

FOR LEASE  
**4005 W. Broad St.**  
Richmond, VA



**REILLY MARCHANT**  
First Vice President  
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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

*5,965 SF  
AVAILABLE*



# PROPERTY FEATURES

- 5,965 SF AVAILABLE WITH PARKING
- Easy access from I-195 with frontage on W. Broad St.
- Minutes from Scott's Addition, the Museum District and The Fan
- Surrounded by office, residential and entertainment venues
- Prominent signage opportunity
- Call for pricing and terms

## JOIN NEARBY BUSINESSES



## Demographics

	1 Mile	3 Miles	5 Miles
Population	14,755	115,727	266,453
No. of Households	8,525	54,328	122,239
Avg. HH Income	\$112,943	\$109,785	\$97,328
Daytime Population	22,947	152,003	371,837





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