

DOWNTOWN OFFICE SPACE
FOR LEASE

10 S. 6TH STREET

RICHMOND, VIRGINIA





PROPERTY FEATURES

10 S. 16TH

UP TO 7,515 RSF



SF

3,734 - 7,515 RSF
Can be demised



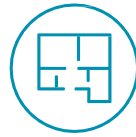
PARKING

On-site covered parking spaces available
Additional parking available in surrounding parking garages



BUILDING SECURITY

Secured access 24/7



FLOOR PLAN

Existing perimeter offices
Pantry
Conference room
Open work area



AMENITIES

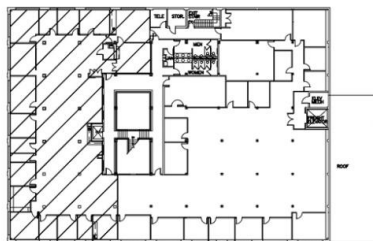
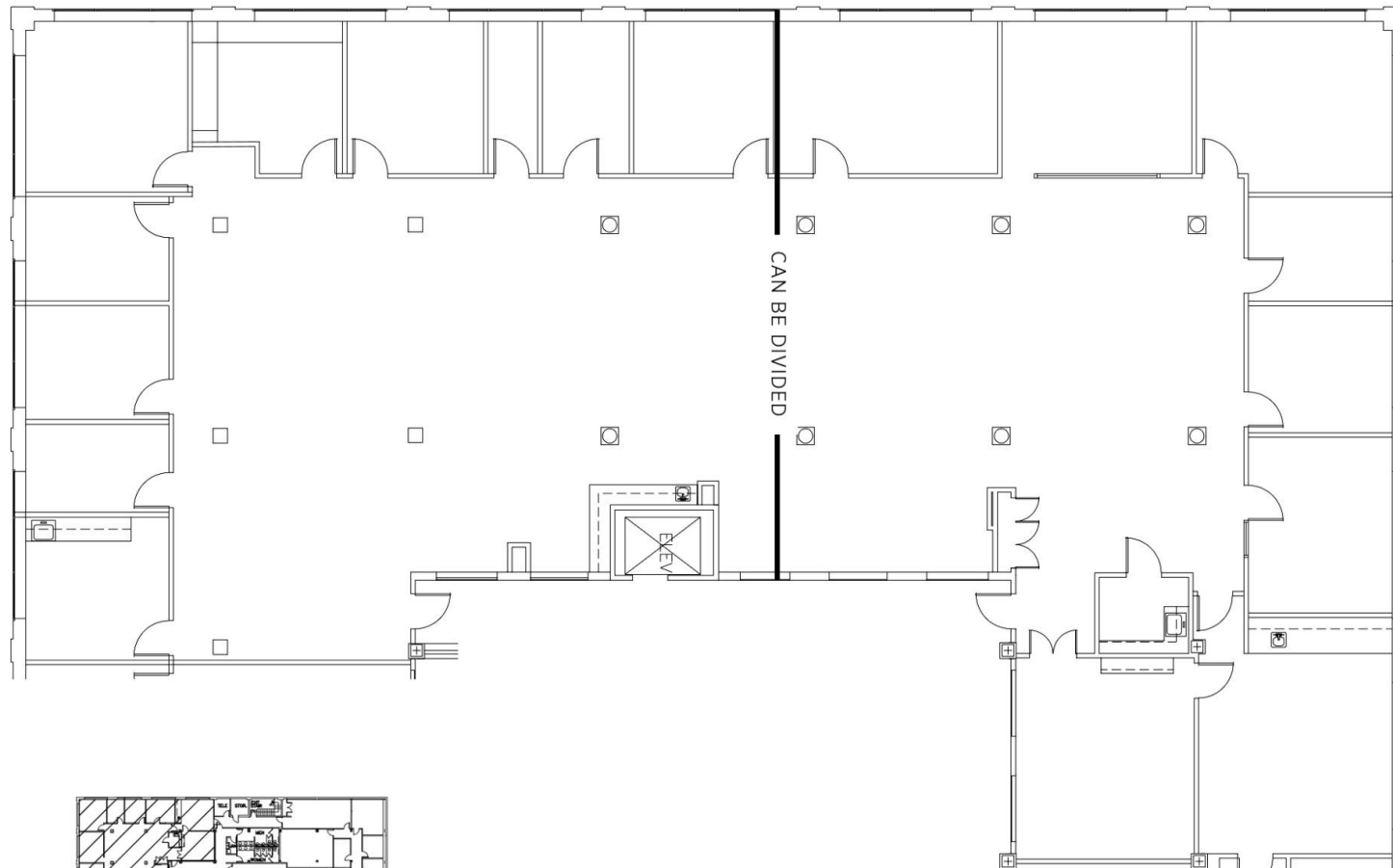
Tenant access to building break room and vending



