
Lease Review

PREPARED BY:

Cornerstone Commercial

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Lease Availability Report

1324 N Arthur Ashe Blvd - Mowbray Paint Company

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Single
Year Built:	1962
RBA:	4,500 SF
Floors:	1
Typical Floor:	4,500 SF

AVAILABILITY

Min Divisible:	4,500 SF
Max Contig:	4,500 SF
Total Available:	4,500 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.86 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,500	4,500	4,500	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Apr 15, 2021 for \$1,650,000 (\$366.67/SF)

LOADING

Docks:	None	Drive Ins:	3 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None

FEATURES

Signage

LAND

Land Area:	0.33 AC
Zoning:	TOD-1
Parcel	N000-1596-002

TRANSPORTATION

Parking:	8 Surface Spaces are available; Ratio of 1.23/1,000 SF
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Some Transit (43)



Lease Availability Report

4823 Bethlehem Rd

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Year Built:	1965
RBA:	19,548 SF
Floors:	1
Typical Floor:	19,548 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	19,548 SF
Max Contig:	19,548 SF
Total Available:	19,548 SF
Asking Rent:	\$7.00/NNN

EXPENSES

Taxes:	\$2.47 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	19,548	19,548	19,548	\$7.00/NNN	Jul 2022	Negotiable

LOADING

Drive Ins: 1 tot.

LAND

Land Area:	3.92 AC
Zoning:	M1
Parcel	775-740-1861

TRANSPORTATION

Parking:	23 Surface Spaces are available; Ratio of 1.18/1,000 SF
Airport:	24 minute drive to Richmond International Airport



Lease Availability Report

3405-3407 Carlton St

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1972
RBA:	19,398 SF
Floors:	1
Typical Floor:	19,398 SF
Ceiling Ht:	17'

AVAILABILITY

Min Divisible:	9,608 SF
Max Contig:	9,608 SF
Total Available:	9,608 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.94 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	9,608	9,608	9,608	Withheld	Vacant	Negotiable

LOADING

Docks:	2 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	600a
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LAND

Land Area:	0.68 AC
Zoning:	B-7

PARCEL

N000-1793-004, N000-1793-005

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 0.93/1,000 SF
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Lease Availability Report

3405-3407 Carlton St
Richmond, VA 23230 - Scott's Add/West End Submarket



KEY TENANTS

Carter Printing Company	9,600 SF
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Lease Availability Report

6010 N Crestwood Ave - Crestwood Avenue Building

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1988
RBA:	14,962 SF
Floors:	1
Typical Floor:	14,962 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	2,400 SF
Max Contig:	2,400 SF
Total Available:	2,400 SF
Asking Rent:	\$9.75/NNN

EXPENSES

Taxes:	\$0.70 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Flex	Direct	2,400	2,400	2,400	\$9.75/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Jan 26, 2007 for \$1,010,000 (\$67.50/SF)

LOADING

Docks:	7 ext	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
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LAND

Land Area:	1.57 AC
Zoning:	B-3
Parcel	771-741-1021

TRANSPORTATION

Parking:	47 Surface Spaces are available; Ratio of 2.48/1,000 SF
Airport:	33 minute drive to Richmond International Airport
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

6010 N Crestwood Ave - Crestwood Avenue Building
Richmond, VA 23230 - Scott's Add/West End Submarket



KEY TENANTS

Crestwood Associates, LLC	3,750 SF	Everyday Gourmet	3,750 SF
Printersmark	3,750 SF	Future Alliance LLC	2,500 SF
Gearhead Camera	2,500 SF	Gun Rights Action	2,500 SF



Lease Availability Report

2001 Dabney Rd - Direct Mail Solutions

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Distribution
Year Built:	1957
RBA:	64,500 SF
Floors:	1
Typical Floor:	64,500 SF
Ceiling Ht:	11'3"-16'2"
Columns:	35'w x 24'd

AVAILABILITY

Min Divisible:	64,500 SF
Max Contig:	64,500 SF
Total Available:	64,500 SF
Asking Rent:	\$4.75/NNN

EXPENSES

Taxes:	\$0.22 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	64,500/7,000 ofc	64,500	64,500	\$4.75/NNN	Vacant	Negotiable

LOADING

Docks:	6 ext	Drive Ins:	3 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	60-800a 3p Heavy
Utilities:	Gas, Heating - Gas, Lighting - Fluorescent, Sewer, Water

