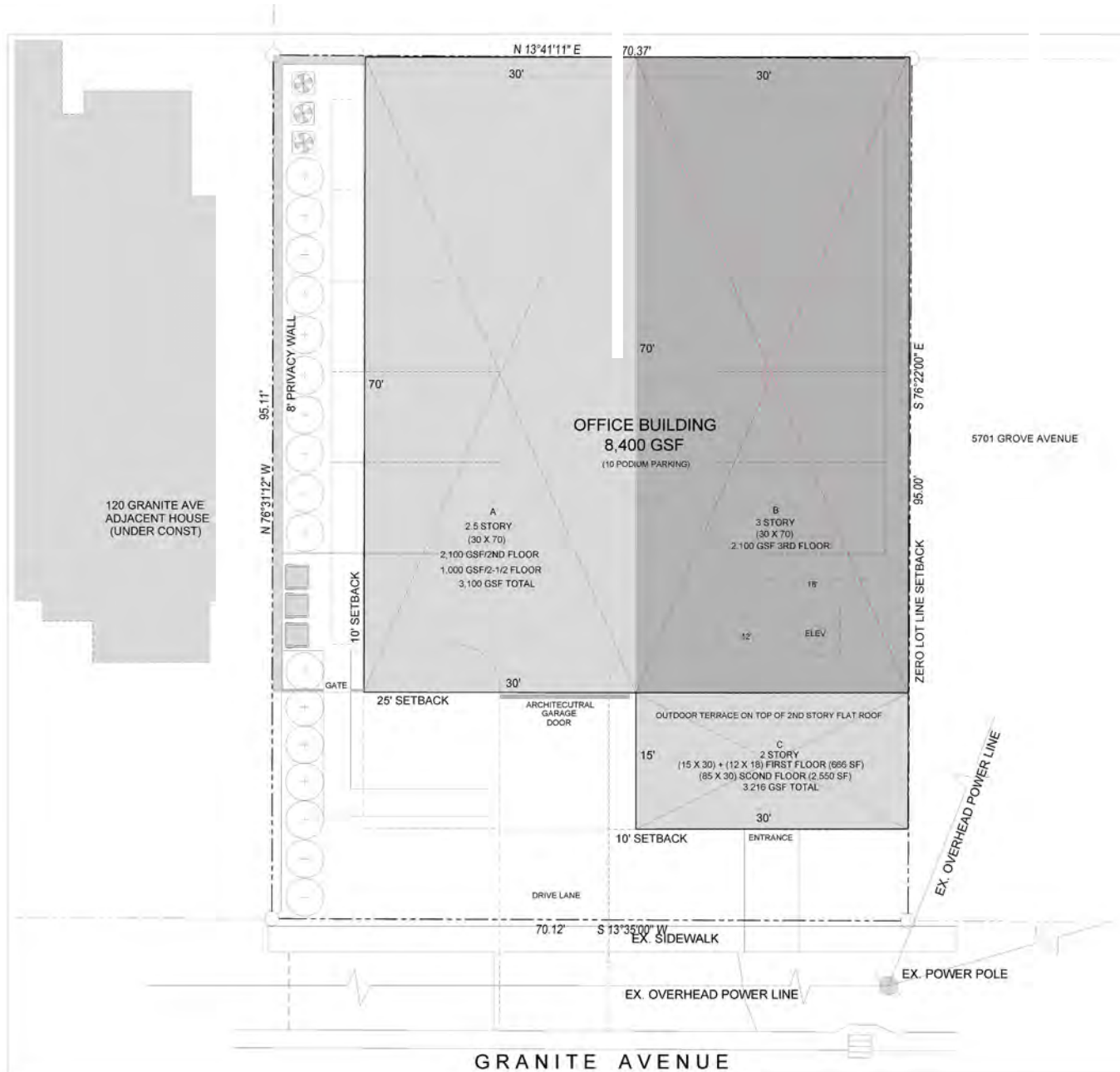
PROPOSED NEW
CLASS A OFFICE
CONCEPT SHOWN

PROPERTY FEATURES

- **Once in a generation opportunity to own at Libbie & Grove!**
- Custom design, build your own office building
- The site can accommodate up to 8,400 SF of office with parking
- Seller to work with buyer through entitlements, design and construction
- Ideal location just off the intersection of Granite and Grove Avenues
- Own your office in the heart of the densely populated and affluent neighborhoods of Westhampton & Wilton
- Less than a mile to the University of Richmond, The Country Club of Virginia, St. Catherine's and St. Christopher's schools and St. Mary's Hospital
- Walk out your front door to restaurants, shopping and other amenities of the Libbie & Grove neighborhood
- Call agent for pricing and details