FLOOR PLAN

UP TO 7,515 RSF

Can be demised into 3,734 RSF and 3,781 RSF



SECOND FLOOR KEY PLAN



Capitol Trail



Canal Walk



WALK
TO BROWN'S ISLAND,
TREDEGAR, BELE ISLE



Main Street Station



Shockoe Bridge



2 MILES
TO I-195 ON RAMP

19 MINUTE
DRIVE TO RICHMOND
INTERNATIONAL AIRPORT



Lucky Strike Building



3 MINUTE
WALK TO MAIN STREET AMTRAK STATION

1 MILE
TO VCU HEALTH



The Hard Shell



Shockoe Slip



DOWNTOWN

10 S 6th Street is located in historic downtown Richmond, where cobblestone streets, walking trails along the James River, and locally-owned restaurants create a vibrant and memorable urban environment. With over 250 restaurants and shops, 150+ murals and public street art, and over 70 historic attractions, Downtown Richmond is thriving destination for employers and employees alike.

AREA AMENITIES



RESTAURANTS

1	CASA DEL BARCO	20	NATIVE PLATE	39	IRONCLAD
2	BATEAU	21	SOUL TACO	40	ADDIS ETHIOPIAN
3	SOUTHERN RAILWAY	22	THE HARD SHELL	41	C'EST LE VIN
4	SINE	23	THERAPY RVA	42	SAUCE AND TOSS
5	MOM'S SIAM 2	24	BOTTOMS UP	39	IRONCLAD
6	THE URBAN FARMHOUSE	25	GRACE NOODLE	43	RICHBRAU BREWING
7	THE TOBACCO COMPANY	26	OAK & APPLE BBQ	44	GRANDSTAFF & STEIN
8	SPREZZA	27	SWEET SPOT ICE CREAM	45	HONEY WHYTE'S
9	SAM MILLERS	28	DAILYMENU	46	LEEK & THISTLE
10	CASA FIESTA	29	OLD CITY BAR	47	WHISK
11	CITY DOGS	30	ROSIE CONNOLLY'S PUB	48	STATION 2
12	CHOPT	31	HAVANA 59	49	EAST VILLA
13	POTBELLY	32	LULU'S	50	TREE'S TACOS
14	PADOW'S	33	JEWFRO	51	CHIC'N & BEER
15	THE PIT AND THE PEEL	34	LA BAMBA	52	CAPITAL ALE HOUSE
16	CAPITOL WAFFLE SHOP	35	BELLOS LOUNGE	53	CHICANO'S
17	MAIN STREET STEAKHOUSE	36	ACES SPORTS LOUNGE	54	LILLIE PEARL
18	MAPLE BOURBON	37	MARGARITAS CANTINA	55	RAPPAHANNOCK
19	JO-JO'S PIZZA	38	STADIUM SPORTS BAR	56	PERLY'S

LIFESTYLE

1	RESIDENCE INN	6	MAIN STREET STATION	11	DELTA HOTELS
2	THE BERKLEY	7	THE POE MUSEUM	12	MOXY HOTEL
3	THE OMNI	8	VIRGINIA HOLOCAUST MUSEUM	13	HOTEL GREENE
4	HOMEWOOD SUITES	9	VIRGINIA CAPITAL TRAIL	14	THE JEFFERSON
5	VCU MEDICAL CENTER	10	CANAL WALK		



