

OFFICE OR RETAIL FOR LEASE THE ICON

3201-3243 W. MARSHALL STREET | RICHMOND, VA

974 RSF AVAILABLE



TURNKEY BUILDOUT OPPORTUNITY IN
PREMIER SCOTT'S ADDITION LOCATION

974 -1,495 RSF
AVAILABLE



THALHIMER

PROPERTY HIGHLIGHTS



SQUARE FOOTAGE

Three suites available
974 RSF- 1,410 RSF



TURNKEY BUILDOUT

Customizable space
Ideal for office or retail uses



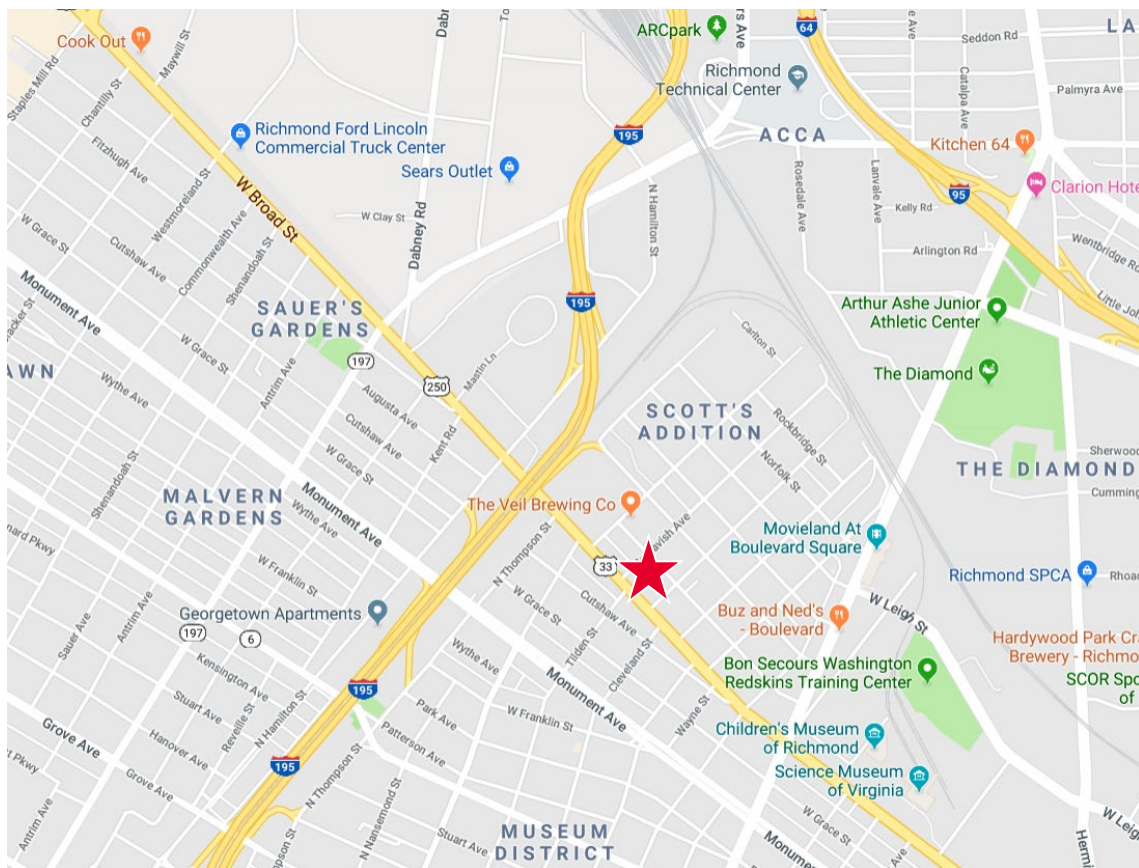
ON SITE PARKING

Abundant free parking in 6 story garage



FEATURES

Street front entrance with excellent visibility
High ceilings
Close walk to neighborhood restaurants, breweries, and entertainment



Once a bustling industrial area, Scott's Addition is now the City of Richmond's fastest growing neighborhood, adding over 3,500 residents in the past seven years alone. Perhaps now best known for its impressive collection of over 13 breweries, cideries, meaderies, and distilleries, Scott's Addition is also a booming entertainment district featuring delicious local restaurants, a growing number of shops, a rooftop bar, a boutique bowling alley, cinema, shuffleboard bar, and more—it's truly the spot to live, work, and play!

