

# OFFICE FOR LEASE

## 3410 W LEIGH STREET

Scott Addition | Richmond, Virginia



**SPEC SUITE UNDERWAY!**

NEW CREATIVE OFFICE COMING TO  
SCOTT'S ADDITION

2,109 RSF  
AVAILABLE

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CUSHMAN &  
WAKEFIELD

**THALHIMER**

# PROPERTY HIGHLIGHTS



## SUITE DETAILS

3410 W LEIGH



### SQUARE FOOTAGE

3412 W Leigh, Suite 100 – 2,109 RSF  
(Spec Suite)



### TIMING

Able to expedite first generation build-out  
Spec suite available Q2 2024



### FLOOR PLAN

Flexible!  
Efficient rectangular floorplates



### PARKING

Private off-street parking



### SIGNAGE

Street-level signage at each private entry



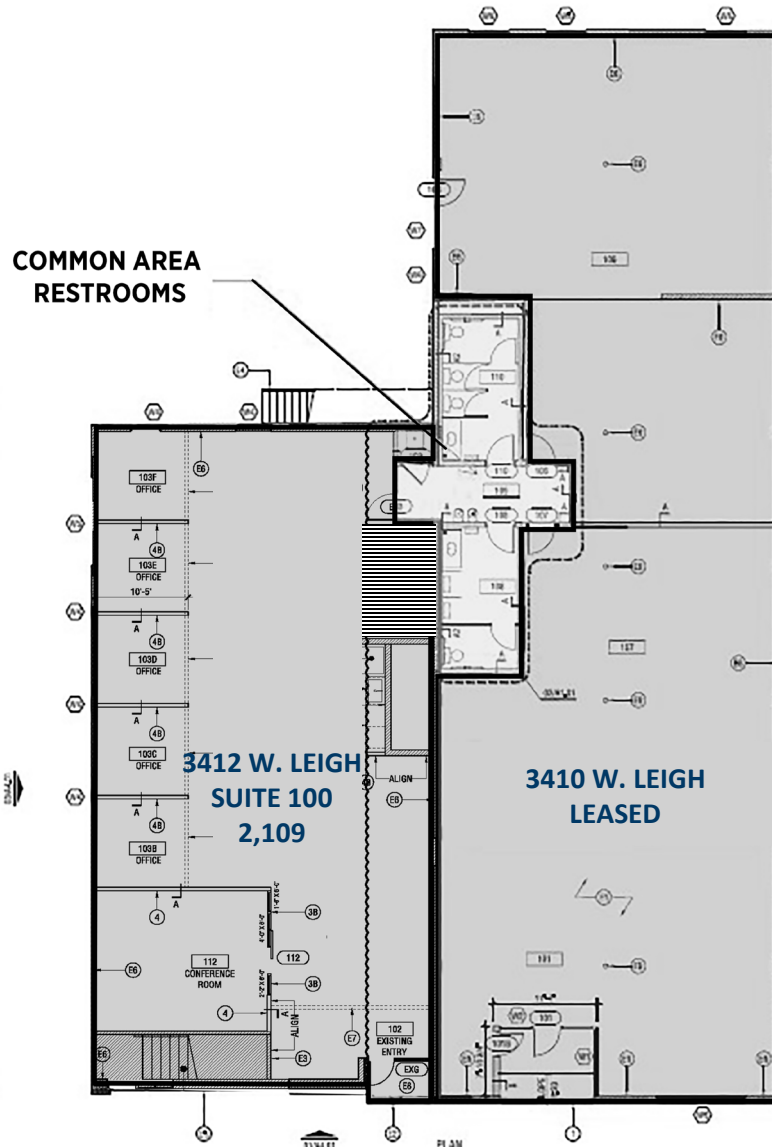
### FEATURES

Newly renovated façade  
Private storefront entries for each suite  
New windows creating abundant natural light  
New core restrooms and building systems  
3410 W Leigh includes roll-up door  
10'+ ceiling heights



# 3410 - 3412 W LEIGH FLOOR PLANS

UP TO 2,109 RSF AVAILABLE



FLEXIBLE FLOOR PLATES



ABLE TO EXPEDITE FIRST-  
GENERATION BUILD OUT  
SPEC SUITE AVAILABLE

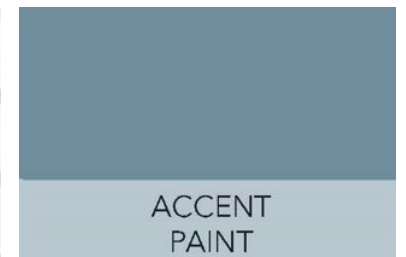
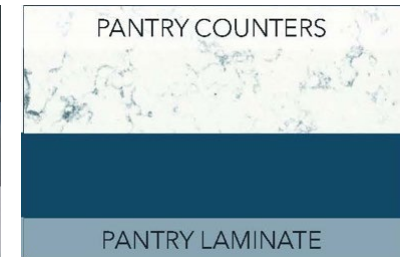


EXCELLENT SCOTT'S ADDITION  
LOCATION



EXTERIOR SIGNAGE OPPORTUNITIES

## SUITE 3412 W. LEIGH – SPEC SUITE FINISHES





# INTERIOR PHOTOS



3412 W LEIGH  
SUITE 100



3410 W LEIGH STREET



COMMON AREA RESTROOMS



3410 W LEIGH STREET



# EXTERIOR PHOTOS





# SCOTT'S ADDITION ESTABLISHMENTS



Two doors down from Starr Hill Beer Hall & Rooftop and Tazza!

## RESTAURANTS | BREWERIES

## EMPLOYERS

## ARTS | ENTERTAINMENT





# LOCATION OVERVIEW



- Join Richmond's fastest growing companies Grenova and CarLotz and long-standing employers CarMax and Nasdaq
- Over 997 new apartment units delivered in last two years, with 1,031 planned and under construction
- Vibrant entertainment district with breweries, distilleries, coffee shops and restaurants within walking distance

## APARTMENT COMPLEX

1 Belmont on Broad	7 Osprey Lofts	13 The Summit
2 The Ella	8 Courtyard Lofts	14 The Scout
3 Scott's View	9 The Icon	15 Cookie Factory Lofts
4 The Preserve	10 Symbol Scott's Addition	16 Tod Lofts at Hermitage
5 3600 W Broad	11 Ink at Scott's	17 Southern Stove Lofts
6 The Otis	12 The Nest	





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