RICHMOND RIVERFRONT DISTRICT

10 S 6TH STREET

BELLE ISLE
WOODED BIKE TRAILS, ROCK CLIMBING, QUARRY POND, AND ABUNDANT WILDLIFE
30 MIN WALK

RIVERFRONT AMPHITHEATER
7,500 PERSON VENUE UNDER CONSTRUCTION
15 MIN WALK

BROWN'S ISLAND
HOME TO FRIDAY CHEERS, DOMINION RIVERROCK & RICHMOND FOLK FESTIVAL
12 MIN WALK

COSTAR GROUP CAMPUS
750,000 SF UNDER CONSTRUCTION
10 MIN WALK

CANAL WALK
1.25 MILE WALK ALONG THE BANKS OF THE JAMES RIVER, & KANAWHA & HAXALL CANALS
17 MIN WALK

Richmond

COURT END

UPPER SHOCKOE VALLEY

SHOCKOE BOTTOM

SHOCKOE SLIP

CAPITOL HILL

CENTRAL OFFICE DISTRICT

Belle Isle

Belle and Mayo Islands

James River

Mayo Island

Richmond City Canal

Westvale Ave

Spring St

S 2nd St

Frederick St

Brown's Island

S 7th St

S 8th St

S 9th St

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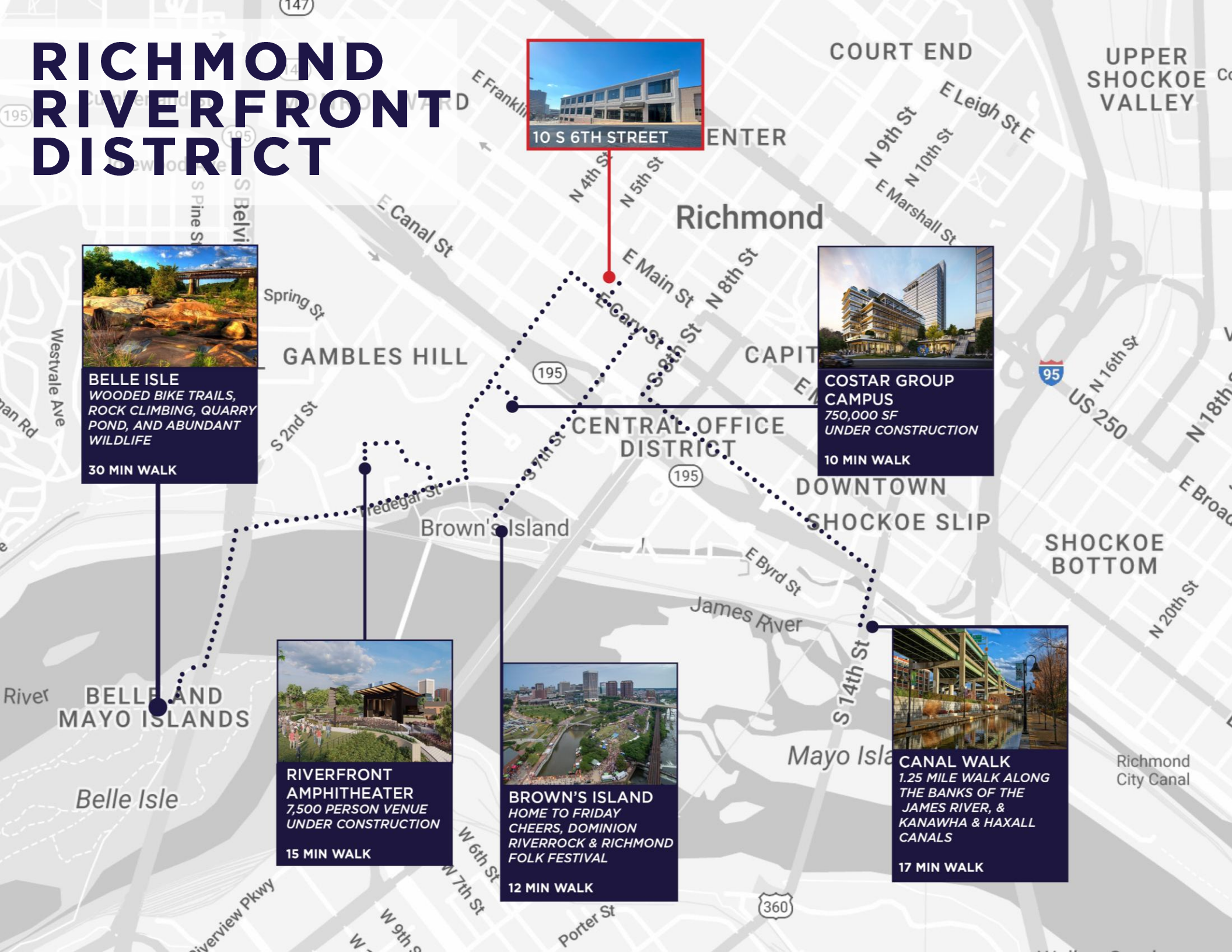
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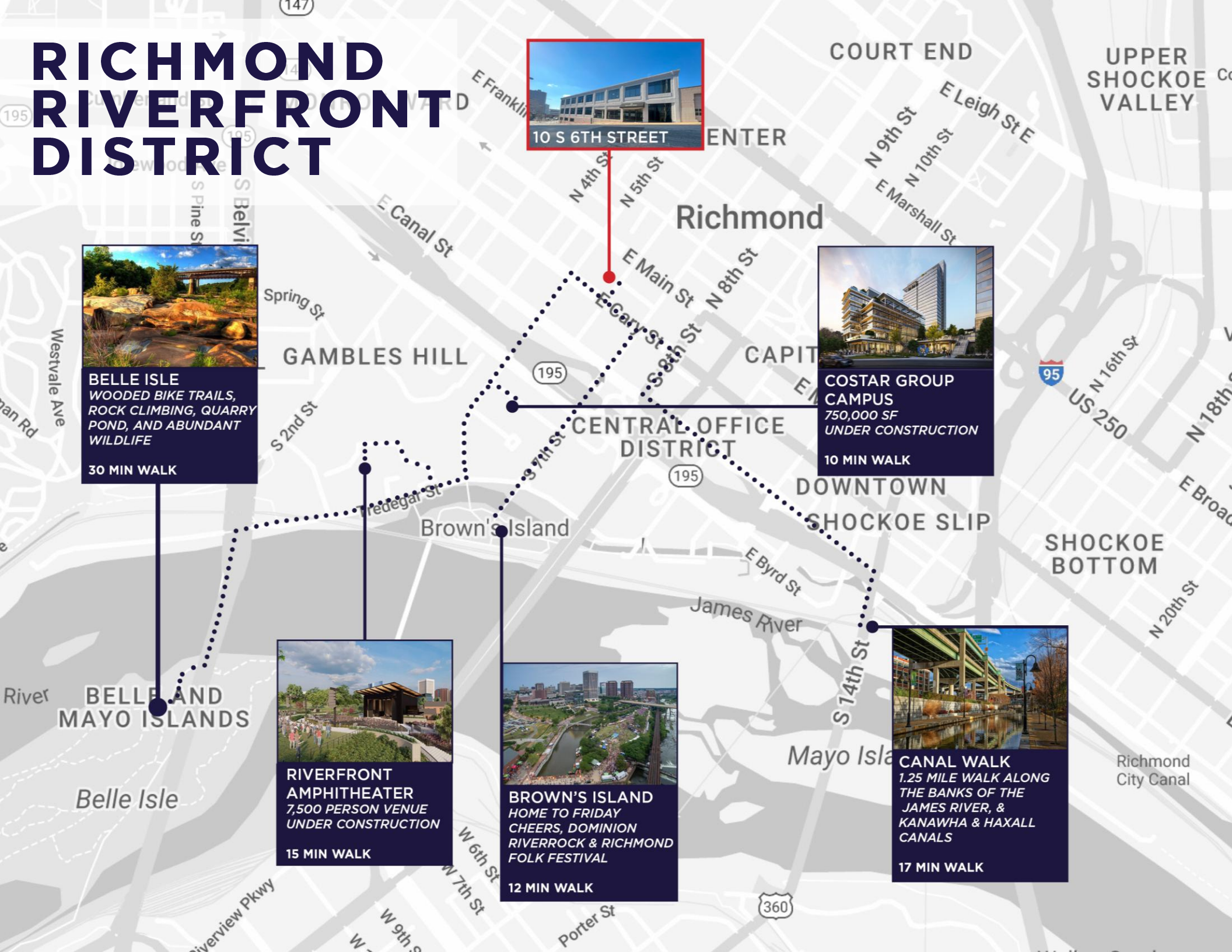
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A detailed map of the Richmond Riverfront District, showing the James River, various streets, and several development projects. A dotted line traces a walking route through the area. Callout boxes provide information about specific locations and projects, including walking distances. The map includes labels for major streets like E Main St, E Canal St, and E Byrd St, as well as landmarks like Belle Isle and Brown's Island. A red box highlights a specific location at 10 S 6th Street.