- WWW.SCOTTSADDITION.COM/ABOUT

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population	20,555	117,821	271,016
No. of Households	12,295	55,785	124,505
Avg. HH Income	\$126,012	\$115,289	\$102,407

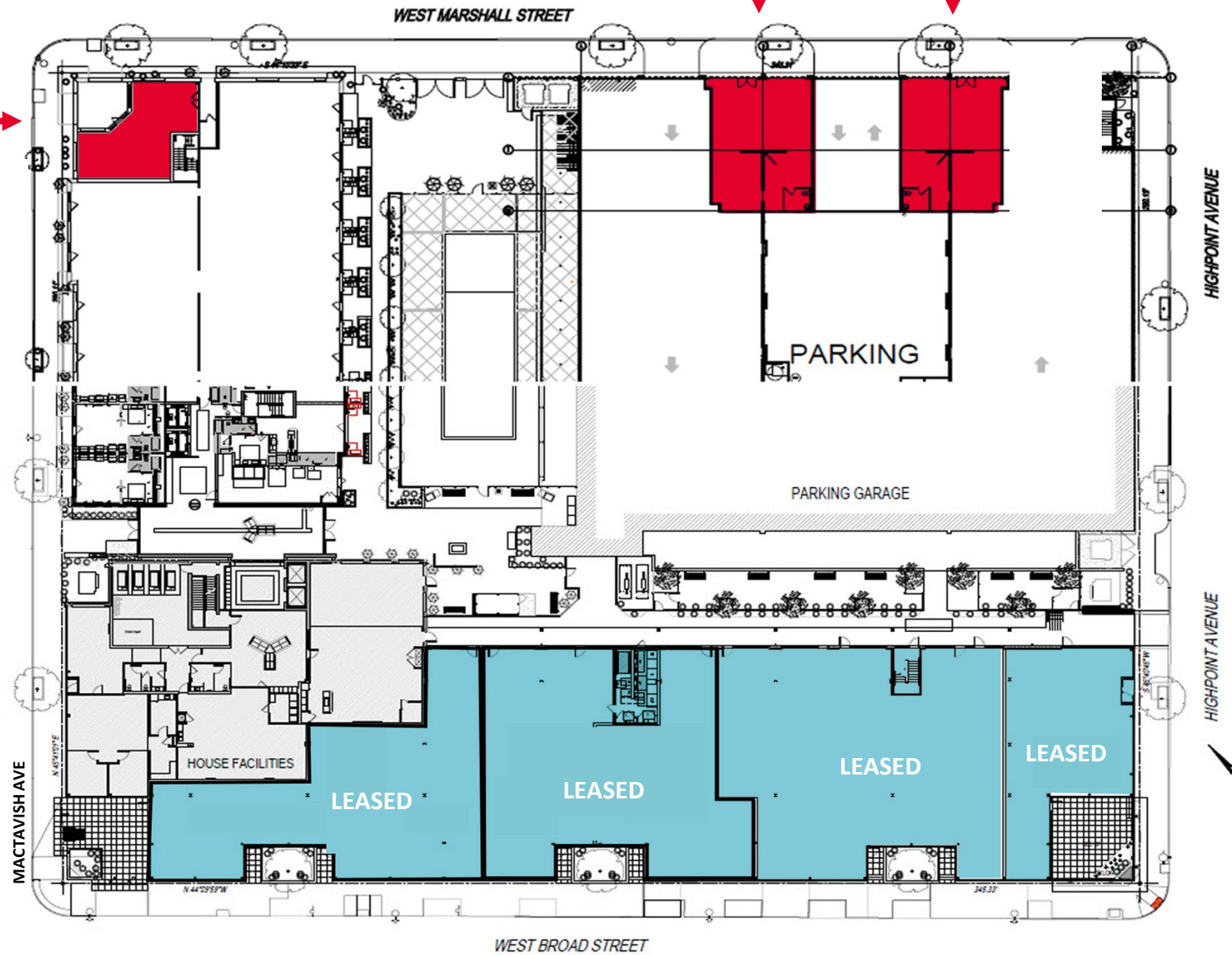
THE ICON FLOOR PLAN



