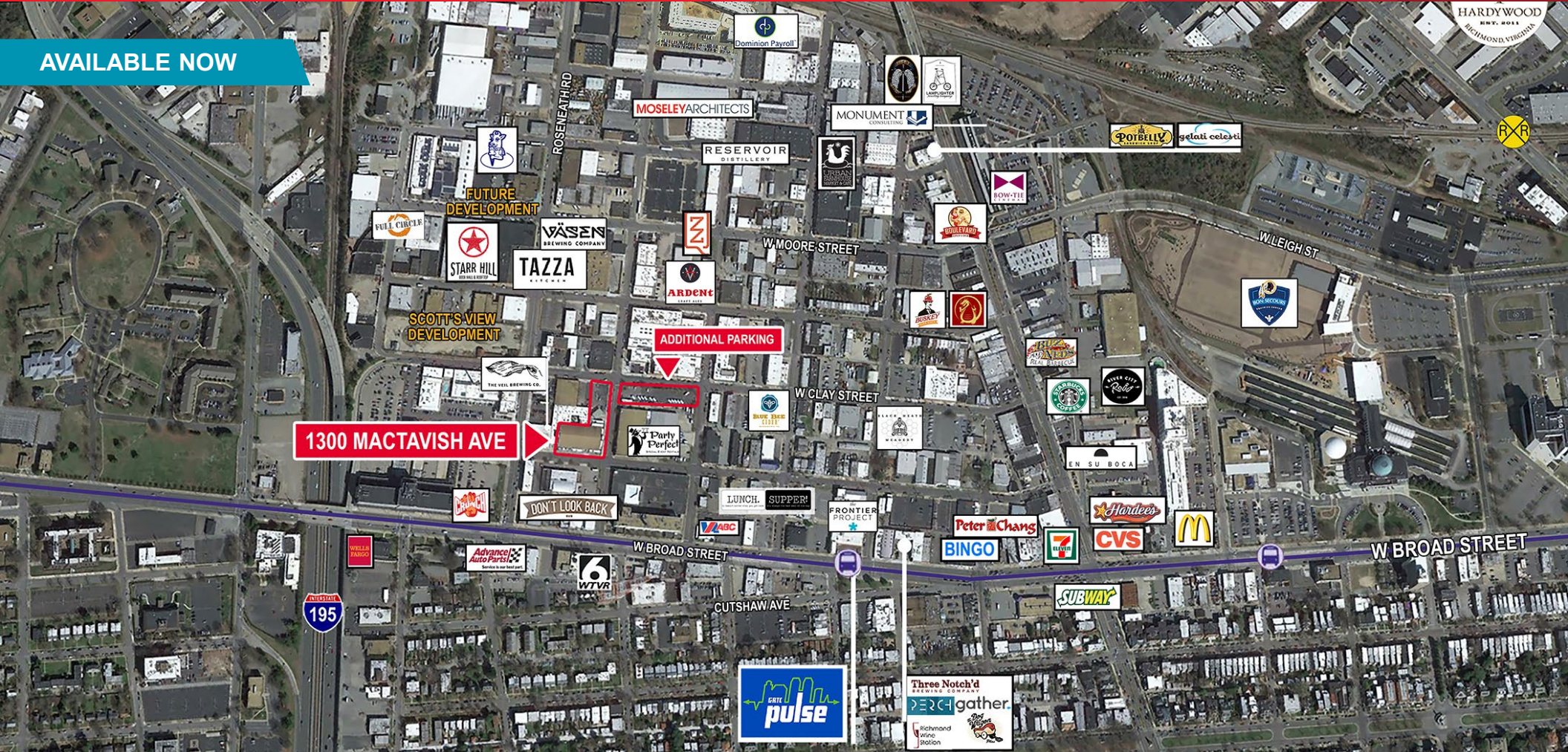


CREATIVE OFFICE SPACE FOR SUBLEASE  
1300 MacTavish Avenue  
Scott's Addition | Richmond, Virginia

AVAILABLE NOW



Sublease opportunity in Scott's Addition with over 5 years of term remaining!

