

OFFICE SPACE
FOR SUBLEASE

3431
W. LEIGH
STREET

4,700 - 10,355 RSF
AVAILABLE

RICHMOND, VIRGINIA 23230



EXCLUSIVE LEASING AGENT



CUSHMAN &
WAKEFIELD

THALHIMER



3431
W. LEIGH
STREET

AVAILABLE FOR SUBLEASE

10,355 SF | Can Be Demised From
4,700 SF & 5,000 SF

AMENITIES

- Ideal Location in Scott's Addition
- Great Visibility
- Amenity-Rich Neighborhood
- Training Room
- Board Room
- Collaborative Kitchen
- Asking Rate Negotiable



FURNITURE
Fully Furnished



PARKING
Onsite

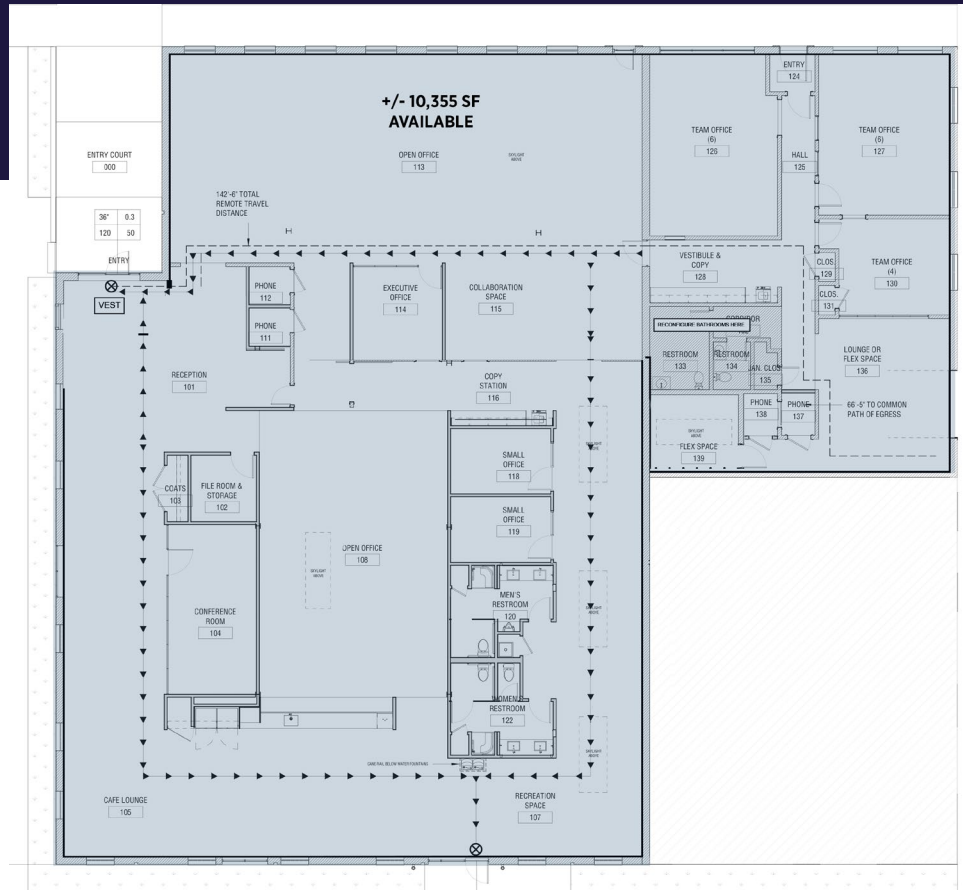


SUBLEASE TERM
Expiration Date - 5/31/2026

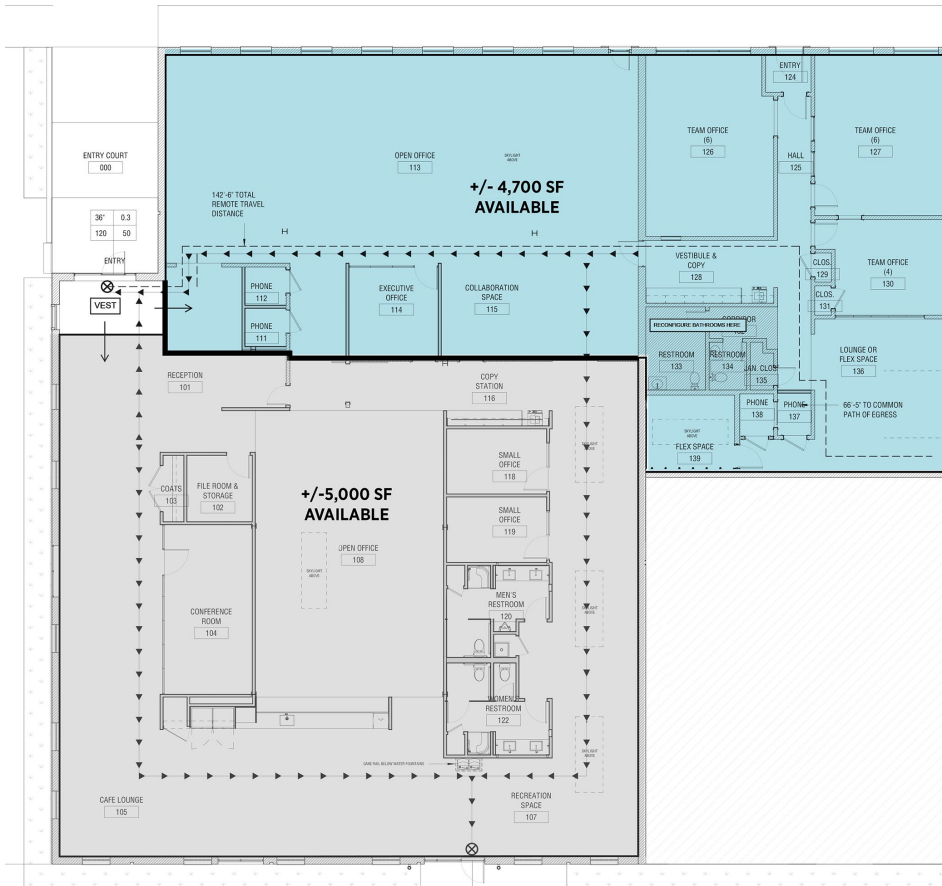
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DEMISING OPTIONS

Total SF Available
±10,355 RSF



±4,700 & ±5,000 SF
Demising Options



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SCOTT'S ADDITION SUBMARKET

Scott's Addition, located in Richmond, VA, is an entrepreneurship hotspot. This historical neighborhood is bordered by The Richmond Museum and Diamond Districts, W. Broad Street and Interstate 95. A wide audience is attracted by the areas numerous bars, breweries, restaurants and more entertainment activities all within walking distance.



MULTI-FAMILY

1 Scott's Addition (129 Units)
Courtyard Lofts (90 Units)
Osprey Lofts (30 Units)
Otis Apartments (350 Units)
