

FOR LEASE > CREATIVE OFFICE SPACE | SCOTT'S ADDITION

3005 W. Marshall Street

RICHMOND, VA 23230 | CITY OF RICHMOND



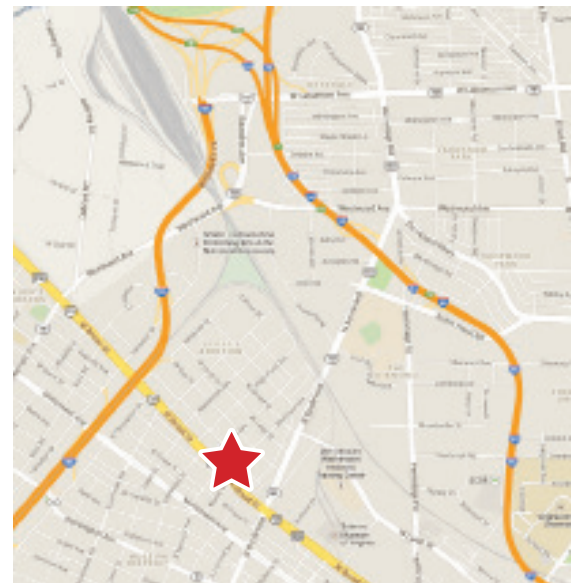
Property Features

- > Creative office space
- > 13,209 RSF multi-tenant
- > Large windows with great natural light
- > Great parking, 2:1,000 ratio
- > Ceiling Heights vary 9'-18"+
- > Available- 1,359 rsf - suite 3
- > Numerous food and entertainment options
- > Walkable score: 88
- > 1/2 block from Scott's Addition Pulse Stop

Demographics

	1 mile	3 miles	5 miles
Population	19,309	109,679	253,221
Households	10,944	49,404	109,922
Median Household Income	\$43,882	\$40,307	\$39,839

Traffic > W. Broad Street @ Shepard - 40,000± VPD



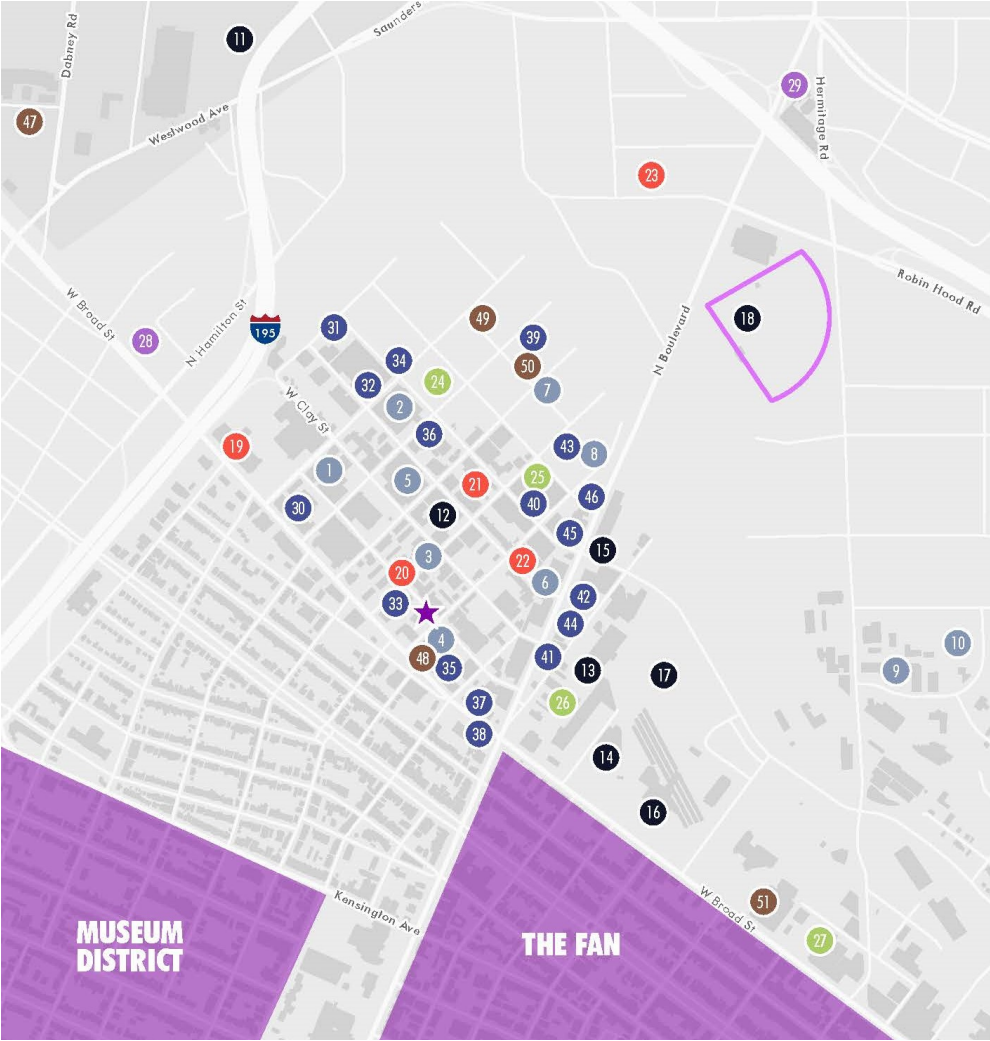
OWNER: MATT HAMILTON
804 370 9454
RICHMOND, VA
mhamilton133@gmail.com

FIRST FLOOR

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SCOTT'S ADDITION



<p>Brewery/Distillery</p> <ol style="list-style-type: none"> 1 The Veil Brewing Co. 2 Vāsen Brewing 3 Blue Bee Cidery 4 Three Notch'd Brewing Co. 5 Ardent Craft Ales 6 Buskey Cider 7 Reservoir Distillery 8 Isley Brewing Co 9 Castleburg Brewery & Taproom 10 Hardywood 	<p>Restaurants</p> <ol style="list-style-type: none"> 30 Don't Look Back 31 Food Hall 32 Tazza 33 Lunch Supper 34 The Dairy Bar 35 Bingo Bar 36 ZZQ 37 The Hofheimer 38 Peter Chang's 39 Brenner Pass 40 The Big Kitchen 41 Starbucks 42 Fat Dragon Chinese Kitchen 43 Lamplighter Coffee 44 Buz & Ned's Real Barbeque 45 Blvd Burger and Brew 46 Potbelly
<p>Entertainment</p> <ol style="list-style-type: none"> 11 Top Golf 12 The Circuit Arcade Bar 13 River City Roll 14 Children's Museum 15 Bow Tie Cinemas 16 Science Museum 17 Washington Football Training Center 18 The Diamond 	<p>Retail</p> <ol style="list-style-type: none"> 48 Sherwin Williams 49 Richmond Wine Station 50 Ferguson 51 The Hive Salon
<p>Fitness</p> <ol style="list-style-type: none"> 19 Crunch Fitness 20 PIVOT Physical Therapy 21 TURN Studios 22 X-Team Fitness 23 CrossFit 	
<p>Grocery</p> <ol style="list-style-type: none"> 24 Stella's Grocery 25 The Urban Farmhouse Market & Cafe 26 Aldi 27 Whole Foods 	
<p>Hotel</p> <ol style="list-style-type: none"> 28 UMFS 29 Clarion 	

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