For more information, contact:  
**RETT TURNER, CCIM, SIOR**  
First Vice President  
804 697 3438  
rett.turner@thalhimer.com

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
www.thalhimer.com

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# CREATIVE OFFICE SPACE FOR SUBLEASE

## 1300 MacTavish Avenue

Scott's Addition | Richmond, Virginia

### *In the Heart of Scott's Addition*

Strategically located in the heart of the rapidly evolving Scott's Addition neighborhood, 1300 MacTavish Ave. is within walking distance to a variety of choice restaurants, breweries, and apartments. Richmond's Central Business District is less than a ten-minute drive and numerous cultural and entertainment attractions abound like The Diamond Baseball Stadium, the Redskins Training Center, and the Virginia Museum of Fine Arts, all within a 3-mile radius of 1300 MacTavish Ave. Easy access to major interstates 64, 195, and 95.



### *Join Neighborhood Businesses:*



Dominion Payroll



### Specifications

Total Size 27,500 SF

Available SF 3,999 SF  
27,500 SF

Timing Available Now

Lease Expiration 2/28/2025

Parking Approximately 3:1000

Location Centrally located in the Scott's Addition neighborhood

- Features
- Common area courtyard
  - Below market rental rates
  - Ample parking
  - Curved ceiling
  - Unmatched walkability

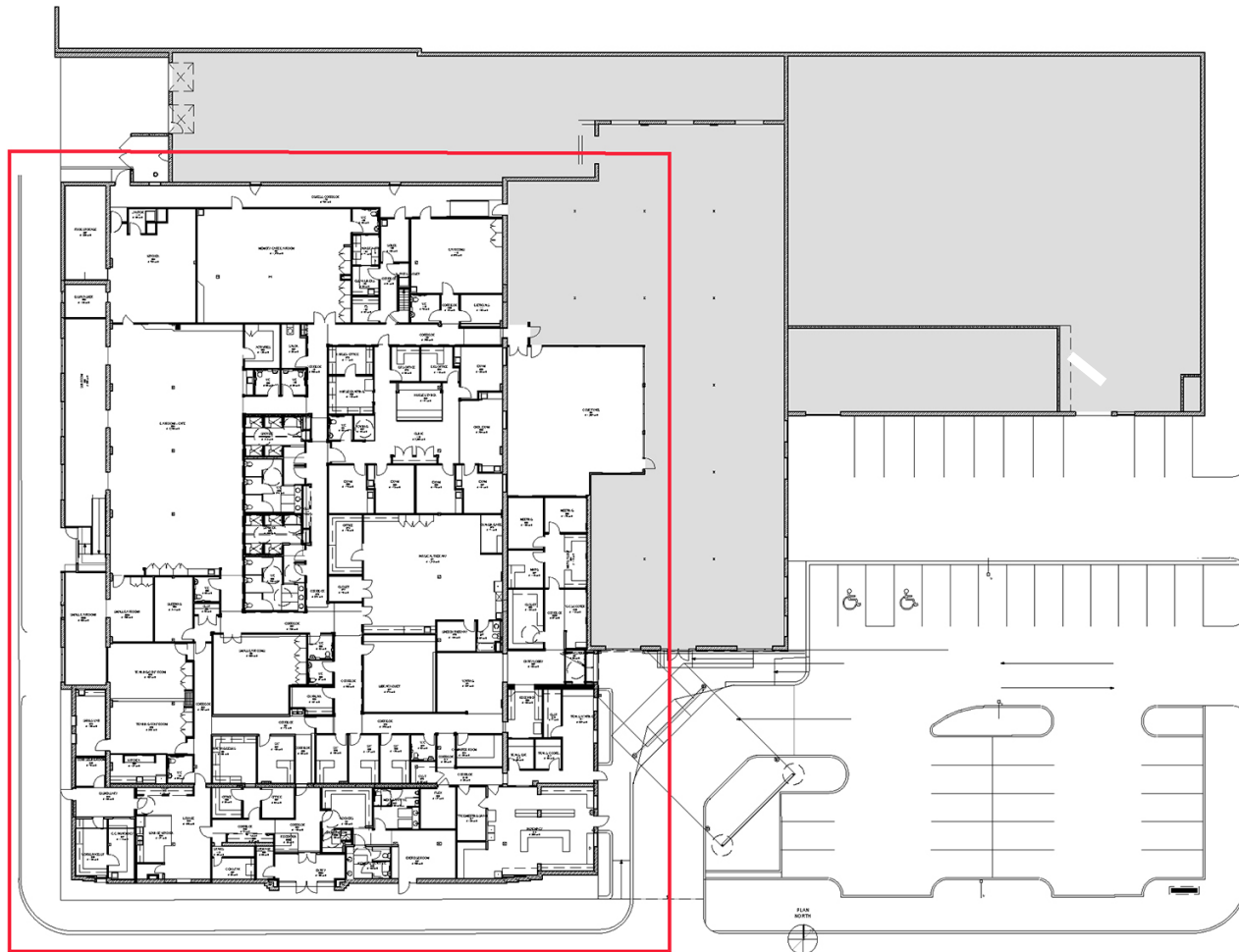
*Scott's Addition is the City of Richmond's fastest growing neighborhood, home of an eclectic mix of apartments, homes, restaurants, breweries, shops and more tucked away in the northwest corner of West Broad Street and N. Boulevard. With over 1,000 new residential units and a growing number of amenities, the neighborhood is quickly becoming one of the most sought over areas in the region.*

