

OFFICE FOR LEASE THE BOOKBINDERY

2201 W Broad Street | Richmond, VA 23220



CUSHMAN &
WAKEFIELD

THALHIMER

[VIEW WEBSITE](#)



Available January 2025 | 3,053 RSF Former Architect Space | Loaded With Upgrades

For more information, contact:

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A PROPERTY OF:
BERMAN KAPPLER

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

OFFICE FOR LEASE

THE BOOKBINDERY

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60,000 SF
Class A Historic Renovation



Availability

Space	Size	Timing
Suite 207	3,053 RSF	Available Jan 31, 2025

OVER \$215,000 IN RENOVATIONS!

PROPERTY FEATURES

- Near Scott's Addition
- Walker's Paradise with a Walk Score of 91
- Across the street from Whole Foods
- Pulse Bus stop in front of building - offering great public transportation
- Covered parking for tenants & guests
- Rooftop covered terrace
- Exterior tenant directory
- Abundant nearby amenities
- Energy Star Certified Building
- New roof, new HVAC, common area & lobby renovations & garage LED lighting
- Over 150,000 SF of new leases signed within two blocks of the BookBindery. Join firms such as Carmax to the new epicenter of Richmond.
- Great Access, Great Space!

- Pulse Bus stop & Whole Foods across the street
- Walk to Scott's Addition's numerous amenities (Walk Score of 91)
- First class fitness center on site
- Adjoining 170-space multi-level covered parking deck
- 2017-2019 Building renovation: New roof & state-of-the-art heating & cooling system

Join Neighborhood Businesses



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Neighborhood Amenities

- Across the street from Whole Foods and the Sauer Center
- Stroll to these restaurants, eateries, bar and breweries in the immediate neighborhood

- 1 LEVEL Restaurant & Bar
- 2 Pies and Pints
- 3 The Savory Grain
- 4 The Boiling Crab

- 5 City Diner
- 6 Starbucks
- 7 Chicken Fiesta
- 8 Sally Bell's Kitchen

- 9 Gersi RVA
- 10 Sabai
- 11 Lee's Famous Recipe Chicken
- 12 Hardywood Park Craft Brewery



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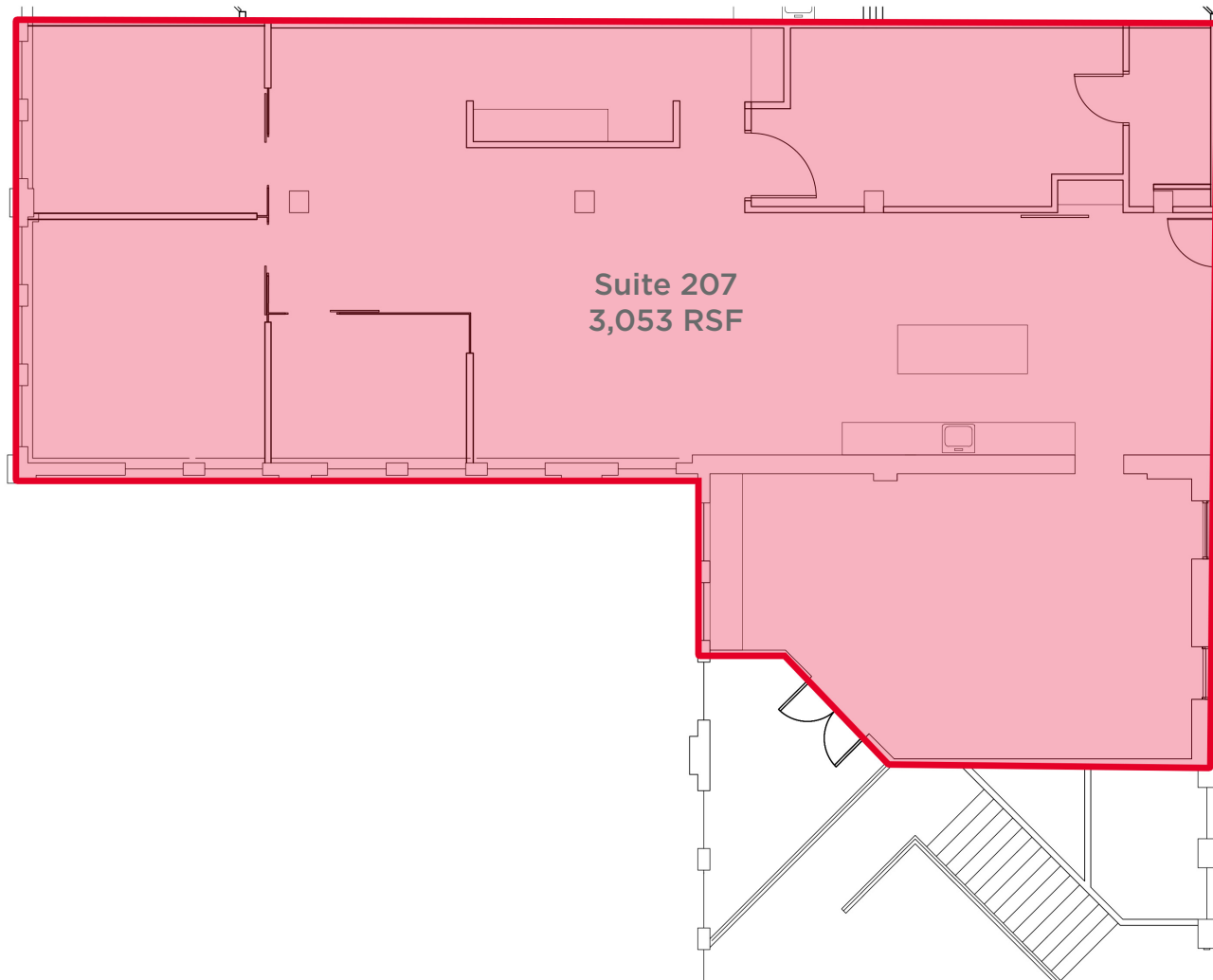
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Suite 207 – 3,053 RSF