LAND

Land Area:	2.39 AC
Zoning:	M-1
Parcel	778-735-0109

TRANSPORTATION

Parking:	66 free Surface Spaces are available; Ratio of 1.02/1,000 SF
Airport:	30 minute drive to Richmond International Airport



Lease Availability Report

2001 Dabney Rd - Direct Mail Solutions



Richmond, VA 23230 - Scott's Add/West End Submarket

KEY TENANTS

Heroes Moving & Storage	33,000 SF	Alpha Stone	10,000 SF
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Lease Availability Report

2103-2119 Dabney Rd

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1985
RBA:	25,125 SF
Floors:	1
Typical Floor:	25,125 SF
Ceiling Ht:	9'-14'

AVAILABILITY

Min Divisible:	5,700 SF
Max Contig:	5,700 SF
Total Available:	5,700 SF
Asking Rent:	\$9.00/IG

EXPENSES

Taxes:	\$0.56 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2107-21	Industrial	Direct	5,700	5,700	5,700	\$9.00/IG	Jul 2022	Negotiable

SALE

Last Sale:	Portfolio of 2 Flex Properties in Richmond, VA Sold on Sep 25, 2018 for \$2,960,000 (\$68.88/SF)
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LOADING

Docks:	9 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

LAND

Land Area:	0.60 AC
Zoning:	M1
Parcel	778-735-0457

TRANSPORTATION

Parking:	47 Surface Spaces are available; Ratio of 1.87/1,000 SF
Airport:	30 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (33)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

2103-2119 Dabney Rd

Richmond, VA 23230 - Scott's Add/West End Submarket



KEY TENANTS

Cable Vision	6,000 SF	The Book Bundler	3,058 SF
Blm Technologies Inc	2,875 SF	Pirtek USA	2,875 SF
Sensorshare LLC	2,850 SF	VA Shirt LLC	2,850 SF



Lease Availability Report

2227 Dabney Rd - Dabney XIV

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class A Flex
Year Built:	Proposed
RBA:	43,478 SF
Floors:	1
Typical Floor:	43,478 SF

AVAILABILITY

Min Divisible:	43,478 SF
Max Contig:	43,478 SF
Total Available:	43,478 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.14 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	43,478	43,478	43,478	Withheld	Vacant	Negotiable

LAND

Zoning:	M-2
Parcel	777-739-8812

TRANSPORTATION

Airport:	31 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

2256 Dabney Rd - Dabney Center I

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1982
RBA:	33,413 SF
Floors:	1
Typical Floor:	33,413 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	4,200 SF
Max Contig:	4,200 SF
Total Available:	4,200 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.48 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	H	Flex	Direct	4,200	4,200	4,200	Withheld	Jul 2022	Negotiable

SALE

Last Sale: Portfolio of 66 Properties Sold on Feb 4, 2016 for \$210,000,000

LOADING

Docks:	7 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Utilities:	Heating - Gas
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LAND

Land Area:	1.87 AC
Zoning:	M-2
Parcel	777-737-7858



Lease Availability Report

2256 Dabney Rd - Dabney Center I
Richmond, VA 23230 - Scott's Add/West End Submarket



TRANSPORTATION

Parking:	37 free Surface Spaces are available; Ratio of 1.08/1,000 SF
Airport:	31 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (37)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Accu-Tech Corp	8,400 SF	The Veil Funkhaust Cafe	4,524 SF
Kinetix Performance Training	3,690 SF	Thermo Fischer Scientific	2,338 SF



Lease Availability Report

Dabney And Par St - Dabney XII

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Year Built:	Proposed
RBA:	45,328 SF
Floors:	1
Typical Floor:	45,328 SF

AVAILABILITY

Min Divisible:	45,328 SF
Max Contig:	45,328 SF
Total Available:	45,328 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.15 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	45,328	45,328	45,328	Withheld	30 Days	Negotiable

LAND

Parcel	778-736-1875
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TRANSPORTATION

Airport:	31 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (36)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

1904 N Hamilton St

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Single
Year Built:	1964
RBA:	26,395 SF
Floors:	1
Typical Floor:	26,395 SF
Ceiling Ht:	13'

AVAILABILITY

Min Divisible:	26,395 SF
Max Contig:	26,395 SF
Total Available:	26,395 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.63 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	26,395	26,395	26,395	Withheld	30 Days	Negotiable

