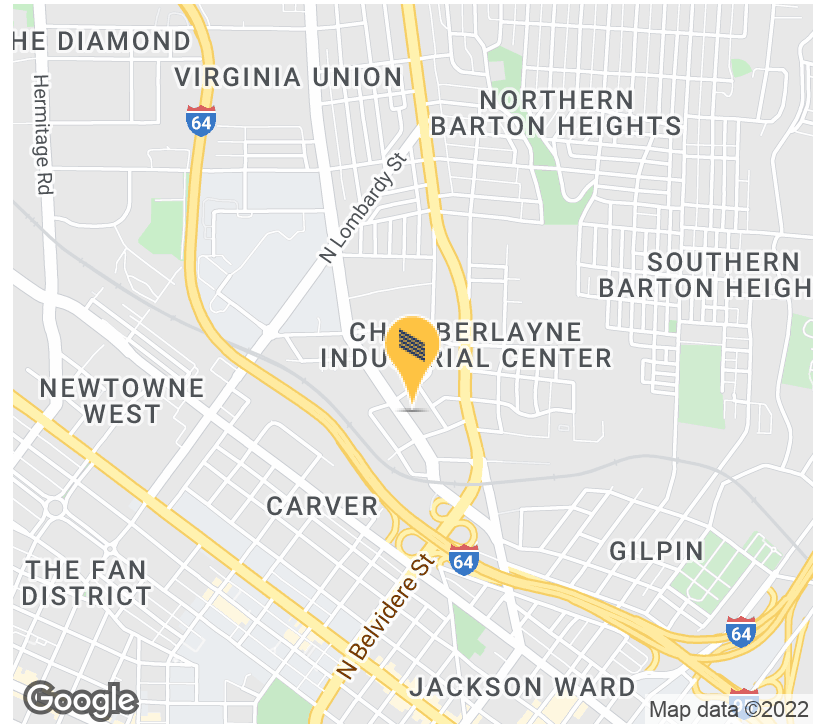


FOR LEASE

1521 BROOK RD

Richmond, VA 23220



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,590 SF
Available SF:	1,470 - 5,590 SF
Lot Size:	0.17 Acres
Year Built:	1977
Zoning:	M-1

PROPERTY OVERVIEW

Flex Space available for lease in this single/multi-tenant light office/warehouse property on a fenced lot in the Laburnum/Rte 360 Submarket. The building features office space with two separate front entrances and warehouse space with a separate entry/exit door and one automated drive-in bay door at the rear of the property that provides ample storage space.

PROPERTY HIGHLIGHTS

- 1,470 sf of office space on 1st floor available immediately
- 1500 sf of office space on 2nd floor
- 7-8 Private Offices
- 4 individual restrooms
- Warehouse Space (2,620 SF)
- Automated Drive-in door
- 14' Clear Height in Warehouse
- Secured Fenced Lot
- Pylon Signage Available on Brook Road

LEBS BREEDEN

Associate

804.536.3933

lebs.breeden@joynercommercial.net

2727 ENTERPRISE PKWY, SUITE 102 | RICHMOND, VA 23294 | 804.270.9440



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FOR LEASE

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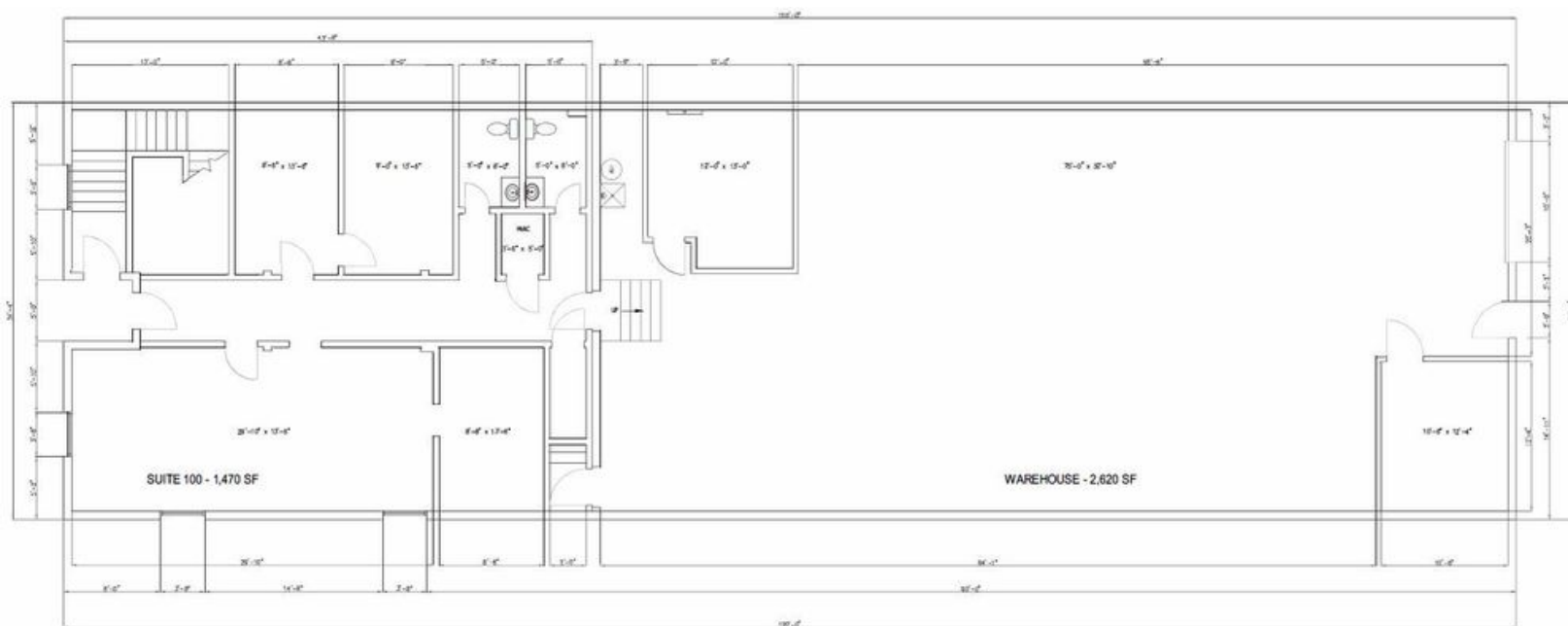


