



OFFICE BUILDING FOR LEASE

314 EXCHANGE ALLEY

314 EXCHANGE ALLEY, PETERSBURG, VA 23803



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 1,058 - 2,115 SF
Lease Rate: Negotiable
Building Size: 4,230 SF

AVAILABLE SPACES SF

314A 1,058 SF
314B 1,058 SF

PROPERTY OVERVIEW

Creative office space for lease in downtown Petersburg. Located right around the corner from downtown shops, restaurants and the Appomattox Riverfront.

PROPERTY HIGHLIGHTS

- 2,115 sf available for lease on the first floor; can be split into two units of 1,058 SF each.
- Each unit has its own gas furnace, central air conditioning, and electrical system.
- Fully furnished with floor to ceiling windows.
- Covered parking for up to 6 cars and up to 12 spaces are available on site.

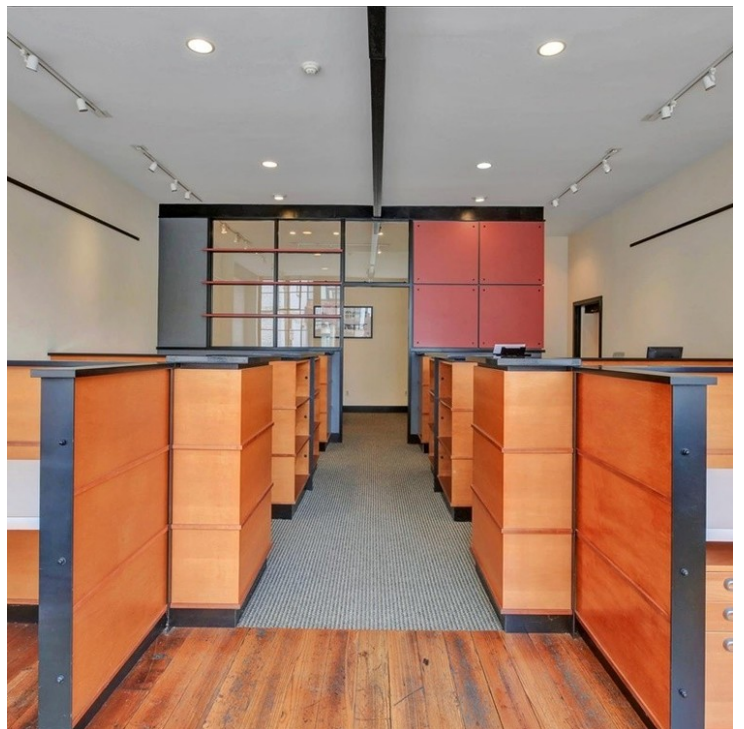
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,269	19,984	32,036
Total Population:	8,586	54,847	91,345
Average HH Income:	\$41,530	\$48,085	\$54,571

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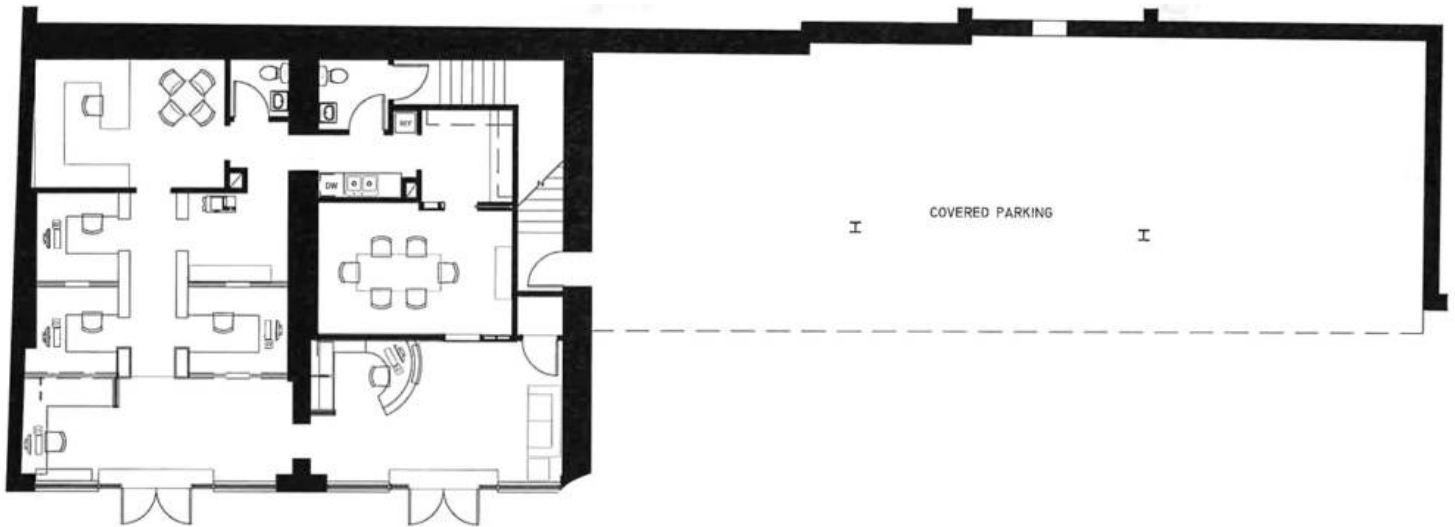
ADDITIONAL PHOTOS