LOADING

Docks:	5 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3p
Utilities:	Gas

FEATURES

Fenced Lot, Front Loading

LAND

Land Area:	1.29 AC
Zoning:	M-1
Parcel	N000-1939-035



Lease Availability Report

1904 N Hamilton St

Richmond, VA 23230 - Scott's Add/West End Submarket



TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 1.89/1,000 SF
Airport:	29 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (30)
Transit Score ®:	Some Transit (40)

KEY TENANTS

Germaire Distributors	26,395 SF
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Lease Availability Report

3203 Lanvale Ave

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1956
RBA:	7,074 SF
Floors:	1
Typical Floor:	7,074 SF

AVAILABILITY

Min Divisible:	7,074 SF
Max Contig:	7,074 SF
Total Available:	7,074 SF
Asking Rent:	\$12.00/NNN

EXPENSES

Taxes:	\$0.63 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	7,074	7,074	7,074	\$12.00/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Properties in Richmond, VA Sold on Jul 22, 2021 for \$6,788,000 (\$106.45/SF)

LOADING

Docks:	None	Drive Ins:	2 tot./8'w x 9'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Fenced Lot

LAND

Land Area:	0.26 AC
Zoning:	M-2
Parcel	N000-1317-010

TRANSPORTATION

Parking:	7 Surface Spaces are available; Ratio of 1.47/1,000 SF
Airport:	28 minute drive to Richmond International Airport



Lease Availability Report

2400 Ownby Ln - RCC Consultants

Richmond, VA 23220 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1986
RBA:	4,891 SF
Floors:	1
Typical Floor:	4,891 SF

AVAILABILITY

Min Divisible:	4,891 SF
Max Contig:	4,891 SF
Total Available:	4,891 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.27 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	4,891	4,891	4,891	Withheld	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	2 tot./10'w x 10'h
Cross Docks:	None		

FEATURES

Fenced Lot

LAND

Land Area:	1.10 AC
Zoning:	M-1
Parcel	N000-1294-030

TRANSPORTATION

Parking:	18 Surface Spaces are available; Ratio of 2.90/1,000 SF
Airport:	27 minute drive to Richmond International Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Some Transit (44)



Lease Availability Report

1501-1507 Robin Hood Rd

Richmond, VA 23220 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1964
RBA:	108,897 SF
Floors:	3
Typical Floor:	36,299 SF

AVAILABILITY

Min Divisible:	20,000 SF
Max Contig:	108,897 SF
Total Available:	108,897 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.35 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	20,000 - 36,299	36,299	108,897	Withheld	Vacant	Negotiable
P 2nd	Industrial	Direct	20,000 - 36,299	36,299	108,897	Withheld	Vacant	Negotiable
P 3rd	Industrial	Direct	20,000 - 36,299	36,299	108,897	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Jun 28, 2018 for \$5,500,000 (\$50.51/SF)
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LOADING

Docks:	12 ext	Drive Ins:	3 tot./10'w x 12'h
Cranes:	None	Rail Spots:	None

FEATURES

Bus Line, Fenced Lot

LAND

Land Area:	6.00 AC
Zoning:	M-1
Parcel	N000-1305-003

TRANSPORTATION

Parking:	153 free Surface Spaces are available; Ratio of 1.07/1,000 SF
Airport:	19 minute drive to Richmond International Airport



Lease Availability Report

3301 Rosedale Ave

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	1954
RBA:	108,132 SF
Floors:	1
Typical Floor:	108,132 SF
Ceiling Ht:	13'-14'
Columns:	25'w x 30'd

AVAILABILITY

Min Divisible:	60,572 SF
Max Contig:	69,982 SF
Total Available:	69,982 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.33 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	60,572 - 69,982	69,982	69,982	Withheld	30 Days	Negotiable

SALE

Last Sale:	Sold on Oct 9, 2019 for \$4,700,000 (\$43.47/SF)
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LOADING

Docks:	8 ext	Drive Ins:	1 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,800a/480v 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Lighting - Sodium, Sewer - City, Water - City

FEATURES

Signage

LAND

Land Area:	3.68 AC
Zoning:	M-2
Parcel	N000-1875-002



Lease Availability Report

3301 Rosedale Ave

Richmond, VA 23230 - Scott's Add/West End Submarket



TRANSPORTATION

Parking:	46 Surface Spaces are available; Ratio of 0.28/1,000 SF
Airport:	28 minute drive to Richmond International Airport

