

MANCHESTER

ICON AT CITY VIEW

4TH & BAINBRIDGE ST.
RICHMOND, VA

Prime riverfront high-rise
office site with spectacular
river & city views

Developer:

THALHIMER | REALTY
PARTNERS



THALHIMER



CONCEPTUAL RENDERING



UP TO 175,000 SF
Class A Office Building



HEADQUARTERS OPPORTUNITY
Naming Rights for Anchor Tenant



STREET PARKING
Bainbridge & 4th St



PROMINENT Building Signage



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



PERFECT ENVIRONMENT FOR
**FORWARD-THINKING
COMPANIES**



UNIQUE AND ENERGIZING



PRIME LOCATION SITUATED IN THE
HEART OF MANCHESTER, ONE OF THE FASTEST
GROWING NEIGHBORHOODS IN RICHMOND



INTERACT WITH THE ENERGY OF
**MANCHESTER'S
ACTIVE LIFESTYLE**



PRIME LOCATION SITUATED IN THE
HEART OF MANCHESTER, ONE OF THE FASTEST
GROWING NEIGHBORHOODS IN RICHMOND

PROPERTY HIGHLIGHTS



EASY ACCESS TO **RICHMOND VIA THE DOWNTOWN EXPRESSWAY** and I-95



PANORAMIC VIEWS OF **DOWNTOWN AND THE JAMES RIVER**



Unparalleled **Visibility from The Entire CBD**



Surrounded by **Walkable Amenities**



Shared Amenities with Neighboring **Residential Community** including:

- Fitness Center
- Pool
- Clubhouse



CONCEPTUAL RENDERING

JOIN NEIGHBORHOOD BUSINESSES



TektonicsDesignGroup

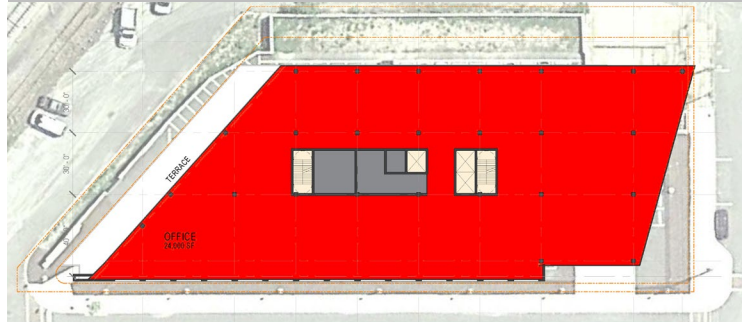


CONCEPTUAL RENDERING

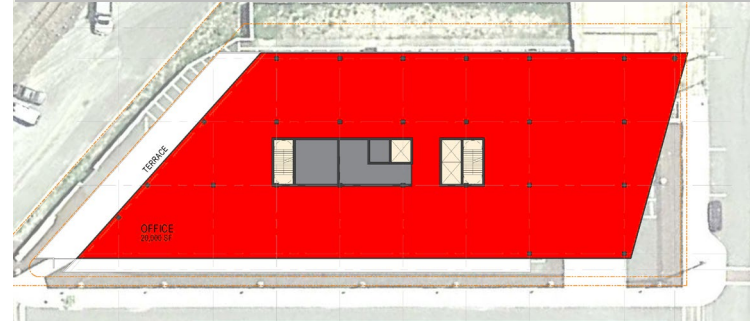
OFFICE FLOOR PLANS

FIVE Floors of Efficient Office Space with Unique and Attractive Features including Private Terraces