Scott's Collection Apartments (210 Units)
Symbol Scott's Addition (202 Units)
The Altamont (31 Units)
The Ella Scott's Addition (250 Units)
The Preserve Scott's Addition (194 Units)
The Scout Scott's Addition (218 Units)
The Westbrook at Brewer's Row (225 Units)
Coming Soon: Ace Apartments (295 Units)



DINING

Lunch.Supper
Tazza Kitchen
Peter Chang
Stella's
Wood & Iron Gameday Restaurant & Bar
Cabo Fish Taco
Kismet Modern Indian
Pinky's
Urban Myth Street Food
ZZQ
Boulevard Burger & Brew



DRINK

Bingo Beer Co
Buskey Cider
Hofheimer Building Venue
Reservoir Distillery
Starr Hill Beer Hall & Rooftop
The Veil Brewing Company
Three Notch'd Brewing Company
Väsen Brewing Company
Virago Spirits
Fat Dragon Chinese Kitchen & Bar
Brambly Park
Grit Coffee
Blanchard's Coffee Roasting Co.



EXERCISE & FITNESS

City Barre
Crunch Fitness Scott's Addition
Pure Fitness RVA
Turn Cardio Jam Studio
Vintage Boxing Gym



ENTERTAINMENT

Top Golf
River City Roll
Ruff Canine Club
Shield N Sheath Hatchet House
The Edge Golf Academy
Bow Tie Cinemas





BRIAN BERKEY
Senior Vice President
804 836 4408
brian.berkey@thalhimer.com

KARLA KNIGHT
First Vice President
804 514 2031
karla.knight@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

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