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Office

For Lease or Sale

FOR LEASE OR SALE | 2134 West Laburnum Ave. | Richmond, VA | 23227

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OFFERING SUMMARY

Available SF	38,878 SF
Lease Rate	Negotiable
Year Built	1976
Year Renovated	2013

PROPERTY OVERVIEW

38,878 SF corporate office building located at the Bryan Park interchange in Richmond. Located next to I-64, I-95 and 195, and in close proximity to Scott's Addition with several restaurants, shops and breweries.

PROPERTY HIGHLIGHTS

- 4.84 acres with 230 parking spaces
- On-site cafeteria
- New roof in 2010
- Full building generator and ample power
- High speed data service to site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Household	3,505	46,635	99,901
Total Population	6,701	98,927	232,449
Average HH Income	\$57,730	\$70,612	\$64,674

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BOULEVARD REDEVELOPMENT

60-acre site where the City of Richmond is planning a massive mixed-use development with adjacent Minor League Baseball stadium

- The new ballpark will be able to accommodate non-athletic events such as concerts, festivals, or other community events, and it will be substantially similar in size, quality, programming, and amenities to BB&T Ballpark in Charlotte and Coca-Cola Park in Allentown.
- 250 hotel rooms
- 500,000 square feet of retail and entertainment space
- 4,000 housing units
- 375,000 square feet of office or flex space

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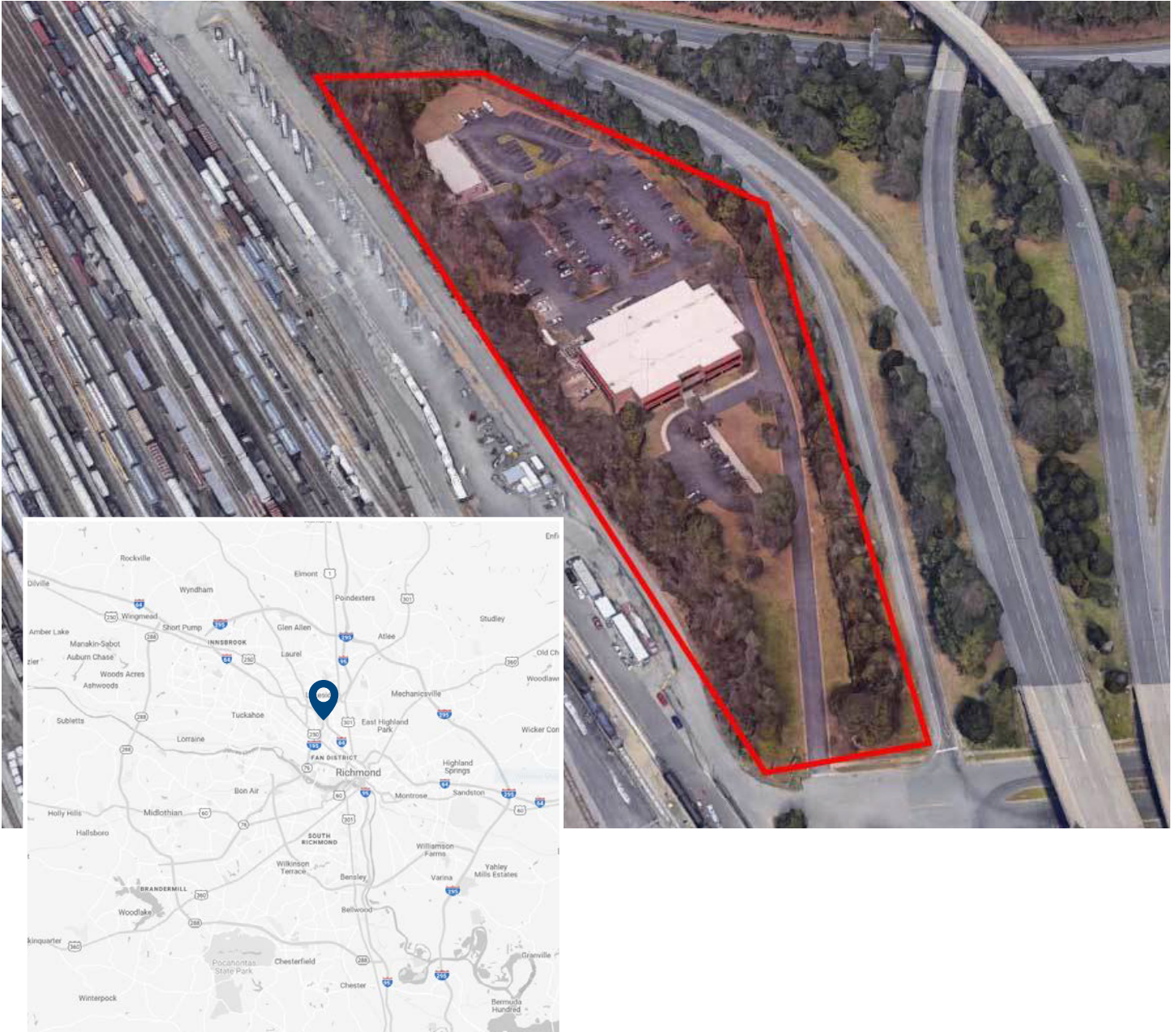
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