

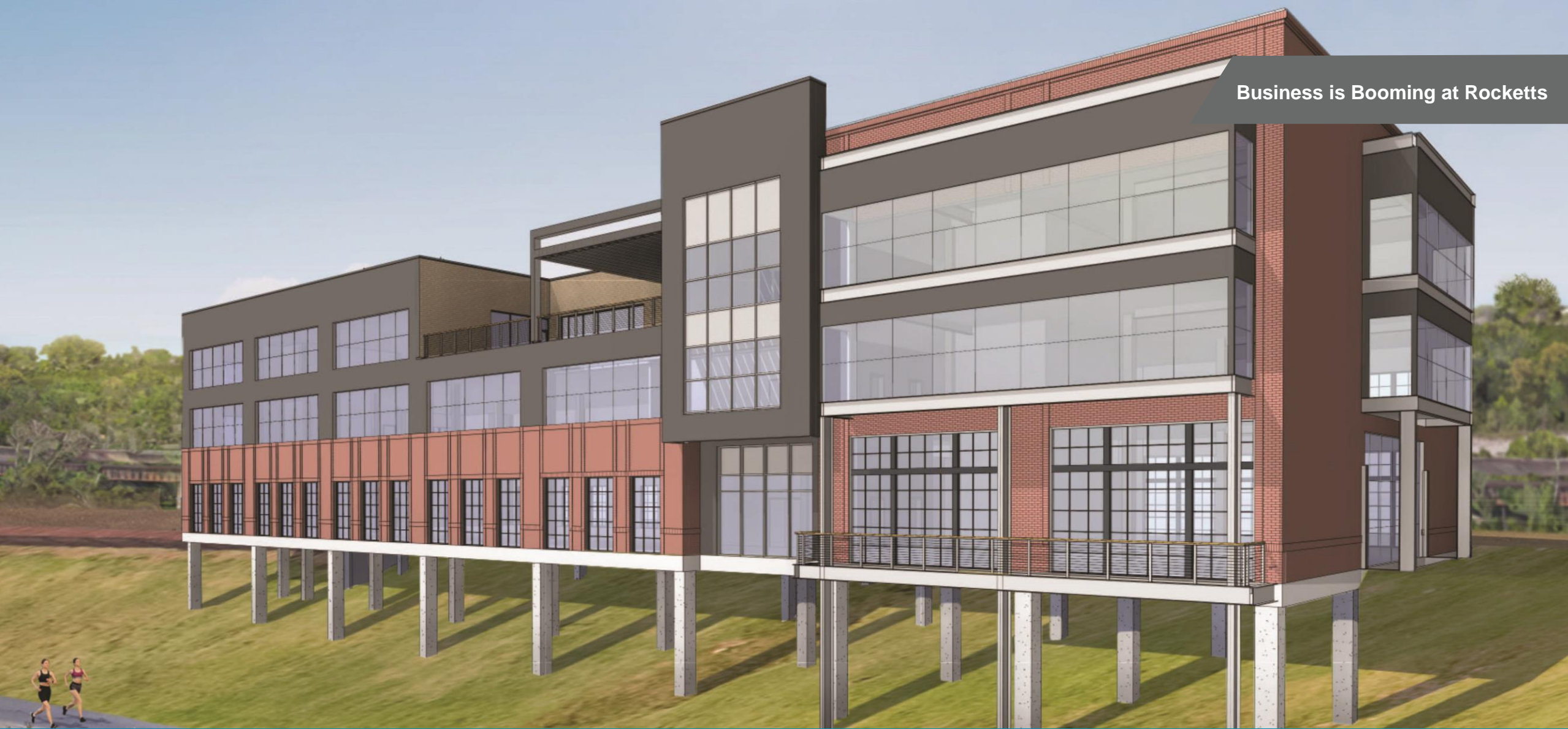


**THALHIMER**

OFFICE SPACE FOR LEASE

**Rocketts Landing**

Old Main Street | Richmond, Virginia



Business is Booming at Rocketts

**Riverfront Office Headquarters Opportunities at Rocketts Landing**

For more information, contact:

