



# For sale or lease

2939 W Marshall Street, Richmond, VA 23230

 **JLL** SEE A BRIGHTER WAY

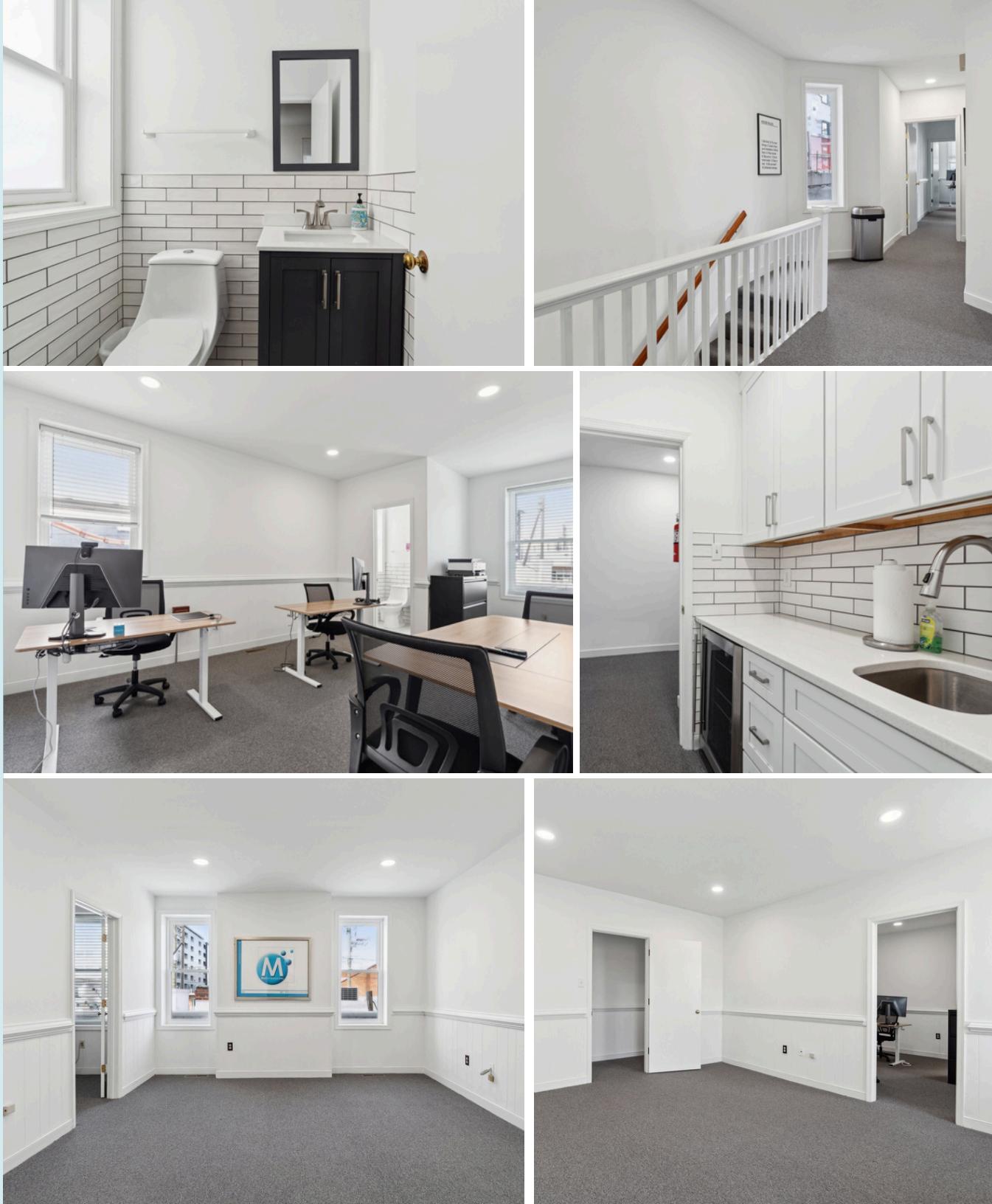
# Property Highlights

## 2939 W Marshall St, Richmond, VA

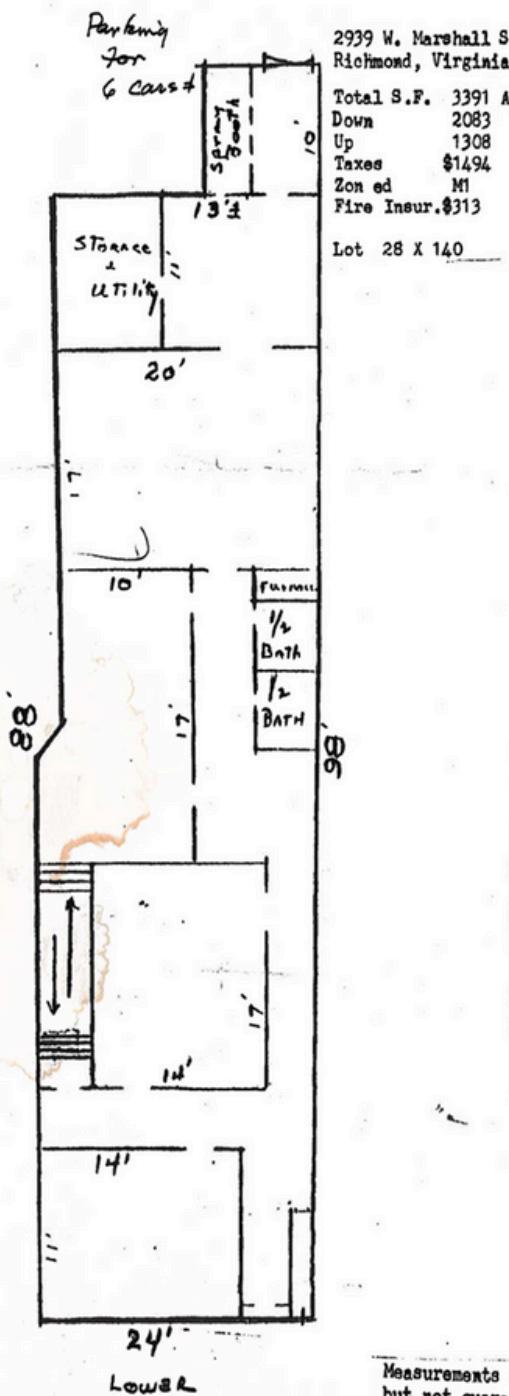
Located in bustling Scott's Addition, 2939 W Marshall Street is a recent, creative office conversion that showcases the idealic office environment for enhancing a flexible and collaborative work environment. The property is immediately adjacent to numerous restaurants, bars, breweries, cafes, and