



**THALHIMER**

**CREATIVE OFFICE SPACE FOR LEASE**  
**1710 Altamont Avenue**  
Richmond, Virginia 23230

**NEARBY PARKING  
NOW AVAILABLE!**



**Creative Office in Scott's Addition | Competitively Priced**

For more information, contact:

**AMY BRODERICK**

Senior Vice President

804 344 7189

[amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com)

**KATE HOSKO**

Vice President

804 344 7169

[kate.hosko@thalhimer.com](mailto:kate.hosko@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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**Property Features**

- **HISTORIC CHARACTER IN SCOTT'S ADDITION**
- Abundant natural light
- Two large skylights
- Interior is completely customizable
- Efficient layout
- Street parking
- Competitive rent

**Façade Improvements Coming Soon**

- Glass block windows on façade to be replaced with new windows
- Fresh paint

**Visibility & Location**

- **Signage Opportunity**
- Arthur Ashe Boulevard visibility
- Walk to restaurants, breweries, and entertainment in Scott's Addition
- 3 Mins to I-95/64
- Street parking



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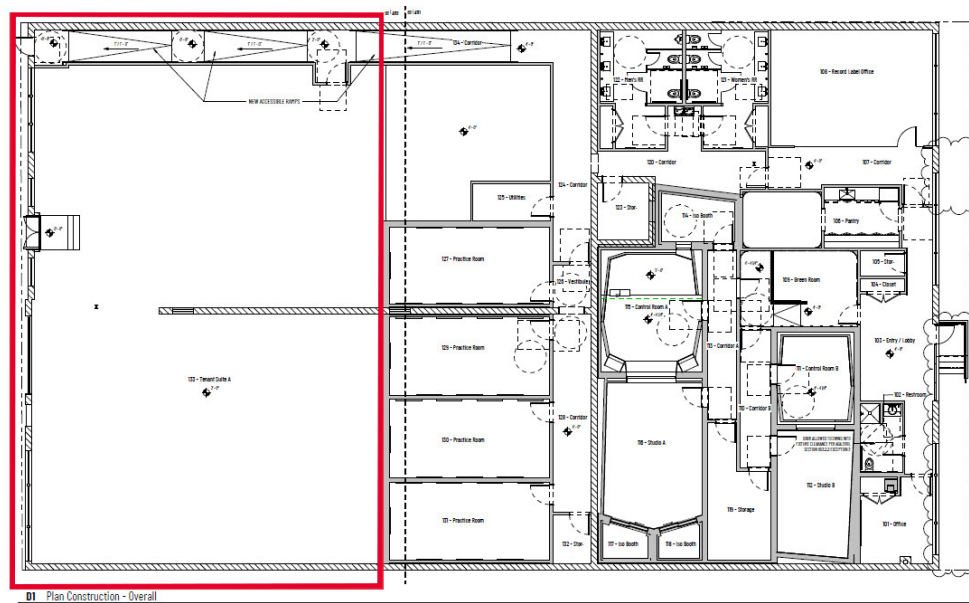
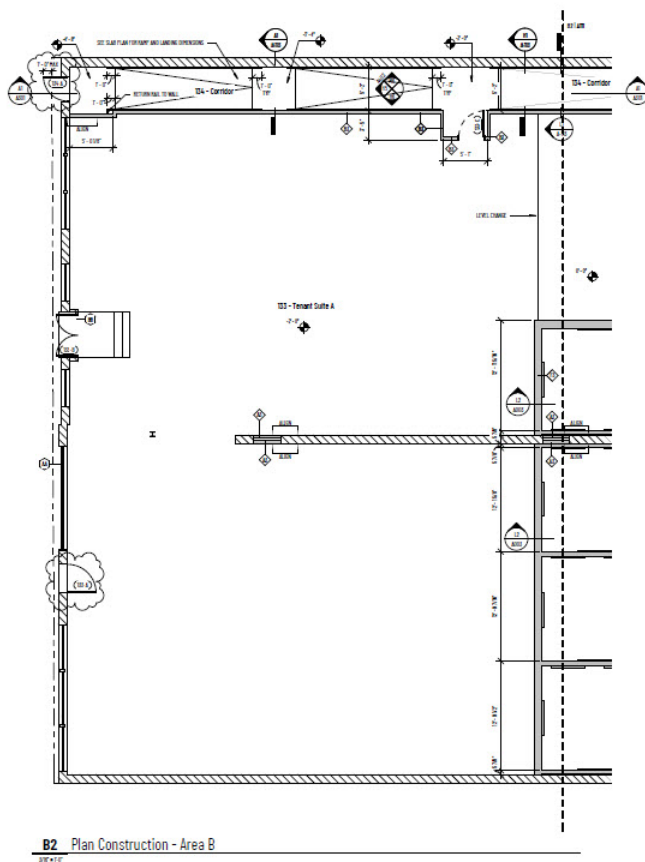
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**Current Floorplan**  
**4,400 SF**