**JEFF COOKE, SIOR**  
Senior Vice President  
804 697 3459  
[jeff.cooke@thalhimer.com](mailto:jeff.cooke@thalhimer.com)

**AMY BRODERICK**  
First Vice President  
804 344 7189  
[amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com)

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

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## Welcome to Rocketts Landing

It's home to hundreds of people and is growing every day. It's a destination for water lovers, foodies and cyclists. Rocketts Landing is Richmond's hip, cool waterfront neighborhood, set right on the James on a site that was once considered the busiest inland port in America. It's 10 minutes from downtown Richmond, connected by the GRTC Pulse, and right on the Capital Bike Trail. And it's the ultimate place for businesses that want to be where the action is. It's amazing what the river can do for a business.



**650±**  
residences



**150,000± SF**  
of office



**40,000± SF**  
of retail



**3 MINUTES**  
to downtown Richmond



**5 MINUTES**  
to I-95 and I-64





## EXECUTIVE SUMMARY

Situated along the James River, each riverfront site can be custom-built to suit the company that wants to wow its employees and visitors with extraordinary views.

### 4500 Old Main St. – Build-to-Suit / For Sale

Total Size 60,000 SF Office

- Features
- Three-Story Building
  - Riverfront
  - City Skyline Views
  - City of Richmond
  - 4/1,000 SF Parking Included