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RICHMOND RIVERFRONT DISTRICT

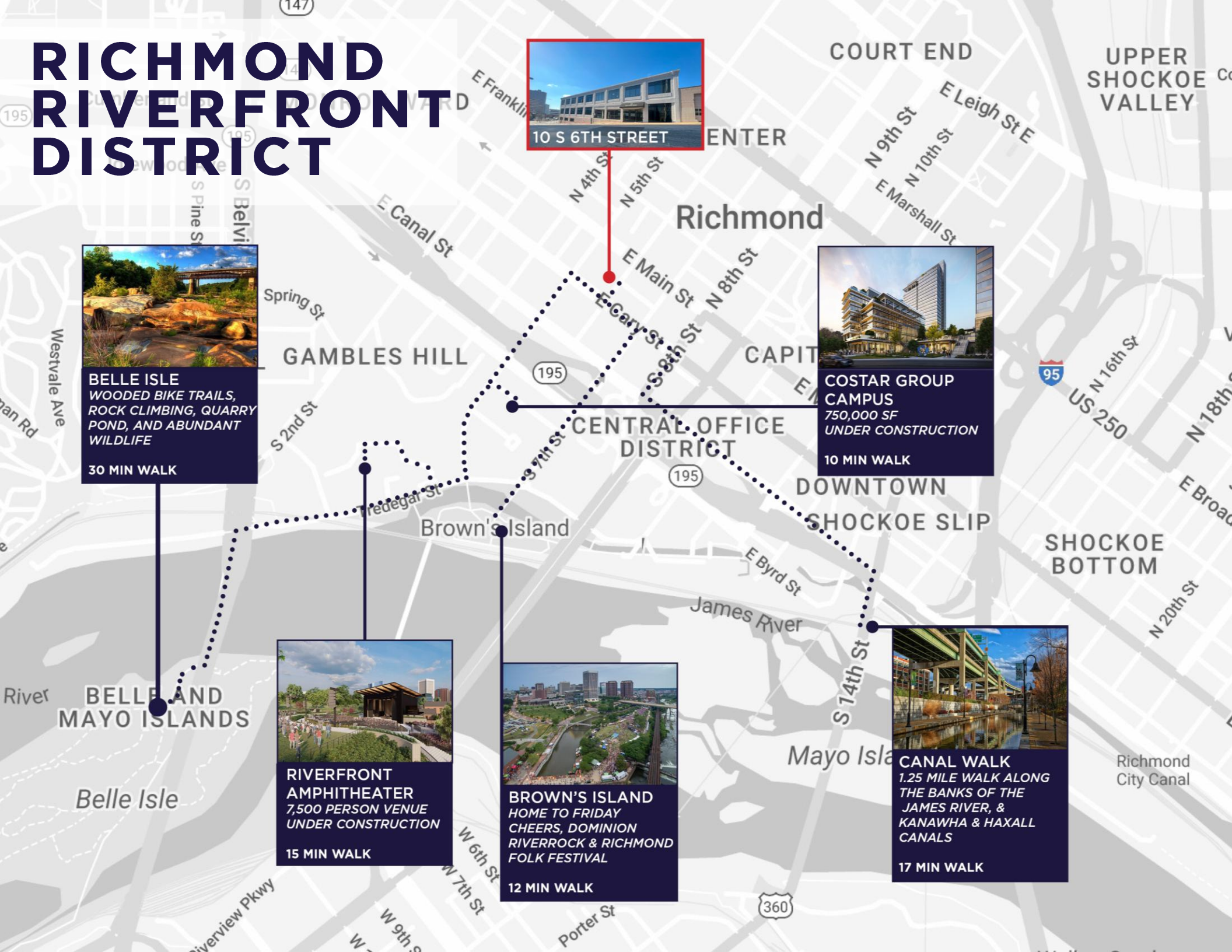
The map illustrates the Richmond Riverfront District, highlighting various walking paths and key locations along the James River and surrounding areas. The district includes the Central Office District, Downtown Shockoe Slip, and the Shockoe Bottom area.