KEY TENANTS

Superior Equipment Sales	27,905 SF
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Lease Availability Report

3310 Rosedale Ave - Manson Building

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1947
RBA:	20,970 SF
Floors:	2
Typical Floor:	10,400 SF

AVAILABILITY

Min Divisible:	3,600 SF
Max Contig:	3,600 SF
Total Available:	3,600 SF
Asking Rent:	\$8.50/NNN

EXPENSES

Taxes:	\$0.59 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A-1	Office	Direct	3,600	3,600	3,600	\$8.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Oct 31, 2007 for \$1,017,500 (\$48.52/SF)

LOADING

Drive Ins: 10 tot./14'w x 12'h

FEATURES

Fenced Lot

LAND

Land Area: 1.37 AC

Zoning: M-2

Parcel: N000-1875-011

TRANSPORTATION

Parking: 38 free Surface Spaces are available; Ratio of 1.62/1,000 SF

Airport: 28 minute drive to Richmond International Airport

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (38)



Lease Availability Report

3310 Rosedale Ave - Manson Building



Richmond, VA 23230 - Scott's Add/West End Submarket

KEY TENANTS

Iron Legend	5,864 SF	Bolt Mobility Inc	2,870 SF
Nighthawk Carpentry and Remodeling	2,870 SF	BGA School Of Music	2,800 SF
Black Swan Books	2,800 SF	Candy Valley Dessert Company	1,800 SF



Lease Availability Report

3601-3623 Saunders Ave - Interstate Business Park

Richmond, VA 23227 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1984
RBA:	32,355 SF
Floors:	1
Typical Floor:	32,355 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	7,280 SF
Max Contig:	10,670 SF
Total Available:	17,950 SF
Asking Rent:	\$11.00 - \$11.50/NNN

EXPENSES

Taxes:	\$1.77 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3601	Flex	Direct	7,280	7,280	7,280	\$11.00/NNN	Jun 2022	Negotiable
P 1st	3605-36	Flex	Direct	10,670	10,670	10,670	\$11.50/NNN	Nov 2022	Negotiable

SALE

Last Sale: Portfolio of 2 Flex Properties in Richmond, VA Sold on Apr 29, 2021 for \$7,700,000 (\$118.20/SF)

LOADING

Docks:	5 ext	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Signage

LAND

Land Area:	6.40 AC
Zoning:	M-1
Parcel	N017-0655-006



Lease Availability Report

3601-3623 Saunders Ave - Interstate Business Park
Richmond, VA 23227 - Scott's Add/West End Submarket



TRANSPORTATION

Parking:	104 Surface Spaces are available; Ratio of 6.59/1,000 SF
Airport:	27 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Some Transit (30)

KEY TENANTS

LifeNet Health	10,670 SF	Commonwealth of Virginia Employment Commission	8,134 SF
ABC Health Care	7,280 SF	Thor Systems Inc	5,610 SF
Richmond Education Association	2,028 SF	CSM Virginia	1,891 SF



Lease Availability Report

3701-3721 Saunders Ave - Interstate Business Park

Richmond, VA 23227 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	1984
RBA:	32,790 SF
Floors:	1
Typical Floor:	32,790 SF

AVAILABILITY

Min Divisible:	5,123 SF
Max Contig:	5,123 SF
Total Available:	5,123 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.75 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Sublet	5,123	5,123	5,123	Withheld	Vacant	Thru Oct 2023

SALE

Last Sale: Portfolio of 2 Flex Properties in Richmond, VA Sold on Apr 29, 2021 for \$7,700,000 (\$118.20/SF)

LOADING

Docks:	5 ext	Drive Ins:	5 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	6.40 AC
Zoning:	M-1
Parcel	N017-0655-006

TRANSPORTATION

Parking:	107 Surface Spaces are available; Ratio of 3.89/1,000 SF
Airport:	29 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Some Transit (30)



Lease Availability Report

3701-3721 Saunders Ave - Interstate Business Park
Richmond, VA 23227 - Scott's Add/West End Submarket



KEY TENANTS

Commonwealth of VA, Dept of General Services	8,134 SF	ASM	7,921 SF
Rooftop Chimney Sweeps, LLC	6,514 SF	LaserShip, Inc	5,123 SF
Groundwater Environmental Services	4,329 SF	JAM Promotions LLC	4,329 SF