5TH FLOOR | 24,000 SF



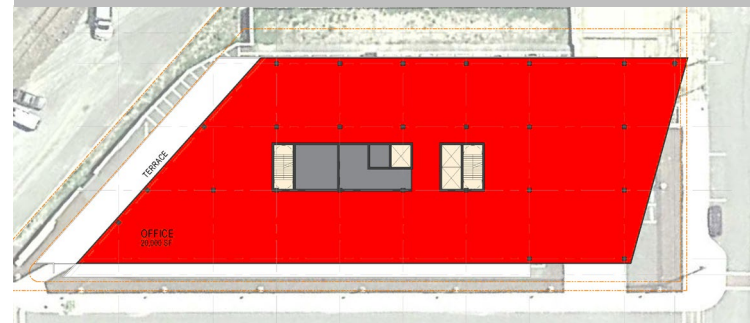
6TH FLOOR | 24,000 SF



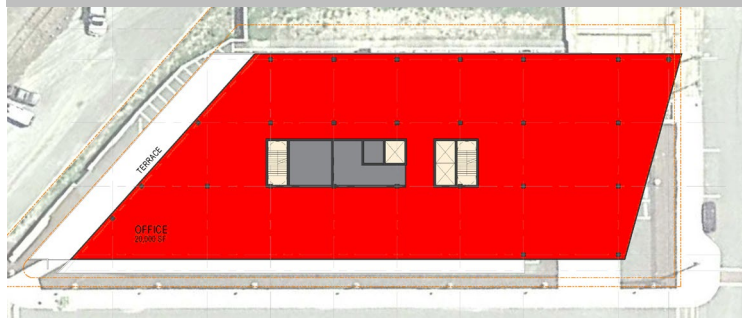
7TH FLOOR | 24,000 SF



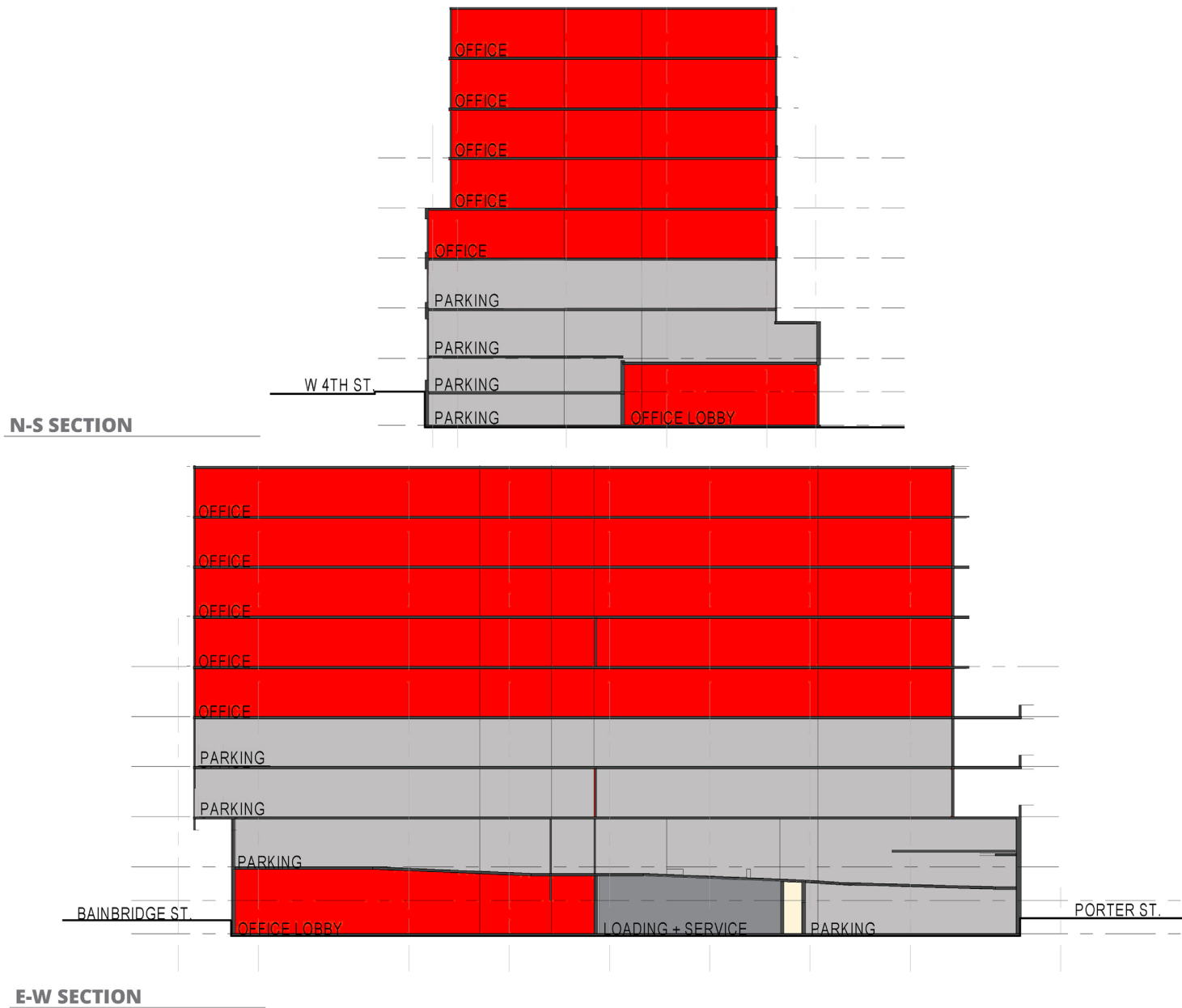
8TH FLOOR | 24,000 SF



9TH FLOOR | 24,000 SF



OFFICE STACKING PLAN



OFFICE PARKING

FOUR Floors of Parking | 206 total spaces