### One Old Delaware St. – Build-to-Suit / For Sale

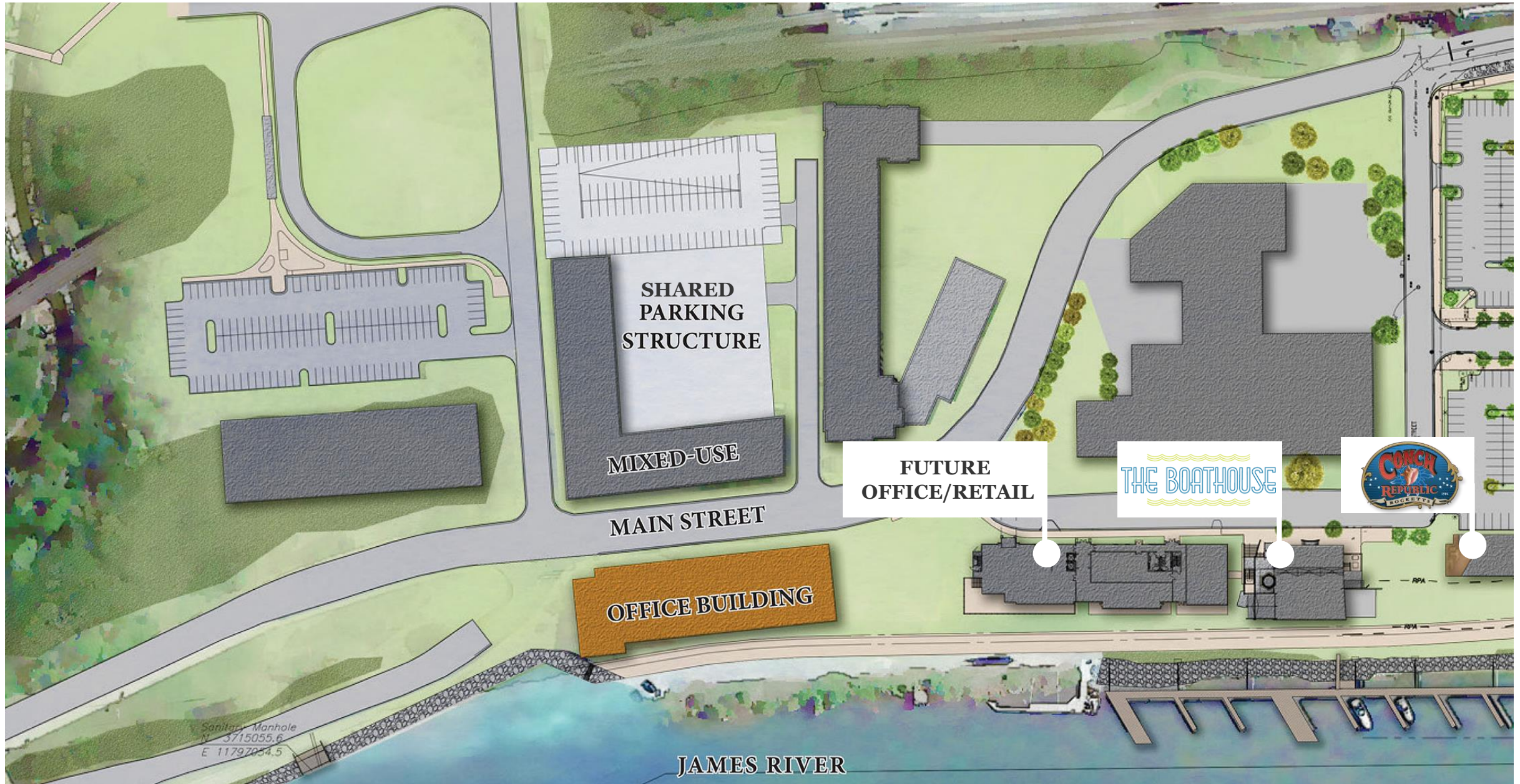
Total Size 21,000 SF Office

- Features
- Two-Story Building
  - Riverfront
  - City Skyline Views
  - Henrico County