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## 1710 Altamont Avenue

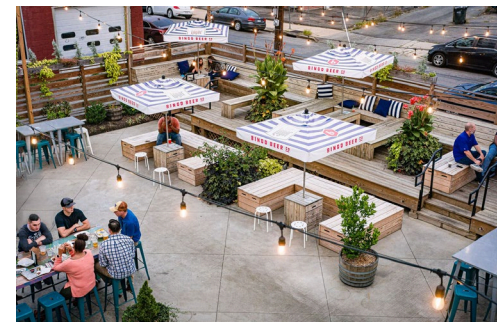
Richmond, Virginia 23230

## Join Richmond's Fastest-Growing Neighborhood

Once a bustling industrial area, Scott's Addition is now the City of Richmond's fastest growing neighborhood. Although known for its impressive collection of over 13 breweries, cideries, meaderies, and distilleries, Scott's Addition is also home to nationally-recognized restaurants, rooftop bars, a boutique bowling alley, cinema, shuffleboard bar, retail shops, and more. Convenient access to Interstates 64, 95, 195, and the Powhite Parkway have also led to a growing number of employers choosing to relocate or open new offices in the neighborhood.

### Major Employers in Scott's Addition

- Moseley Architects
- Hazen
- NDP
- Estes
- Hatch
- Dominion Payroll Services
- Whiting Turner
- Grenova
- Carlotz
- Gather
- Tahzoo



### Award Winning Restaurants

- Brenner Pass – Bon Appetit's Top 50 New Restaurants in America (2018)
- Longoven – Bon Appetit's Third-Best New Restaurant in America (2019)
- ZZQ – Best BBQ in Virginia by Food & Wine Magazine (2018)
- Peter Chang – Peter Chang James Beard Nominated Chef (2020)