- [WWW.SCOTTSSADDITION.COM/ABOUT](http://WWW.SCOTTSSADDITION.COM/ABOUT)

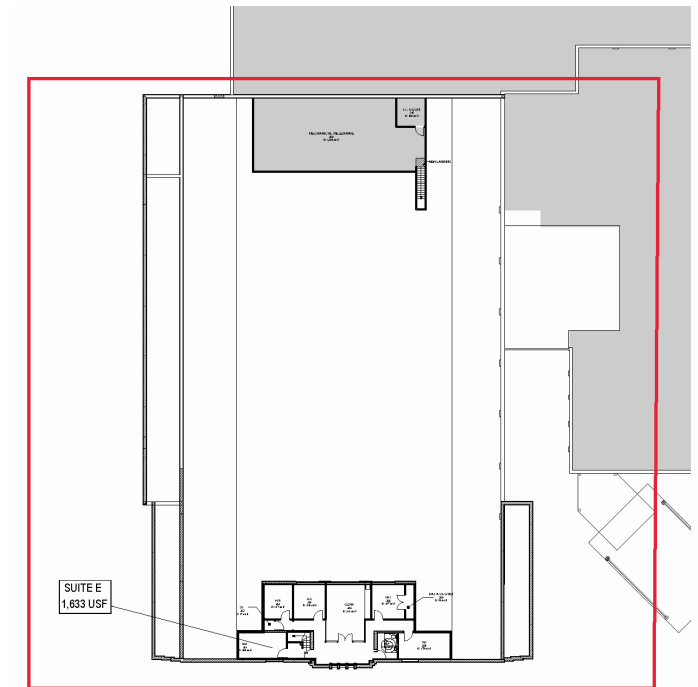


*Existing Floor Plan*

First Floor

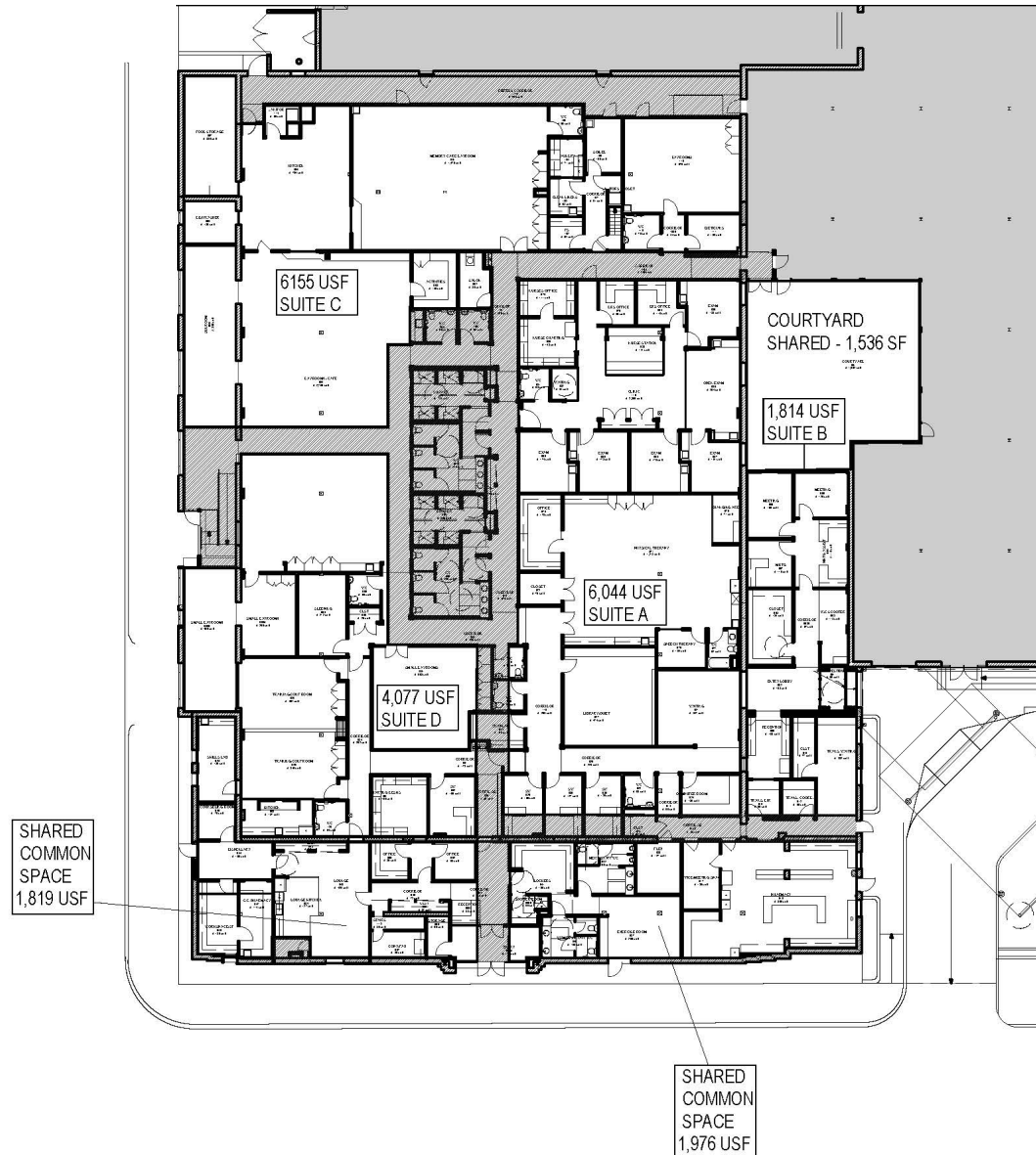


Second Floor



CREATIVE OFFICE SPACE FOR SUBLEASE  
1300 MacTavish Avenue  
Scott's Addition | Richmond, Virginia

*Preliminary First Floor Plan*



*Richmond Area Accolades*

A host of additional amenities, cultural attractions and entertainment venues are easily accessible in a quick 10-minute drive to Richmond's vibrant CBD.