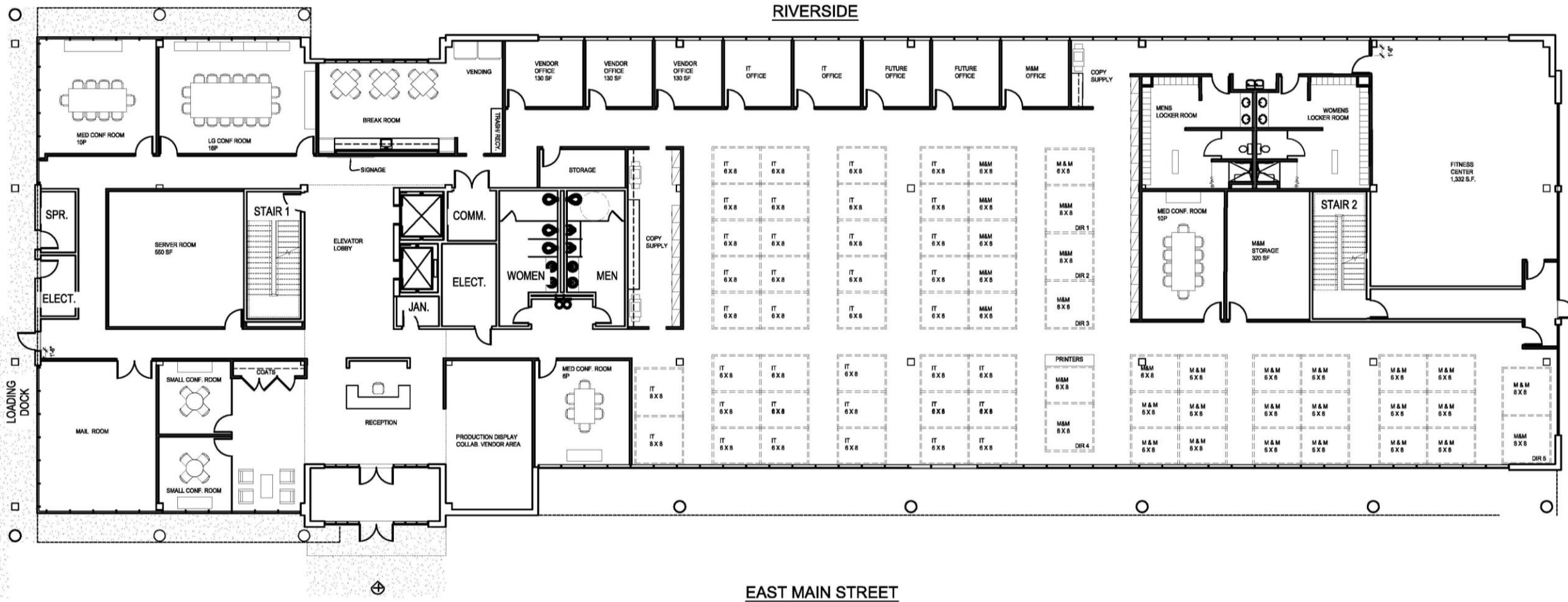


4500 Old Main St. – Site Plan



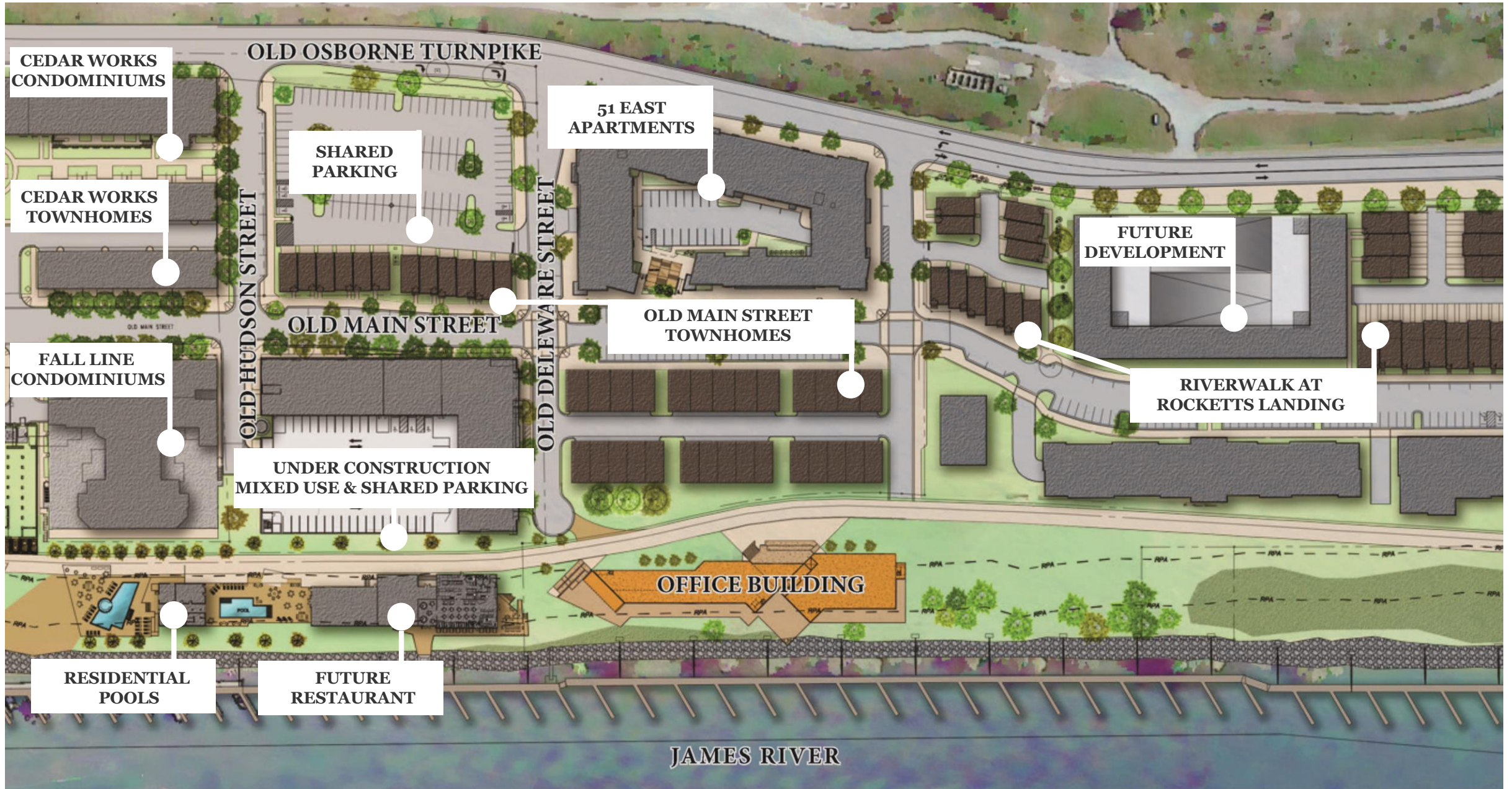


4500 Old Main St. – Sample Floor Plan





*One Old Delaware St. – Site Plan*









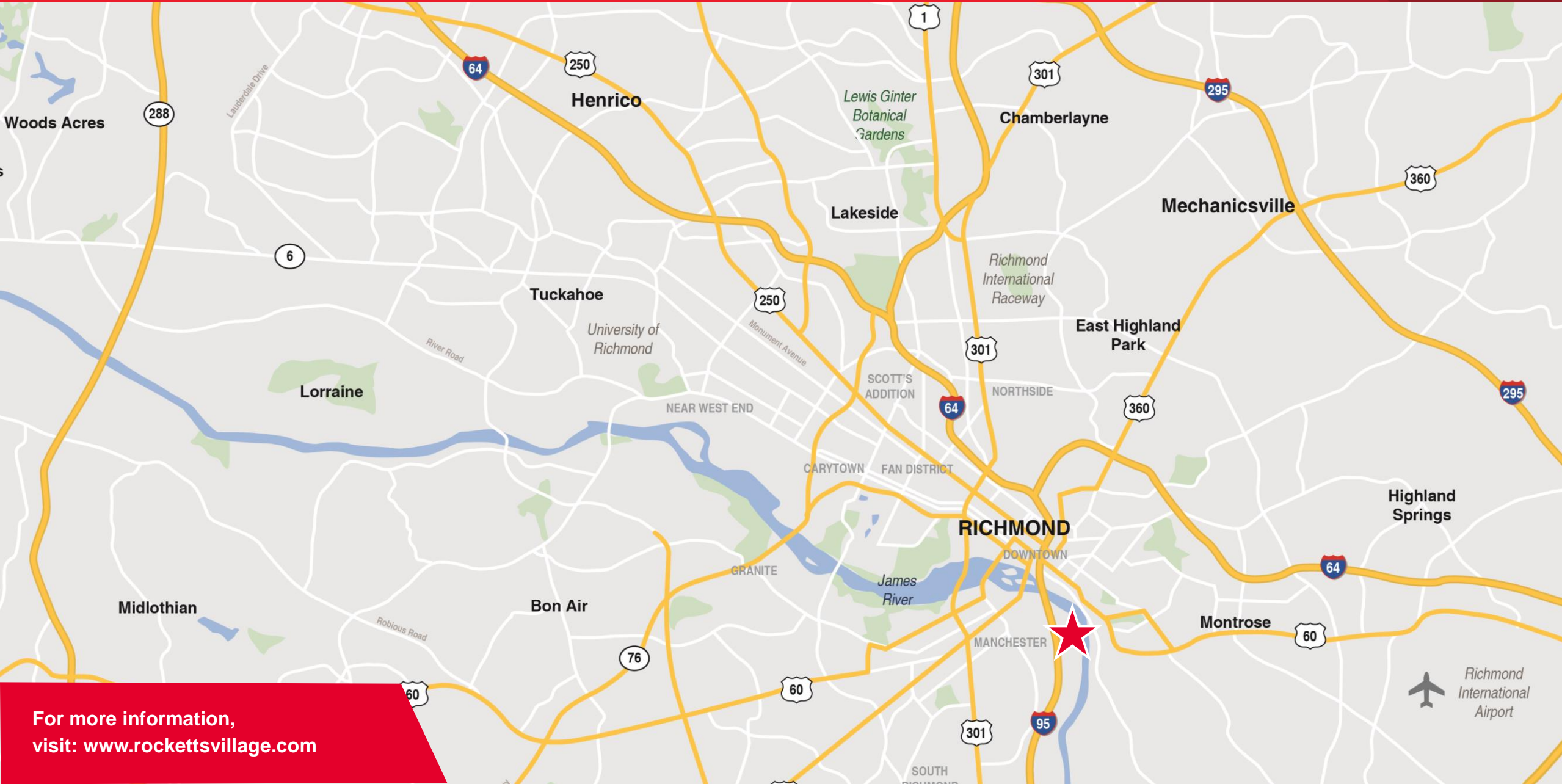


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OFFICE SPACE FOR LEASE

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Old Main Street | Richmond, Virginia



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