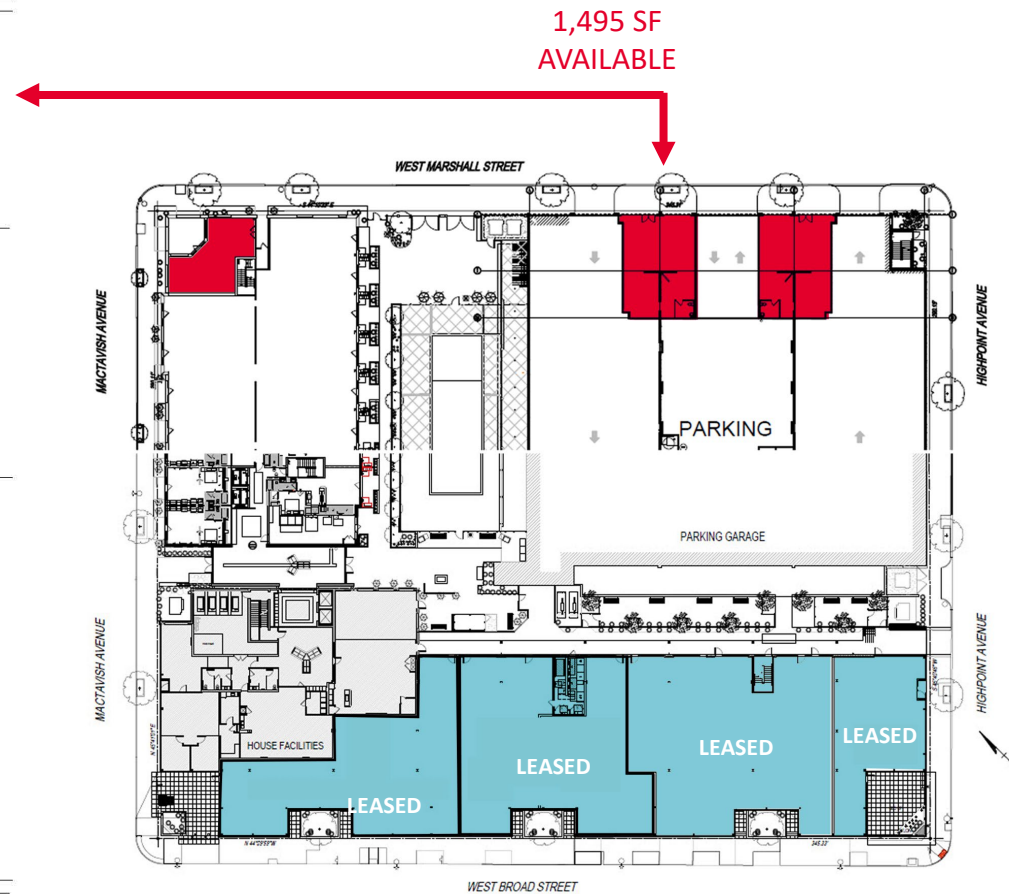
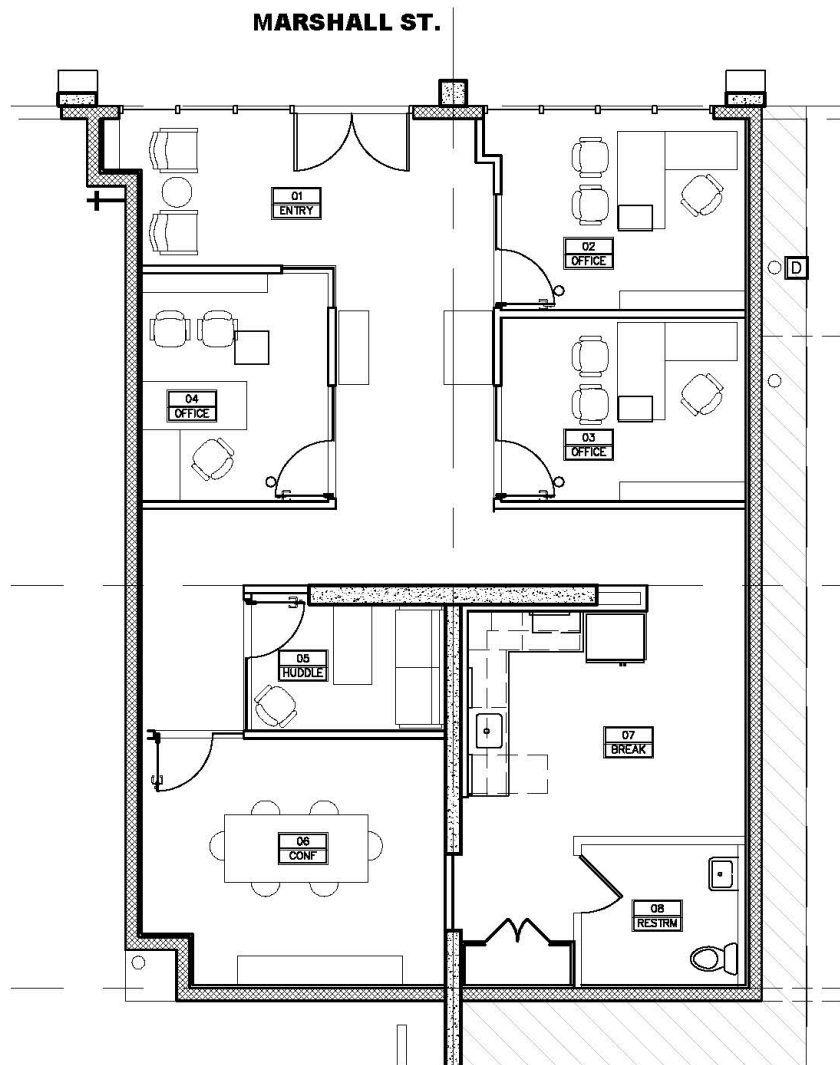
1,495 SF
AVAILABLE

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974 SF
AVAILABLE



1,495 SF SPACE CONCEPTUAL PLAN





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