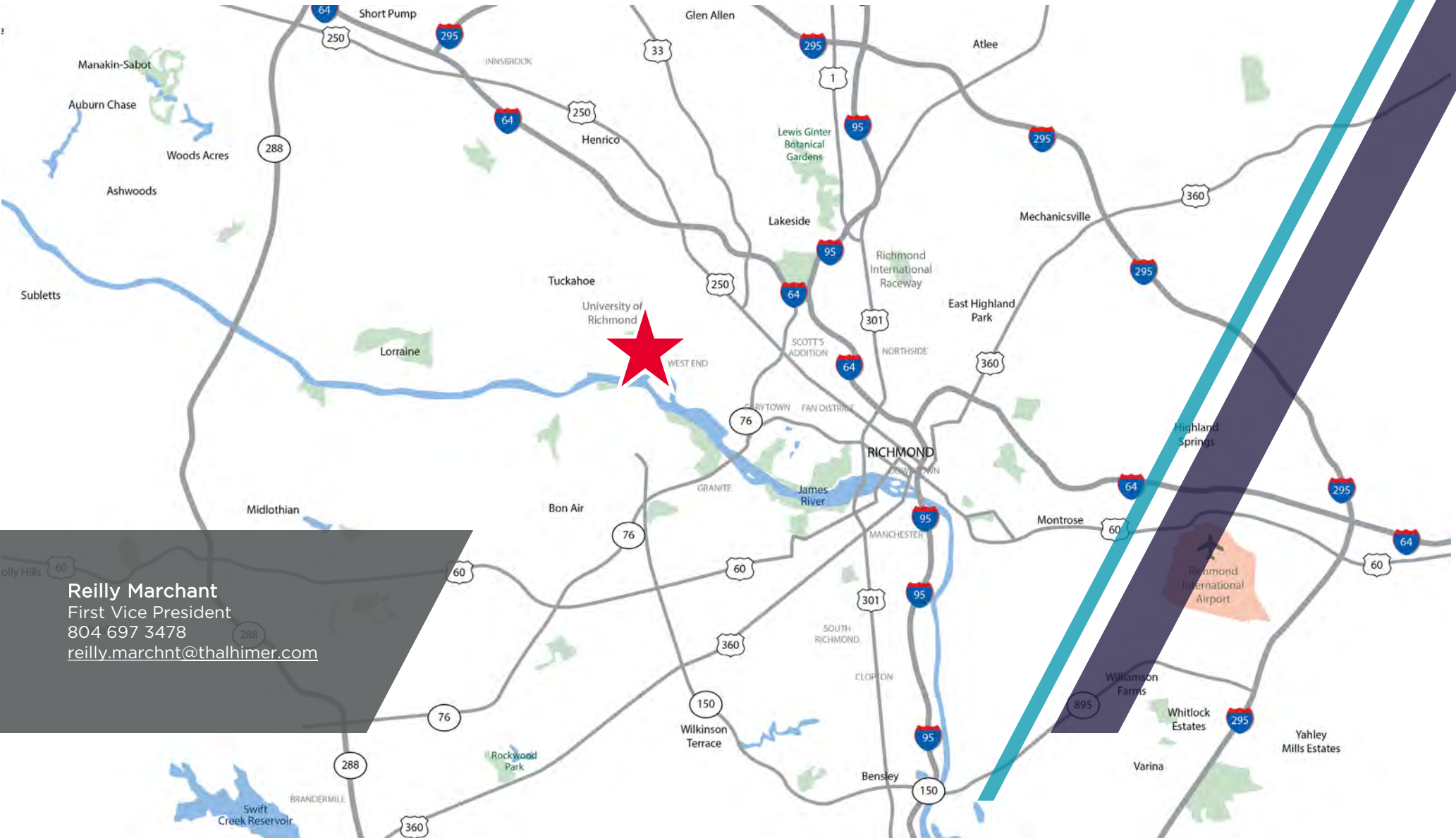


8,400 SF MODEL



NEIGHBORHOOD AERIAL





Reilly Marchant
First Vice President
804 697 3478
reilly.marchant@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.