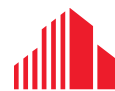




OFFICE FOR SALE – OWNER OCCUPIER

25 E. MAIN STREET
RICHMOND, VA



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY FEATURES



TOTAL SQUARE FOOTAGE

7,437 SF total building



AVAILABLE SQUARE FOOTAGE

4,958 SF on 1st and 2nd floors
Dry basement for storage



BUILDING FEATURES

Historic building with modern office build-out
Many private offices
Excellent signage opportunity
Highly visible
Sale-leaseback possible



ZONING

TOD-1



LOCATION

Prime 1st and Main downtown location



PARKING

On street or available in surrounding surface lots



SIGNAGE

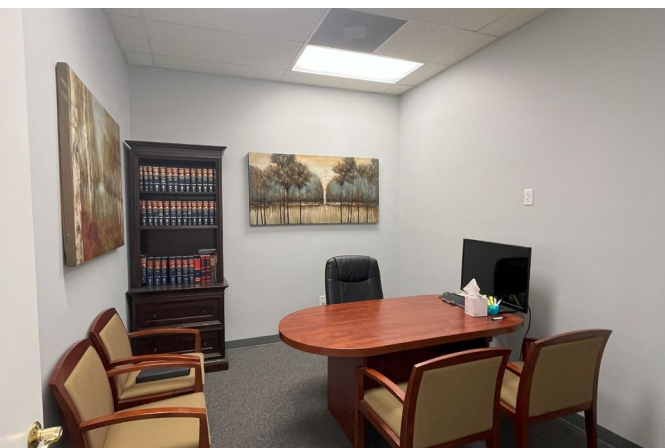
Building signage fronting Main St.

FIRST FLOOR

The first floor plan shows a building layout with the following features:

- Rooms and Areas:** 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 113, 114, 115.
- Staircases:** One staircase is labeled "UP" and "DOWN" in room 106. Another staircase is labeled "DOWN" in room 102.
- Power and Electrical:** A "POWER ENTRY FOR SYSTEMS FURN." is indicated near room 104. A "POWER POLE REQ'D" is marked near room 104.
- Other Features:** A kitchen area is shown in room 109, and a bathroom is shown in room 108. There are also several corridors and doorways throughout the plan.

PROPERTY PHOTOS



This aerial map of downtown Richmond, Virginia, highlights the proposed site for a 7,500-seat amphitheater, indicated by a red star on E Main Street. The map shows a dense urban area with numerous commercial buildings and businesses, many of which are labeled with their respective logos. Key streets shown include S Belvidere St, E Main St, E Grace St, E Broad St, E Franklin St, and E Cary St. Traffic volume data is provided for several major thoroughfares: 30,000 VPD for S Belvidere St, 33,000 VPD for E Main St, and 16,000 VPD for E Grace St. The proposed amphitheater site is located near the intersection of E Main St and E Grace St, adjacent to a large green space. Various local businesses and landmarks are marked with logos, including The Jefferson Hotel, Perly's, Henley, Subway, Metro by T-Mobile, Lillie & Pearl, Marriott, Hilton, La Gratta, Secret Showroom Society, Maya, Macy's, McDonald's, Ethyl Corporation, Dominion Energy, Delta Hotels, Potbelly, CoStar, Federal Reserve Bank of Richmond, and CHOPT. The map also shows the location of the proposed 7,500-seat amphitheater, marked with a red star and a callout box.



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