

# FOR LEASE

6,490 SF OFFICE BUILDING

2217 E Franklin Street | Richmond, VA 23223



S.L. NUSBAUM  
REALTY CO.



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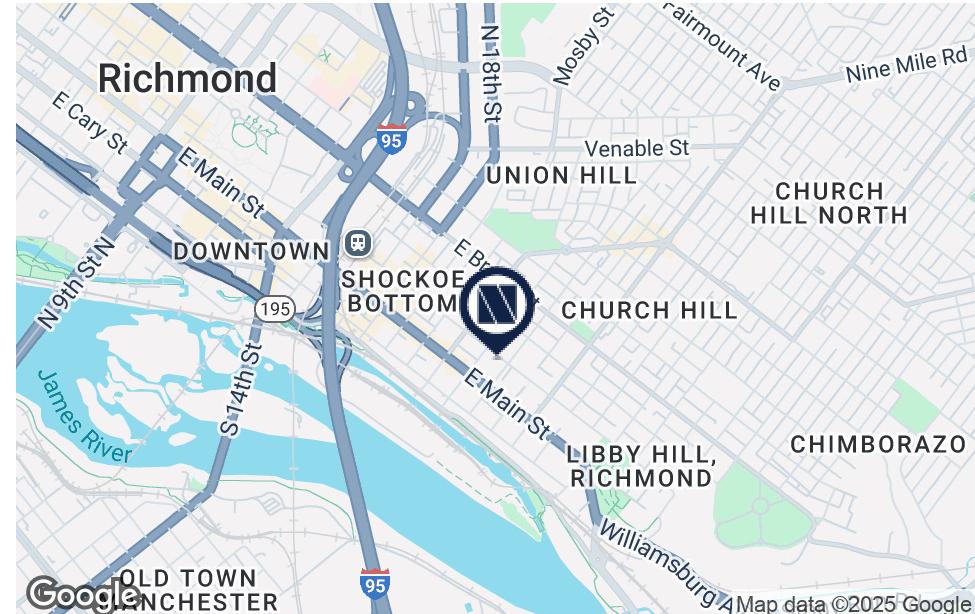
# PROPERTY SUMMARY

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## OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	6,490 SF
Lease Type:	NNN

## Explore Downtown Richmond

DEMOGRAPHICS	1 MILE	1.5 MILES	2 MILES
Total Population	18,956	38,134	65,520
Daytime Population	59,459	88,244	125,305
Total Households	11,704	21,104	31,670
Average HH Income	\$100,130	\$87,124	\$75,476

## PROPERTY OVERVIEW

### Office Building for Lease

## PROPERTY HIGHLIGHTS

- Located in vibrant Shockoe Bottom/Church Hill area
- Open floor plan ideal for a collaborative, creative office environment
- Building signage available
- Close proximity to major highways, shops and local restaurants
- Off-street parking available
- Tenant improvement allowance available

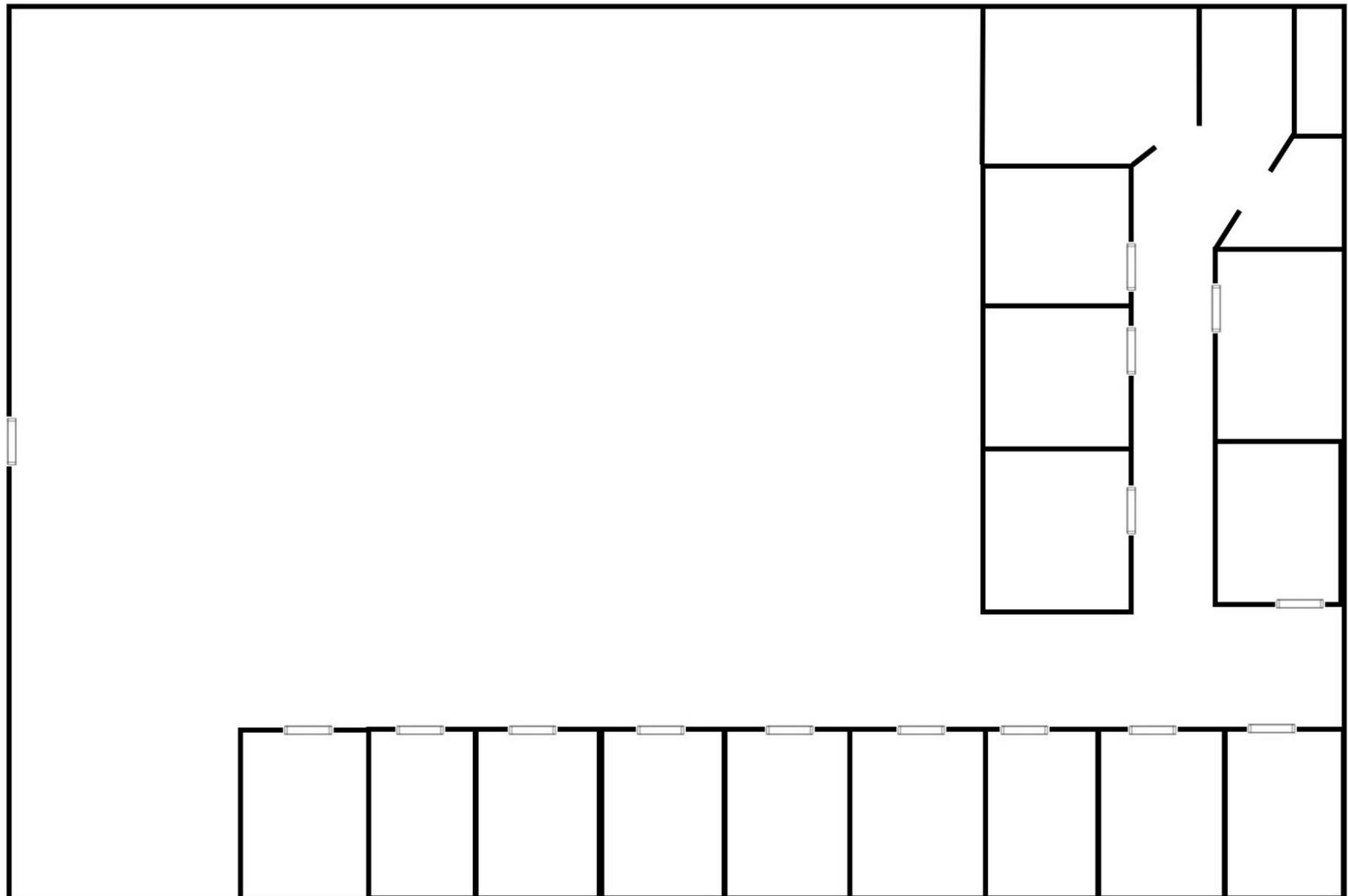
# FLOOR PLANS

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FRANKLIN ST



\*This drawing is a representation and may not reflect exact measurements and scale

# INTERIOR PHOTO

6,490 SF OFFICE BUILDING  
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# LOCAL RETAILERS

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# OFFICES IN MARKET

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# CONTACT INFORMATION

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**COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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