

For Immediate Release

Class A Office Development Coming to the Boulevard

63,800 SF office building will be Richmond's newest premier creative destination

RICHMOND, VIRGINIA, June 7, 2017 – Cushman & Wakefield | Thalhimer is pleased to announce a new landmark class A office development on the Boulevard at the gateway to the City of Richmond. The Rebkee Company, and partners Dan Gecker and Steve Leibovic with Serabi Development, are excited to build on the energy and revitalization of Scott's Addition and the Boulevard with a new 63,800 square foot class A office building to complement the existing mixed-use neighborhood.

The office development will be located at 949 Myers Street, adjacent to the newly announced River City Roll and within walking distance of amenities like Starbucks, En Su Boca, Fat Dragon, and BowTie Cinema. A rooftop terrace and balconies for office tenants will offer views of the Redskins training facility and the neighborhood around it, while a patio with landscaping and bike racks will encourage pedestrian traffic. "There is a palpable energy in this neighborhood that people want to be a part of... the Boulevard and Scott's Addition has become *organically*- what every large scale mixed-use development has tried to achieve, and is quickly becoming the new gateway to the City of Richmond. Our goal is to provide a class A office environment for companies who are looking for something different, and who want to recruit and retain the best talent Richmond has to offer," notes Jason Guillot, exclusive leasing representative with Cushman & Wakefield | Thalhimer. Guillot further comments, "When people go to work every day, we want them to have a physical connection with the neighborhood surrounding the building, unlike a typical office experience in the suburbs. This is a one-of-a-kind opportunity."

Located in one of Richmond's most sought-after neighborhoods, 949 Myers Street is not a typical brick-and-beam creative space. This state-of-the-art development will be a high-profile, Class A office building unlike anything found on the Boulevard or in Scott's Addition. Exterior architectural details integrate seamlessly into the surrounding warehouse-laden neighborhood. Floor-to-ceiling factory windows will contrast with modern, high-end interior finishes, a cutting-edge technology infrastructure, and build-outs that promote collaborative, creative workspace that one would expect to find in premier office towers. The site is strategically situated at the edge of Scott's Addition – surrounded by an abundance of restaurants, coffee shops, breweries, and entertainment and just minutes from all that downtown Richmond has to offer.

Partner in the development, Steve Leibovic, comments "We are excited to bring the prospect of new class A office space to Scott's Addition, which has seen an explosive growth of apartments, restaurants, breweries and commercial space. Following the success of Cookie Factory Lofts, and building on the highly anticipated River

For Further Information Contact:

Jason Guillot, SIOR
First Vice President
+1 804 697 3561
jason.guillot@thalhimer.com

City Roll, we believe a class A office development fits in well with the urbanization of this important gateway to the City of Richmond. We look forward to partnering with forward-thinking office users who want to join a thriving urban residential and commercial hub, attracting everyone from millennials to empty nesters.”

Full property brochure available at: <https://www.thalhimer.com/properties/the-boulevard>







About Cushman & Wakefield | Thalhimer

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