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**13**

BREWERIES

**25+**

BARS & RESTAURANTS

**1,100**

NEW APARTMENT  
UNITS SINCE 2015

**250,000**  
**SF**

OF NEW OFFICE &  
RETAIL SINCE 2015

**0%**

OFFICE VACANCY

**33%**

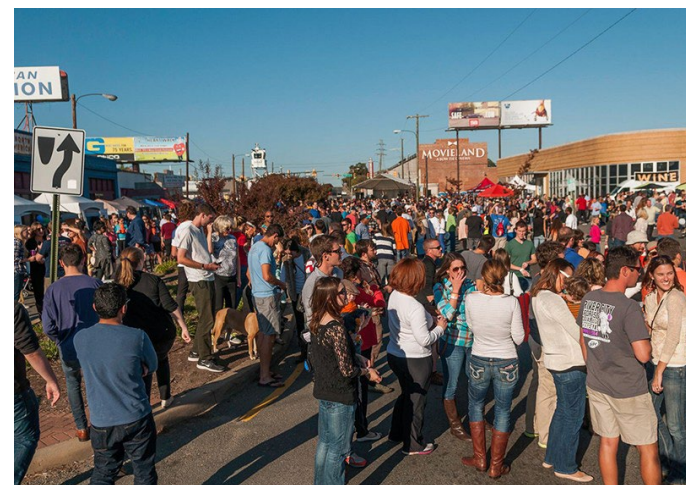
OFFICE RENT INCREASE  
SINCE 2016

**3.6%**

MULTIFAMILY RENT  
GROWTH Y-O-Y

**1,200**

NEW APARTMENT  
UNITS PLANNED



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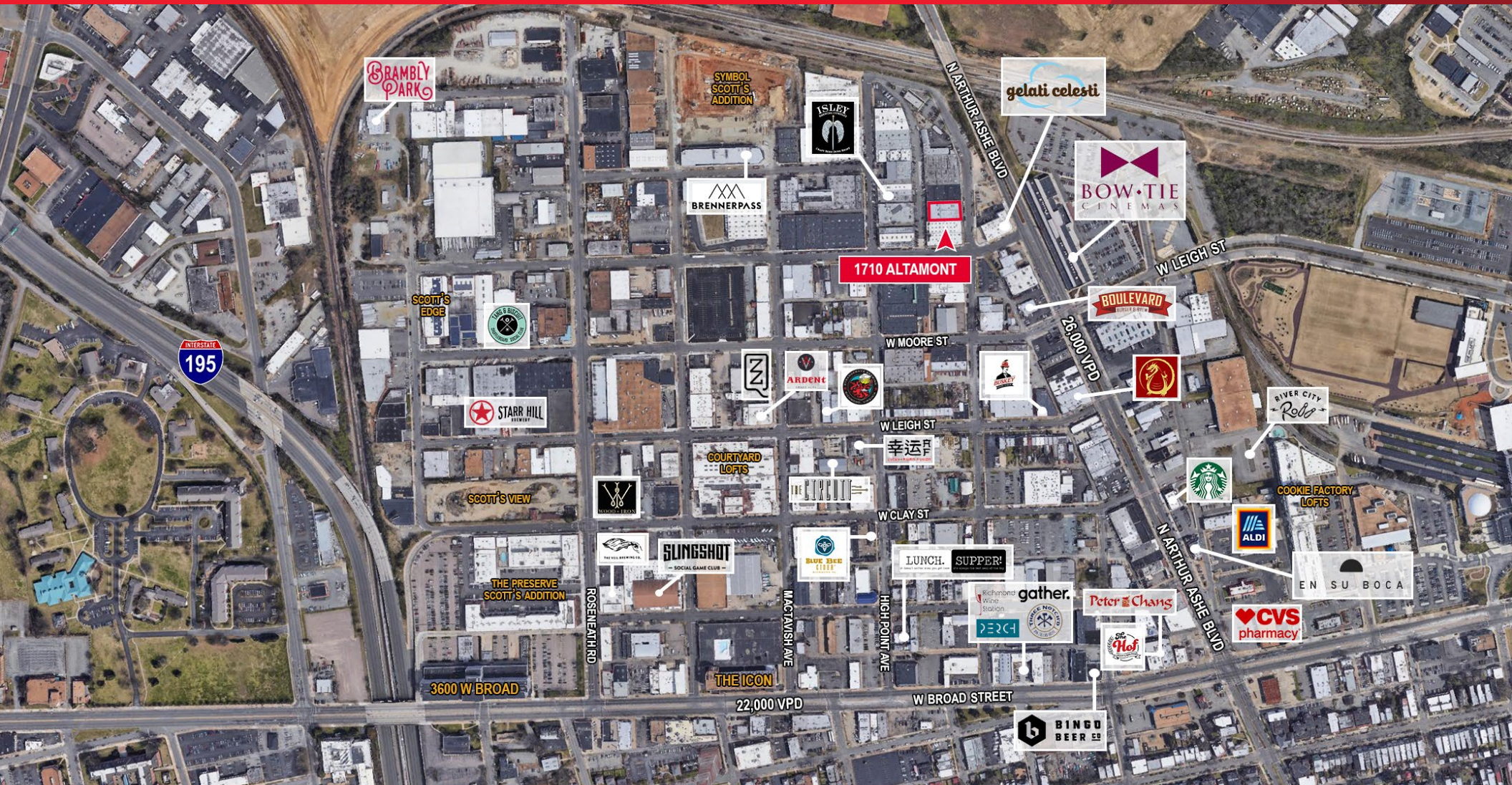


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