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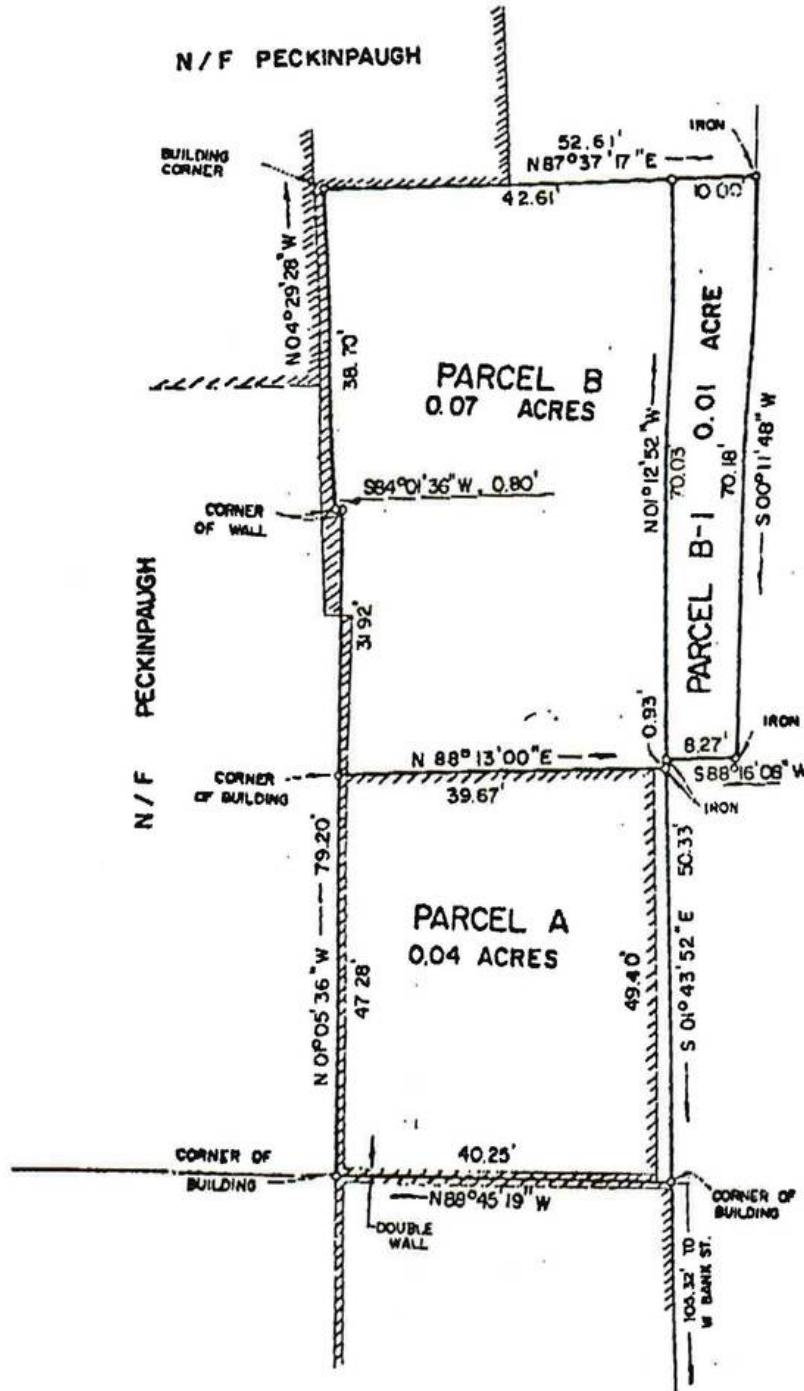
FIRST FLOOR PLAN