Shamin's planned AC hotel two blocks away. Additionally, access is easy and assured via signalized access points on both W Broad Street and N. Arthur Ashe Boulevard.

### Property Overview

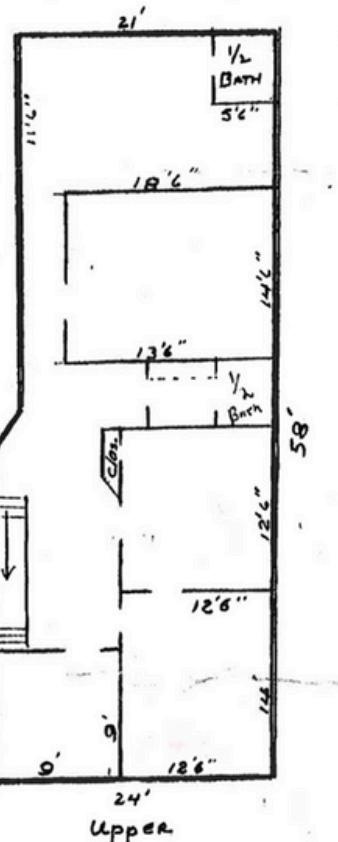
- 3,400 SF available
- For leasing - flexible square footage
- Ideally positioned just one block from West Broad Street
- Excellent access from I-195 / Downtown Expressway
- Great walkability to restaurants, breweries, fitness facilities, and newly built loft apartments