Lease Availability Report

4100 Tomlynn St

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1957
RBA:	185,131 SF
Floors:	1
Typical Floor:	185,131 SF
Ceiling Ht:	22'
Columns:	24'w

AVAILABILITY

Min Divisible:	48,000 SF
Max Contig:	48,000 SF
Total Available:	48,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.28 (2021)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	48,000/970 ofc	48,000	48,000	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Properties in Richmond, VA Sold on Sep 11, 2017 for \$6,200,000

LOADING

Docks:	21 ext	Drive Ins:	Yes
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

24 Hour Access, Signage

LAND

Land Area:	12.13 AC
Zoning:	M-1
Parcel	778-735-7160



Lease Availability Report

4100 Tomlynn St

Richmond, VA 23230 - Scott's Add/West End Submarket



TRANSPORTATION

Parking:	300 Surface Spaces are available; Ratio of 2.70/1,000 SF
Airport:	30 minute drive to Richmond International Airport

KEY TENANTS

American Freight	106,000 SF	Carter Printing	14,000 SF
Amazon Fresh	12,959 SF	Costco	9,256 SF



Lease Availability Report

2000-2002 Westmoreland St - Ukrop's Westmoreland Complex

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1970
RBA:	330,000 SF
Floors:	2
Typical Floor:	140,000 SF

AVAILABILITY

Min Divisible:	10,986 SF
Max Contig:	22,929 SF
Total Available:	33,915 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.68 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	115	Office	Direct	10,986	10,986	10,986	Withheld	Vacant	Negotiable
P 2nd	201	Office	Direct	22,929	22,929	22,929	Withheld	Vacant	Negotiable

LOADING

Docks:	16 ext	Drive Ins:	2 tot./16'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Signage

LAND

Land Area:	24.86 AC
Zoning:	M-1
Parcel	776-736-1392

TRANSPORTATION

Parking:	500 free Surface Spaces are available; Ratio of 3.57/1,000 SF
Airport:	32 minute drive to Richmond International Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

2000-2002 Westmoreland St - Ukrop's Westmoreland Complex



Richmond, VA 23230 - Scott's Add/West End Submarket

KEY TENANTS

Fortis College	64,947 SF	Virginia School of Technology	46,853 SF
Office of Vital Records	32,126 SF	PPD Development, LP	10,971 SF
Richmond Kickers	7,512 SF	Ukrop's Homestyle Foods, LLC	3,000 SF



Lease Availability Report

2117 Westwood Ave

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1969
RBA:	11,475 SF
Floors:	2
Typical Floor:	30,000 SF
Ceiling Ht:	37'

AVAILABILITY

Min Divisible:	11,475 SF
Max Contig:	11,475 SF
Total Available:	11,475 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.23 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	11,475	11,475	11,475	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Dec 20, 2021 for \$698,430 (\$60.87/SF)
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LOADING

Docks:	None	Drive Ins:	2 tot./8'w x 15'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	0.43 AC
Zoning:	M-2
Parcel	N000-1939-036

TRANSPORTATION

Parking:	55 Surface Spaces are available; Ratio of 1.83/1,000 SF
Airport:	29 minute drive to Richmond International Airport



Lease Availability Report

2323 Westwood Ave

Richmond, VA 23230 - Scott's Add/West End Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1971
RBA:	8,000 SF
Floors:	1
Typical Floor:	8,000 SF

AVAILABILITY

Min Divisible:	2,659 SF
Max Contig:	2,659 SF
Total Available:	2,659 SF
Asking Rent:	\$17.00/MG

EXPENSES

Taxes:	\$0.51 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B-C	Retail	Direct	2,659	2,659	2,659	\$17.00/MG	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Properties in Richmond, VA Sold on Jun 30, 2021 for \$1,775,000 (\$50.00/SF)

LOADING

Docks: 1 ext

LAND

Land Area: 0.32 AC

Zoning: M-1

Parcel: 778-734-4958

TRANSPORTATION

Parking: 8 Surface Spaces are available; Ratio of 1.15/1,000 SF

Airport: 30 minute drive to Richmond International Airport

Walk Score ®: Car-Dependent (37)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Grove Avenue Piano 3,071 SF



Report Criteria

location

Radius 2.00 mile(s) radius from Lat : -77.4832618, Long : 37.5766258
>1.00 mile(s) radius from Lat : -77.483469, Long : 37.575987

property

Type of Property Industrial, Flex