**No. 10**  
**10 Best Readers' Choice Best American Riverfront**  
 - USA Today, October 2014

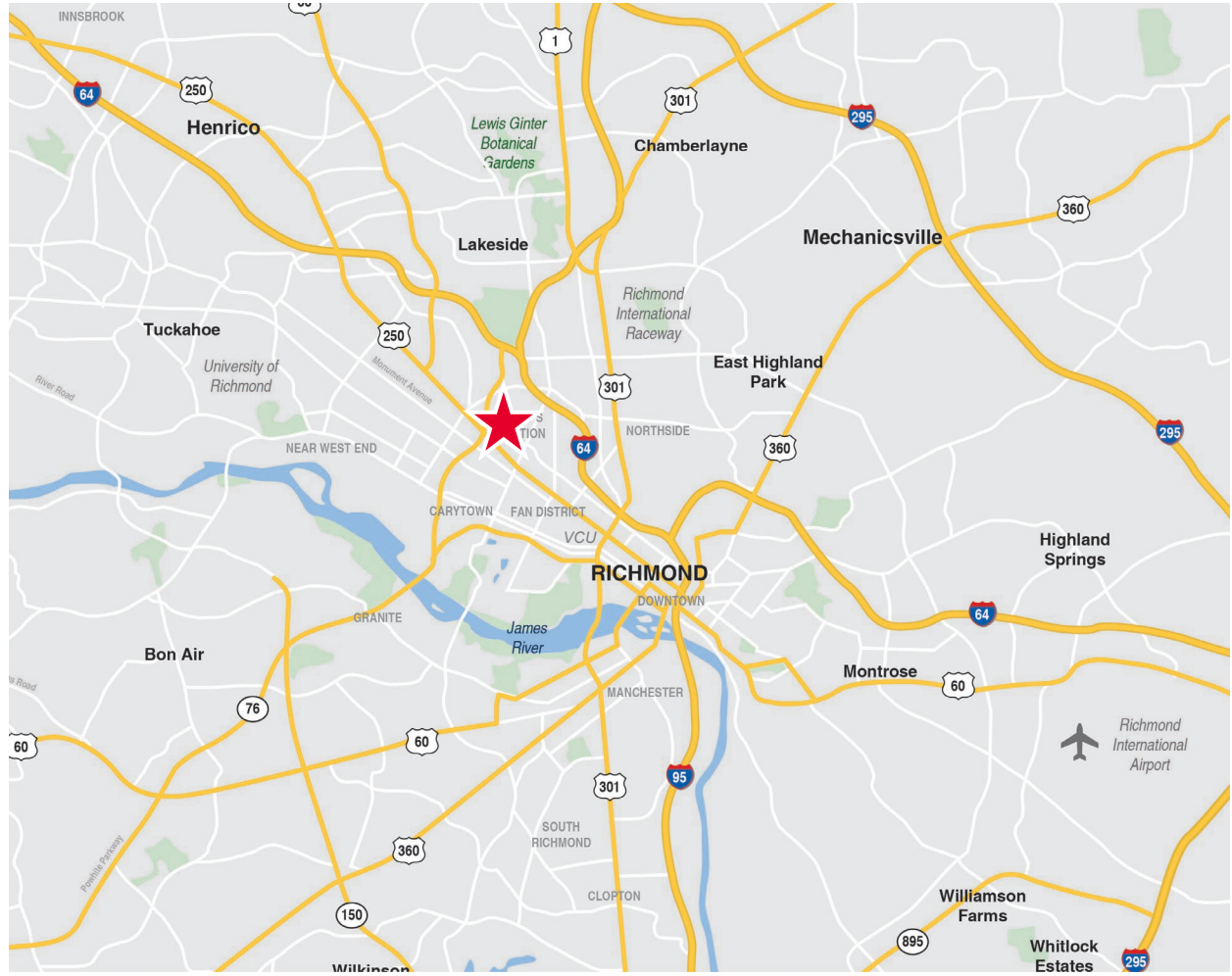
**No. 1**  
**The 10 Most Artistic Mid-Sized Cities in America**  
 - Gogobot, November 2015

**Strangeways Brewing named "One of the 10 New U.S. Breweries to Watch, from D.C. to California"**  
 - Bon Appetit, 2014

**The Southern Food Destination You Need to Know About**  
 - Conde Nast Traveler, July 2015

**One of the South's Top 10 Outstanding Cities to Relocate your HQ**  
 - Southern Business & Development, September 2014

**Top 5 Affordable Cities to Buy a Home**  
 - HomeInsurance.com, 2014



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