314 EXCHANGE ALLEY

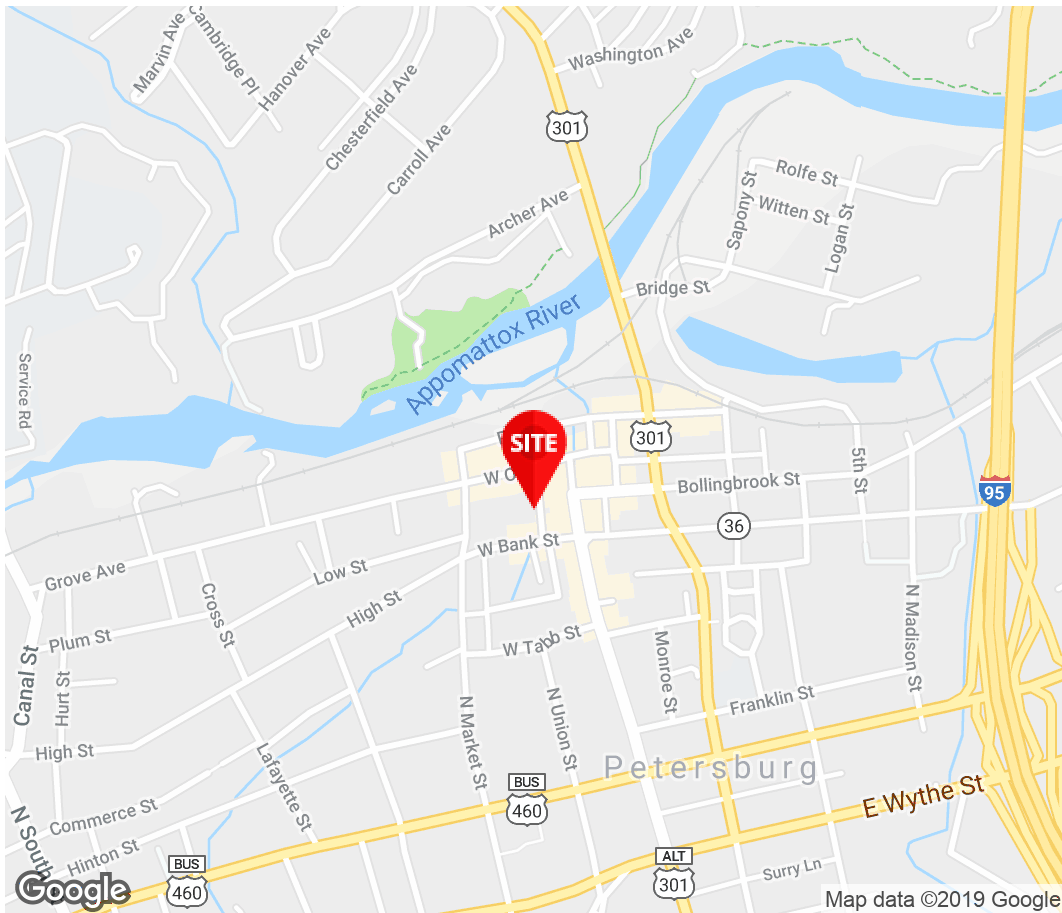
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SITE PLAN





John Madures
Assistant Vice President
804.977.2099
jmadures@divaris.com



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