Key Locations and Walking Routes:

- Belle Isle:** Wooded bike trails, rock climbing, quarry pond, and abundant wildlife. 30 min walk from the riverfront.
- Costar Group Campus:** 750,000 SF under construction. 10 min walk from the riverfront.
- Riverfront Amphitheater:** 7,500 person venue under construction. 15 min walk from the riverfront.
- Brown's Island:** Home to Friday Cheers, Dominion Riverrock & Richmond Folk Festival. 12 min walk from the riverfront.
- Canal Walk:** 1.25 mile walk along the banks of the James River, & Kanawha & Haxall Canals. 17 min walk from the riverfront.

Streets and Landmarks:

- Streets: E Franklin St, N 4th St, N 5th St, N 6th St, N 8th St, N 9th St, N 10th St, N 12th St, N 14th St, N 16th St, N 18th St, N 20th St, E Main St, E Canal St, Spring St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, Westvale Ave, Porter St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St.
- Landmarks: Belle Isle, Brown's Island, Mayo Island, Shockoe Bottom, Upper Shockoe Valley, Court End, Center, Capitol Hill, Downtown Shockoe Slip, Shockoe Bottom, Richmond City Canal.



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RICHMOND RIVERFRONT DISTRICT

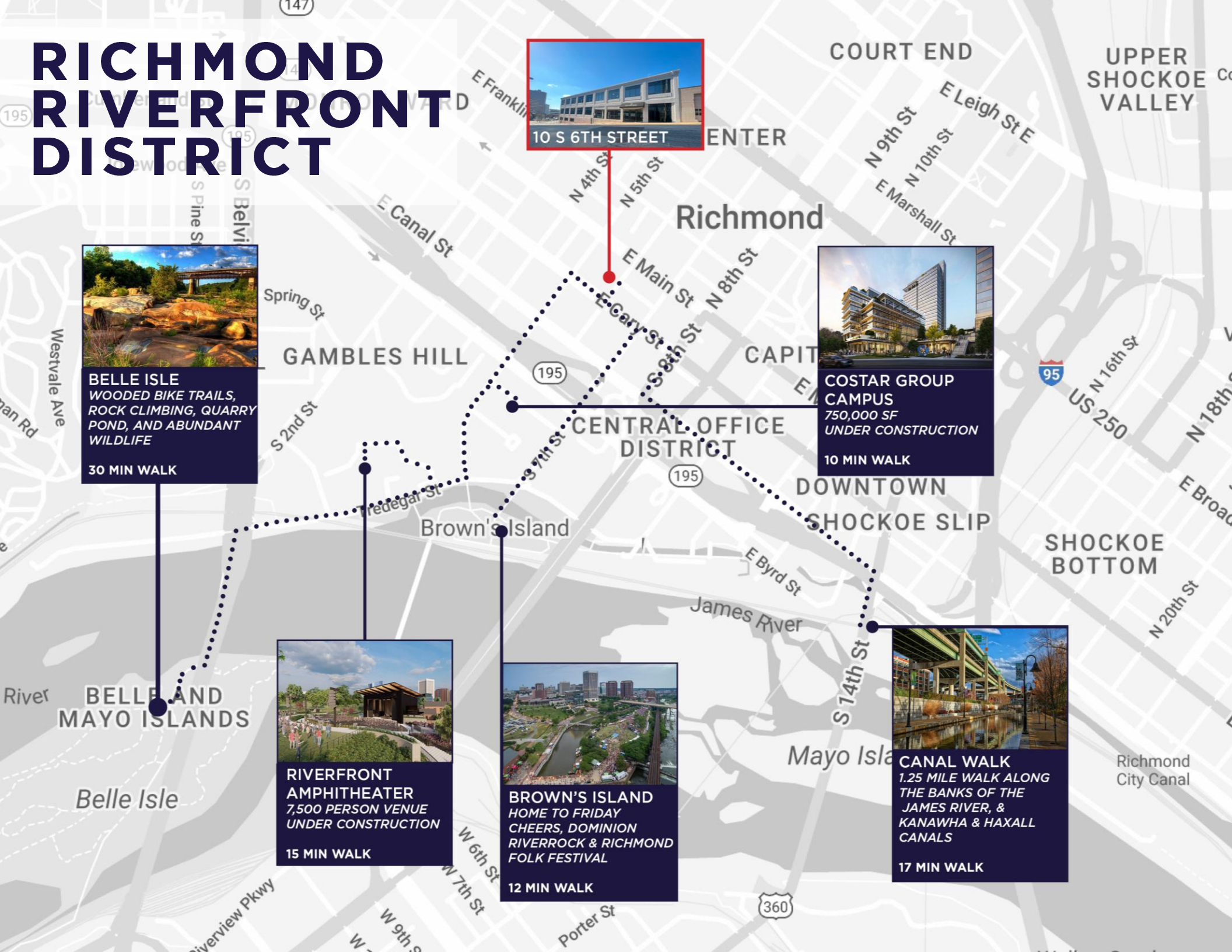
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Key Locations and Features:

- Belle Isle:** Wooded bike trails, rock climbing, quarry pond, and abundant wildlife. A 30-minute walk from the Central Office District.
- Costar Group Campus:** A 750,000 SF building under construction, located near E Main St and N 8th St. A 10-minute walk from the Central Office District.
- Riverfront Amphitheater:** A 7,500 person venue under construction, located near Brown's Island. A 15-minute walk from the Central Office District.
- Brown's Island:** Home to Friday Cheers, Dominion Riverrock & Richmond Folk Festival. A 12-minute walk from the Central Office District.
- Canal Walk:** A 1.25 mile walk along the banks of the James River, Kanawha & Haxall Canals. A 17-minute walk from the Central Office District.

Map Labels:

- Districts:** GAMBLES HILL, CENTRAL OFFICE DISTRICT, DOWNTOWN, SHOCKOE SLIP, SHOCKOE BOTTOM.
- Streets:** E Franklin, E Canal St, Spring St, S 2nd St, S Pine St, S Belvi, N 4th St, N 5th St, E Main St, N 8th St, E Gary St, S 9th St, E Marshall St, N 9th St, N 10th St, E Leigh St, N 16th St, N 18th St, N 20th St, W 6th St, W 7th St, W 9th St, Porter St, Westvale Ave, Man Rd, E Broad.
- Waterways:** James River, Belle Isle, Mayo Islands, Shockoe Bottom.
- Highways:** I-95, US-250, SR-360.

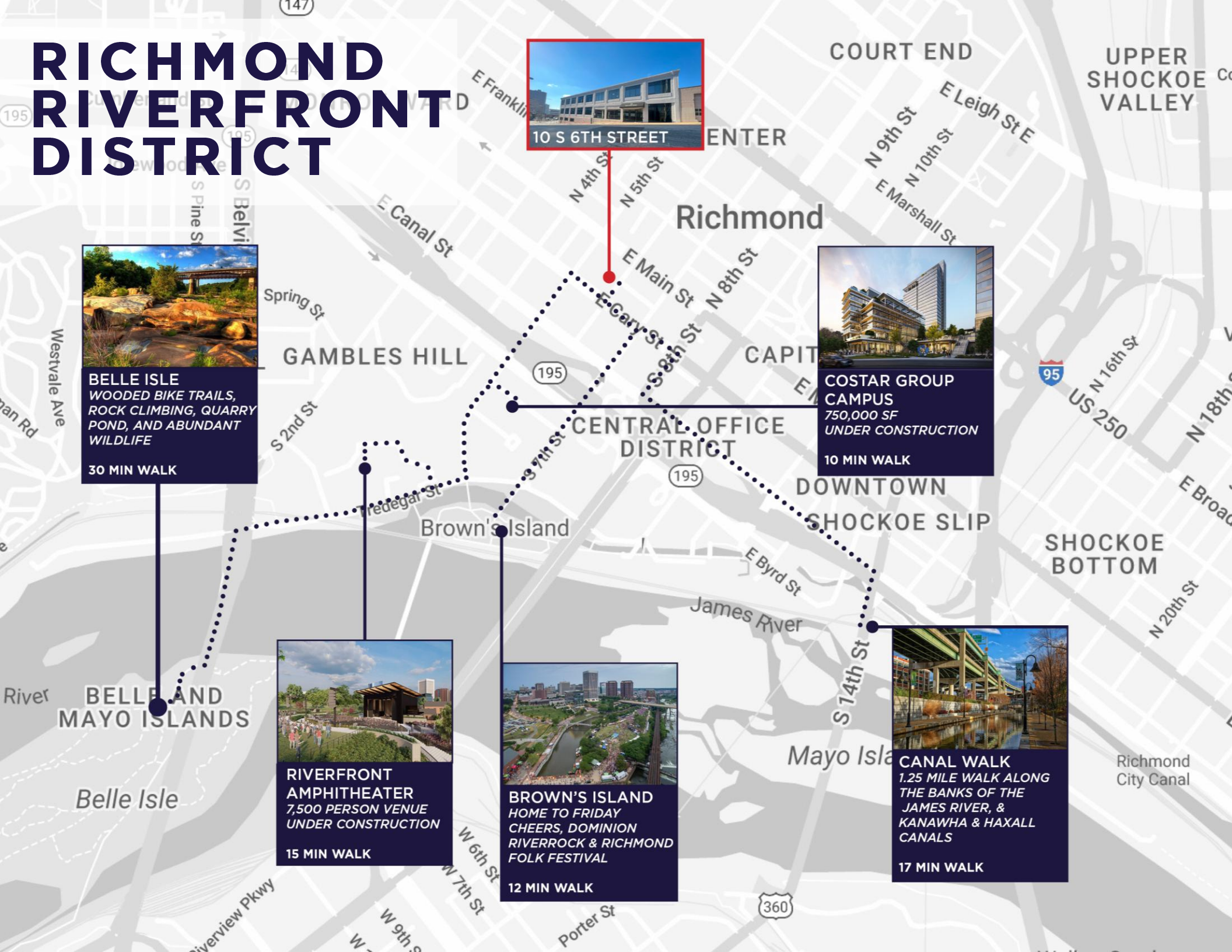
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RICHMOND RIVERFRONT DISTRICT