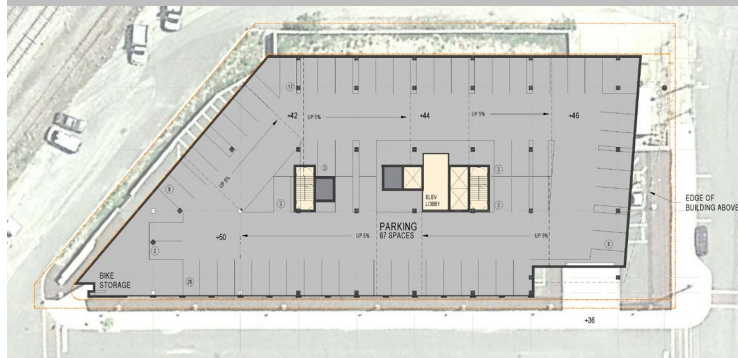
LEVEL 1 | 33 SPACES



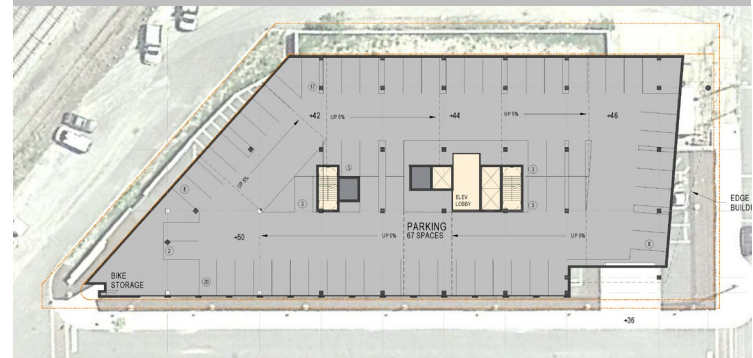
LEVEL 2 | 39 SPACES



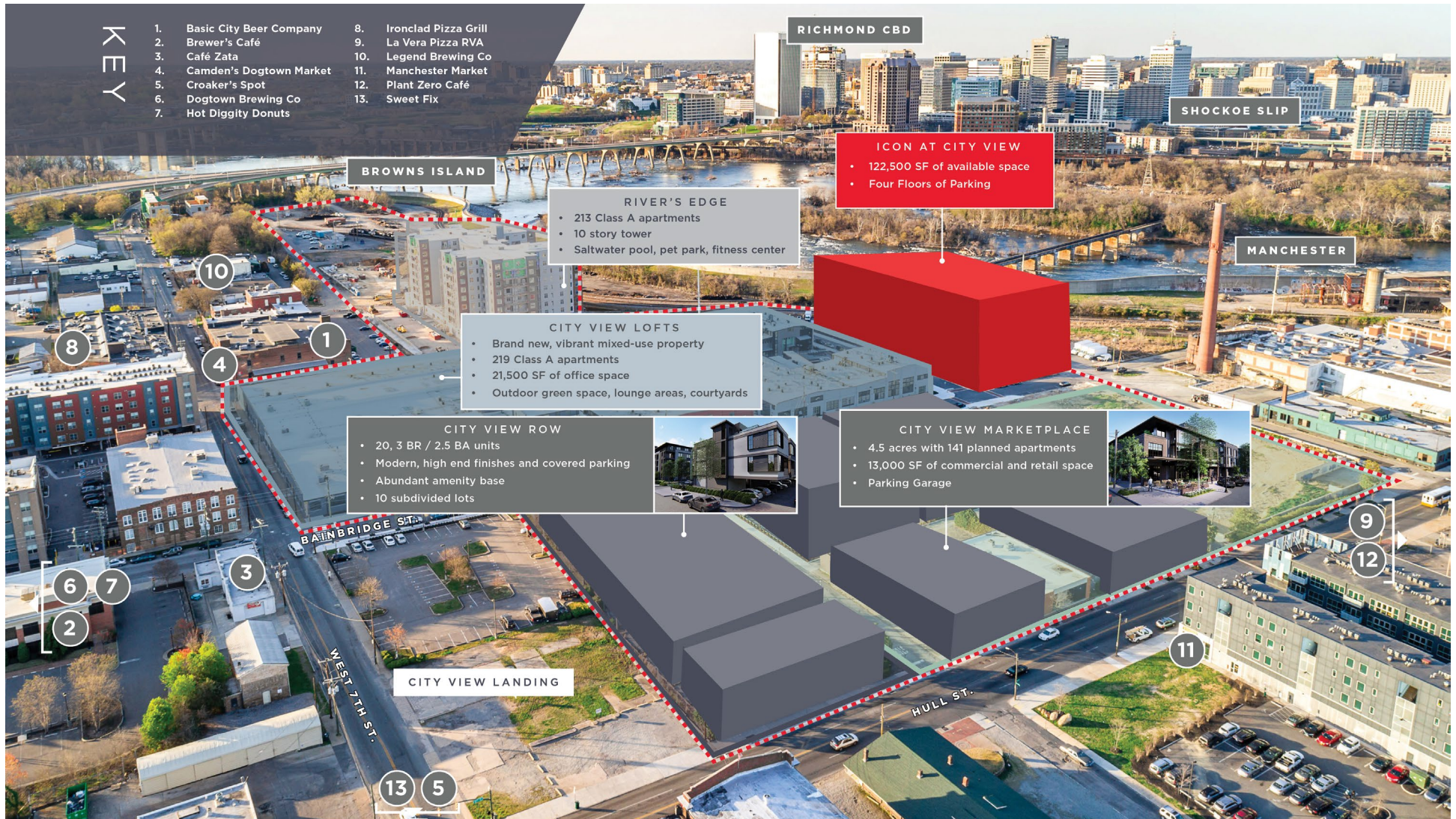
LEVEL 3 | 67 SPACES



LEVEL 4 | 67 SPACES



MANCHESTER NEIGHBORS





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THALHIMER