- Available January 31, 2025
- Over \$215,000 (\$70.42 PSF) in Tenant Improvements



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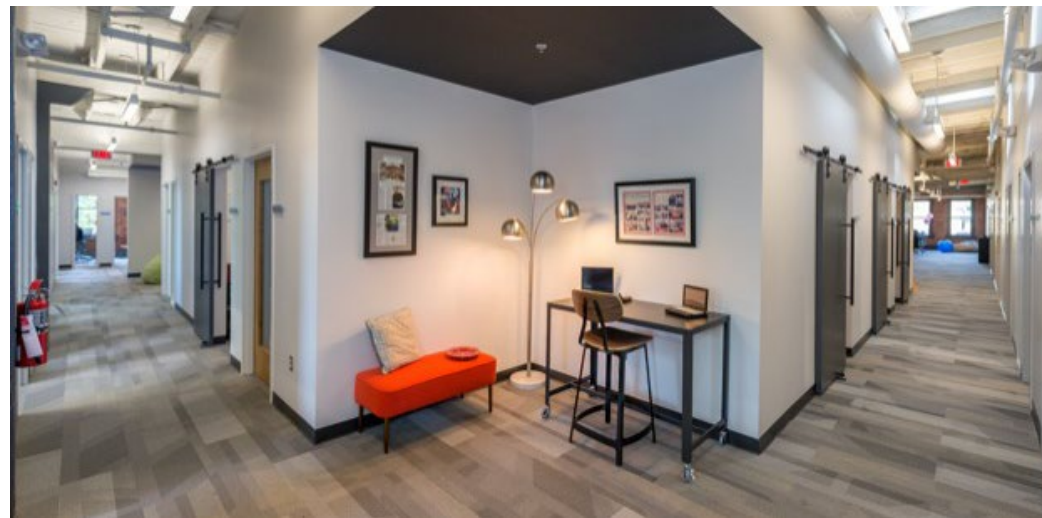
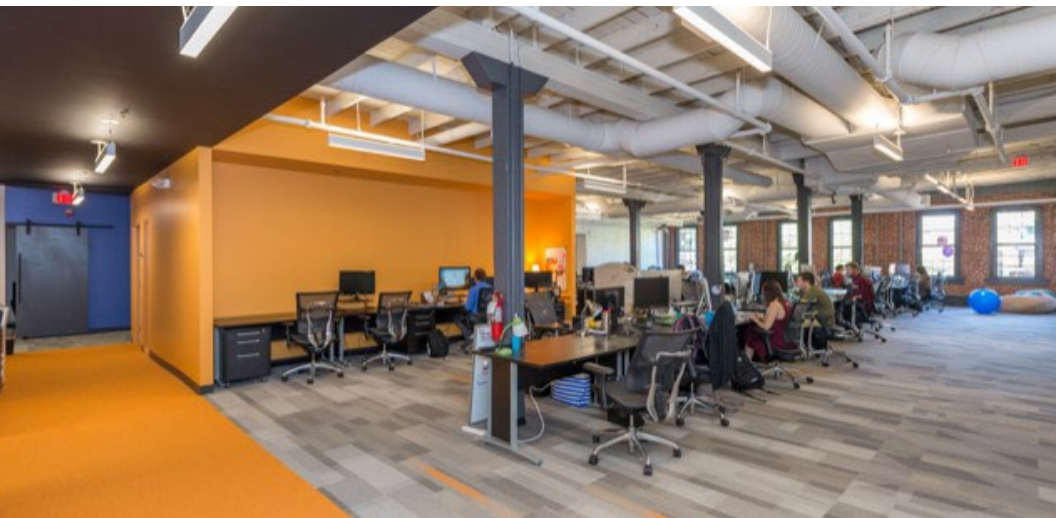
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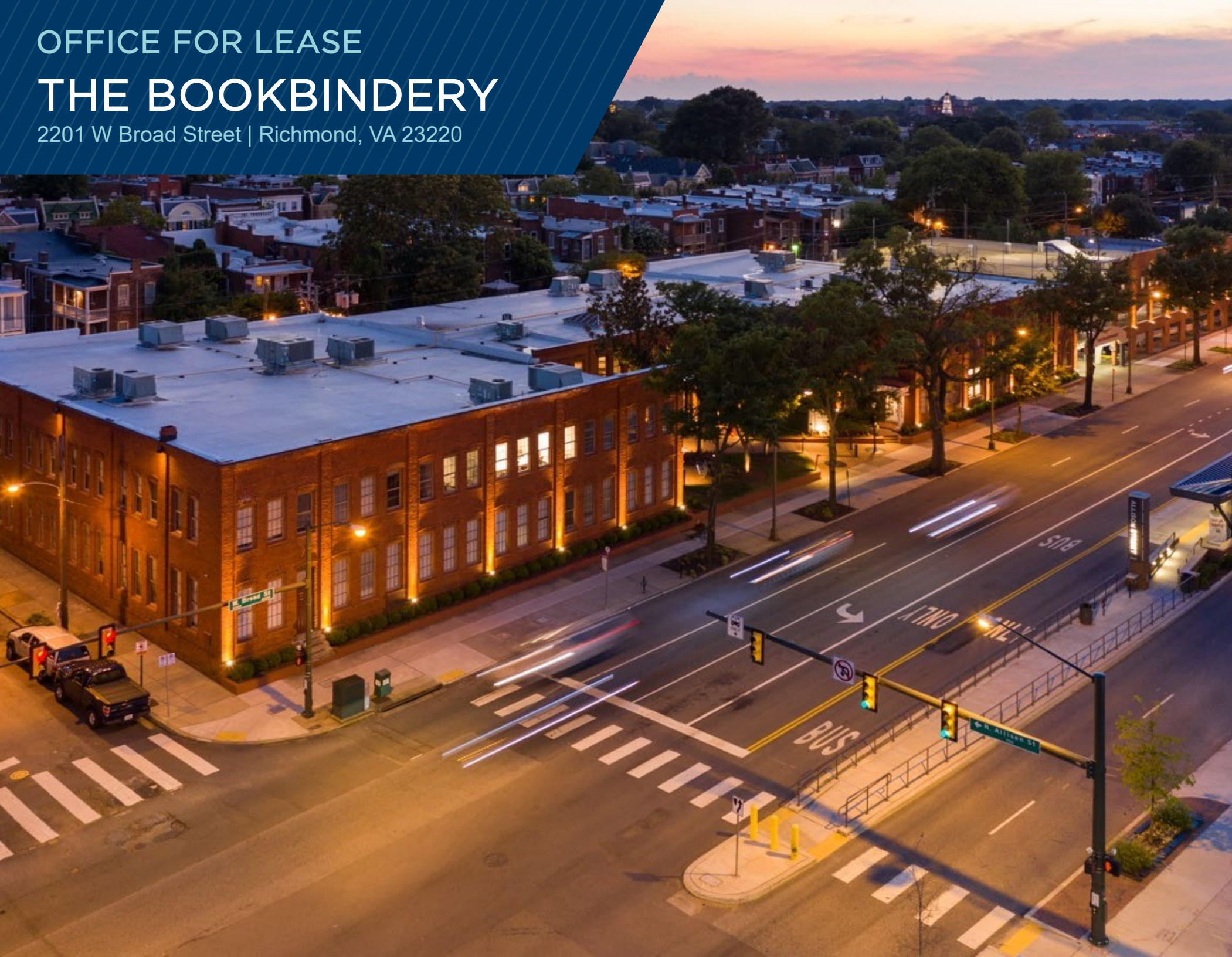
Across the street from new Carmax
Headquarters, Pulse bus stop &
Whole Foods



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History of The BookBindery

The BookBindery was built by Luther H. Jenkins to house L.H. Jenkins, Inc., which grew into one of the finest and largest book manufacturers in America.

The bottom illustration depicts the building as it stands now, with the wing on the right added in 1917- designed by renown architect, Charles Robinson.

1900



1905



1917



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