The map illustrates the Richmond Riverfront District, highlighting several key locations and their proximity to each other via walking paths:

- BELLE ISLE**: WOODED BIKE TRAILS, ROCK CLIMBING, QUARRY POND, AND ABUNDANT WILDLIFE. 30 MIN WALK from the Central Office District.
- COSTAR GROUP CAMPUS**: 750,000 SF UNDER CONSTRUCTION. 10 MIN WALK from the Central Office District.
- RIVERFRONT AMPHITHEATER**: 7,500 PERSON VENUE UNDER CONSTRUCTION. 15 MIN WALK from Belle Isle.
- BROWN'S ISLAND**: HOME TO FRIDAY CHEERS, DOMINION RIVERROCK & RICHMOND FOLK FESTIVAL. 12 MIN WALK from the Central Office District.
- CANAL WALK**: 1.25 MILE WALK ALONG THE BANKS OF THE JAMES RIVER, & KANAWHA & HAXALL CANALS. 17 MIN WALK from the Central Office District.

The map also shows major streets such as E Main St, N 4th St, N 5th St, N 6th St, N 8th St, N 9th St, N 10th St, N 12th St, N 14th St, N 16th St, N 18th St, N 20th St, S 1st St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, Westview Pkwy, and Porter St. The James River and Kanawha Rivers are also depicted.