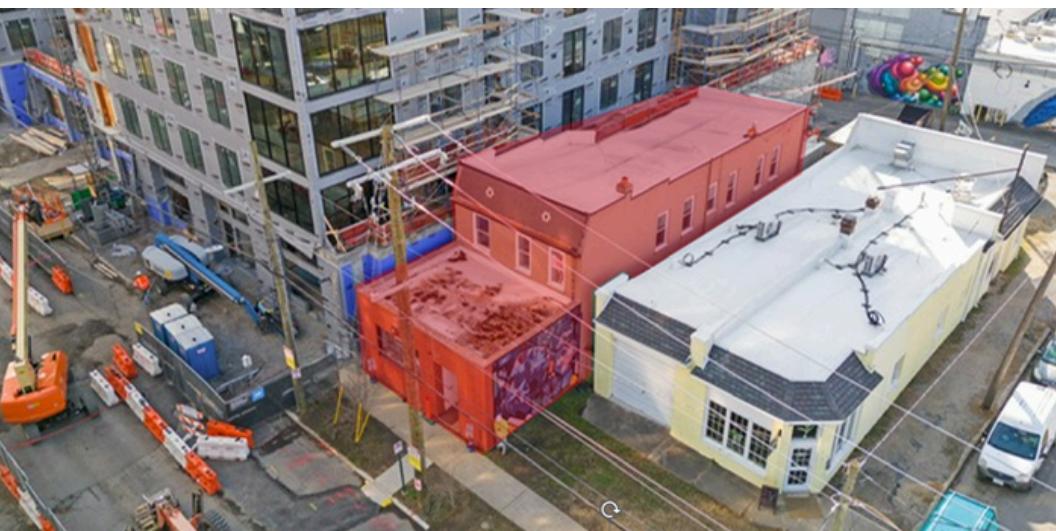
# FLOOR PLAN

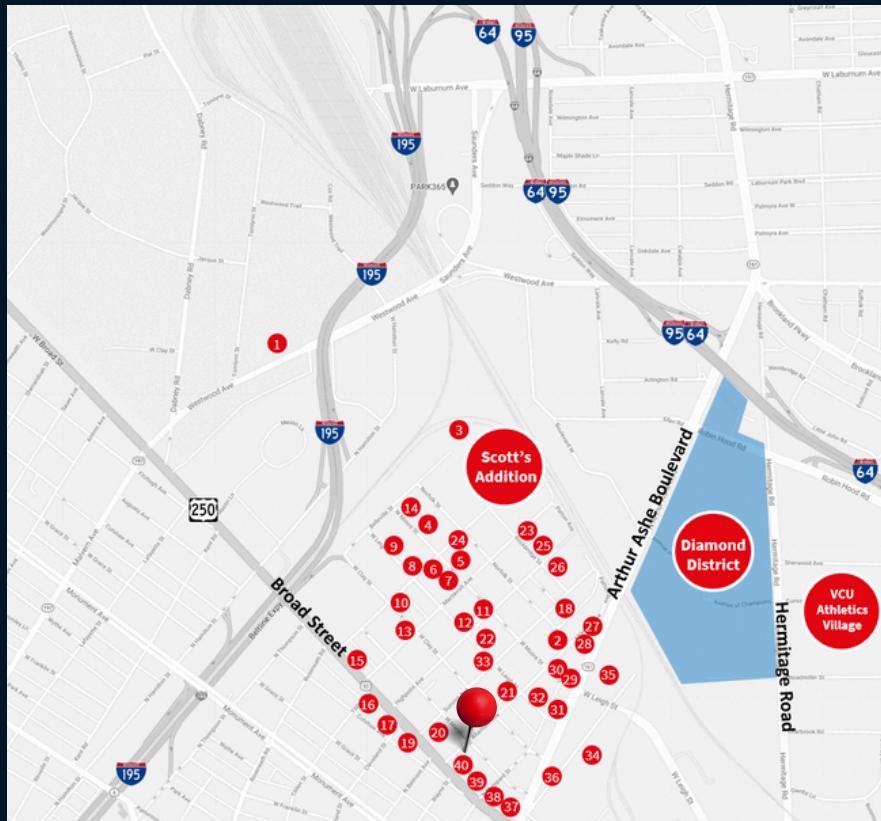


2939 W. Marshall St Central heat & air con. Gas fired  
Richmond, Virginia 23230 4 Baths  
Total S.F. 3391 Approx.  
Down 2083 " Re-modeled with modern windows & walls  
Up 1308 "  
Taxes \$1494  
Zon ed M1  
Fire Insur. \$313  
Lot 28 X 140



Measurements are close  
but not guaranteed





**MAP KEY**

01	Topgolf	11	ZZQ Texas BBQ	21	Lillian	31	Fat Dragon Chinese Restaurant
02	Pinky's	12	Ardent Craft Ales	22	Strangeways Brewing	32	Buskey Cider
03	Brambly Park Winery	13	Slingshot Social	23	Black Lodge	33	Lucky AF
04	Remedy Burger	14	The Veil Brewing Co.	24	Grit Coffee	34	River City Roll
05	Chochiloco	15	Don't Look Back	25	Bar Buoy	35	Bowtie Cinema
06	Stella's Grocery	16	Lemon of India	26	Hive Salon	36	En Su Boca
07	Vasen Brewing Co.	17	McLean's	27	Potbelly Sandwich	37	Peter Chang's
08	Tazza Kitchen	18	Afterglow Coffee	28	Gelati Celesti	38	Harry's & The Hof Rooftop
09	Starr Hill Beer Hall & Rooftop	19	Blanchard's Coffee	29	Boulevard Burger & Brew	39	Bingo
10	Wood & Iron	20	Lunch. Supper.	30	Moore Street Cafe	40	Kismet Modern India

JLL

**Jimmy Appich**  
jimmy.appich@jll.com  
+1 (804) 200 6420

**Cody Carnes**  
cody.carnes@jll.com  
+1 (804) 297 2650

Jones Lang LaSalle Americas, Inc.