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James River

Mayo Island

Richmond City Canal

Westvale Ave

Spring St

S 2nd St

Frederick St

Brown's Island

W 6th St

W 7th St

W 9th St

Porter St

E Canal St

E Main St

E Byrd St

E Franklin

N 4th St

N 5th St

N 8th St

N 9th St

N 10th St

N 16th St

N 18th St

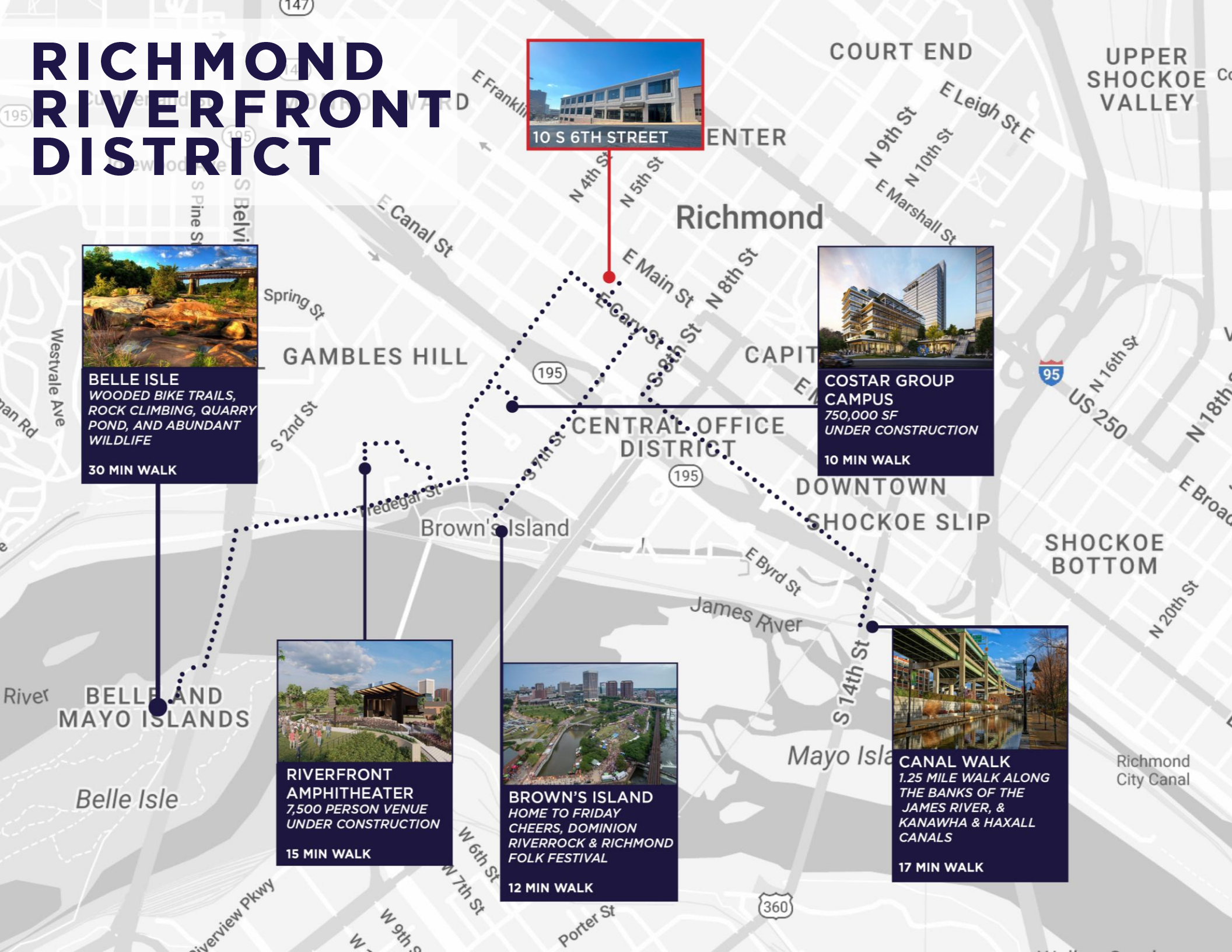
N 20th St

E Leigh St E

E Marshall St

US 250

US 360



RICHMOND RIVERFRONT DISTRICT

10 S 6TH STREET

BELLE ISLE
WOODED BIKE TRAILS, ROCK CLIMBING, QUARRY POND, AND ABUNDANT WILDLIFE
30 MIN WALK

RIVERFRONT AMPHITHEATER
7,500 PERSON VENUE UNDER CONSTRUCTION
15 MIN WALK

BROWN'S ISLAND
HOME TO FRIDAY CHEERS, DOMINION RIVERROCK & RICHMOND FOLK FESTIVAL
12 MIN WALK

COSTAR GROUP CAMPUS
750,000 SF UNDER CONSTRUCTION
10 MIN WALK

CANAL WALK
1.25 MILE WALK ALONG THE BANKS OF THE JAMES RIVER, & KANAWHA & HAXALL CANALS
17 MIN WALK

Richmond

COURT END

UPPER SHOCKOE VALLEY

SHOCKOE BOTTOM

SHOCKOE SLIP

CAPITOL DISTRICT

CENTRAL OFFICE DISTRICT

GAMBLES HILL

Belle Isle

Belle and Mayo Islands

James River

Mayo Island

Richmond City Canal

Westvale Ave

Spring St

S 2nd St

Frederick St

W 6th St

W 7th St

W 9th St

Porter St

E Canal St

E Main St

E Byrd St

E Franklin

N 4th St

N 5th St

N 8th St

N 9th St

N 10th St

N 16th St

N 18th St

N 20th St

E Leigh St E

E Marshall St

US 250

US 360

A detailed map of the Richmond Riverfront District, showing the James River, various streets, and key landmarks. The map is overlaid with a dotted line representing a walking route. Five callout boxes provide information about specific locations: 1. Belle Isle: A scenic view of the island with a bridge. Text: "BELLE ISLE WOODED BIKE TRAILS, ROCK CLIMBING, QUARRY POND, AND ABUNDANT WILDLIFE 30 MIN WALK". 2. Riverfront Amphitheater: A rendering of a large outdoor venue. Text: "RIVERFRONT AMPHITHEATER 7,500 PERSON VENUE UNDER CONSTRUCTION 15 MIN WALK". 3. Brown's Island: An aerial view of the island with a river. Text: "BROWN'S ISLAND HOME TO FRIDAY CHEERS, DOMINION RIVERROCK & RICHMOND FOLK FESTIVAL 12 MIN WALK". 4. Canal Walk: A view of a walkway along a canal. Text: "CANAL WALK 1.25 MILE WALK ALONG THE BANKS OF THE JAMES RIVER, & KANAWHA & HAXALL CANALS 17 MIN WALK". 5. Costar Group Campus: A rendering of a modern office building. Text: "COSTAR GROUP CAMPUS 750,000 SF UNDER CONSTRUCTION 10 MIN WALK". The map also shows the Central Office District, Downtown Shockoe Slip, and Shockoe Bottom. Major streets like E Main St, E Canal St, and E Byrd St are labeled. The James River and Mayo Island are also visible.



CONTACT

AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

Thalhimer Center
1100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

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