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1ST FLOOR PLAN

1521 BROOK RD

Richmond, VA 23220



SUITE 100 - 1,470 SF
SUITE 200 - 1,500 SF
WAREHOUSE - 2,620 SF
BUILDING TOTAL - 5,590 SF

FIRST FLOOR PLAN
10/11/17 11:11 AM



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1ST FLOOR OFFICE/WAREHOUSE

1521 BROOK RD

Richmond, VA 23220



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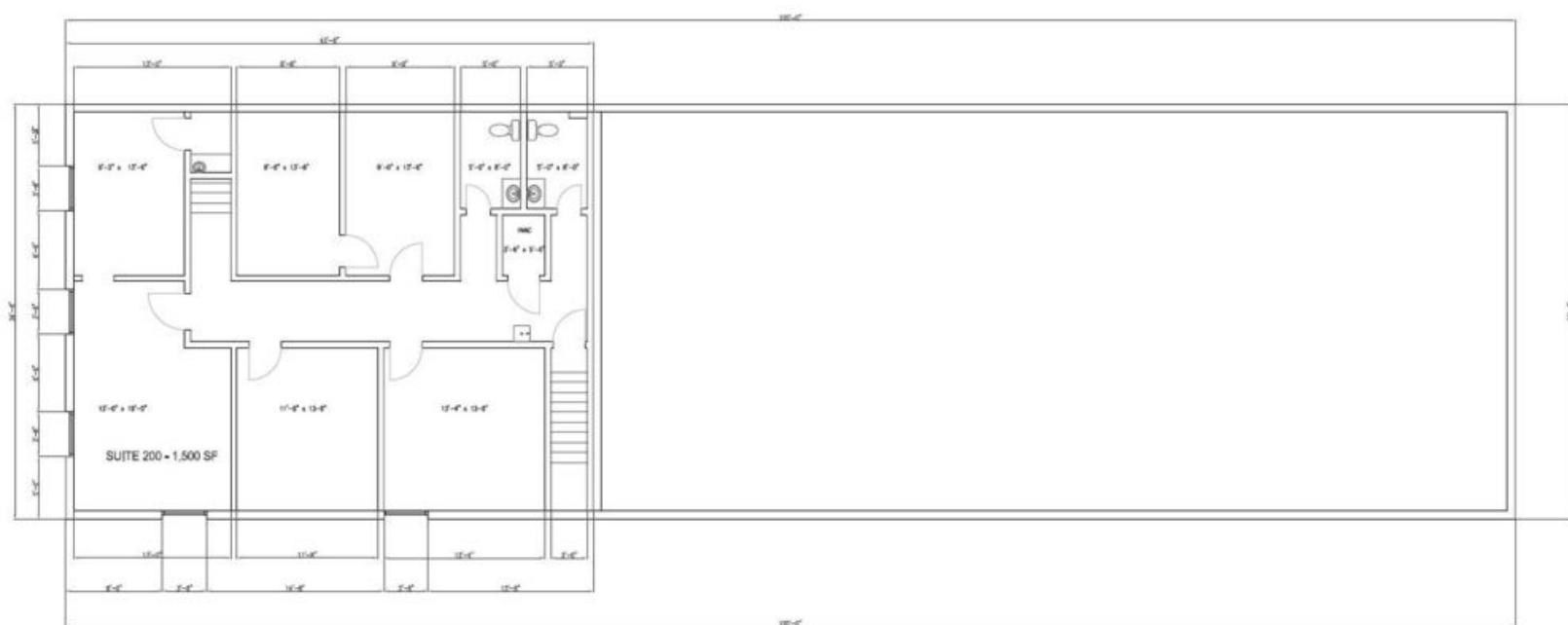


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2ND FLOOR PLAN

1521 BROOK RD

Richmond, VA 23220



SUITE 100 • 1,470 SF
SUITE 200 • 1,500 SF
WAREHOUSE • 2,620 SF
BUILDING TOTAL • 5,590 SF

SECOND FLOOR PLAN
1521 BROOK RD



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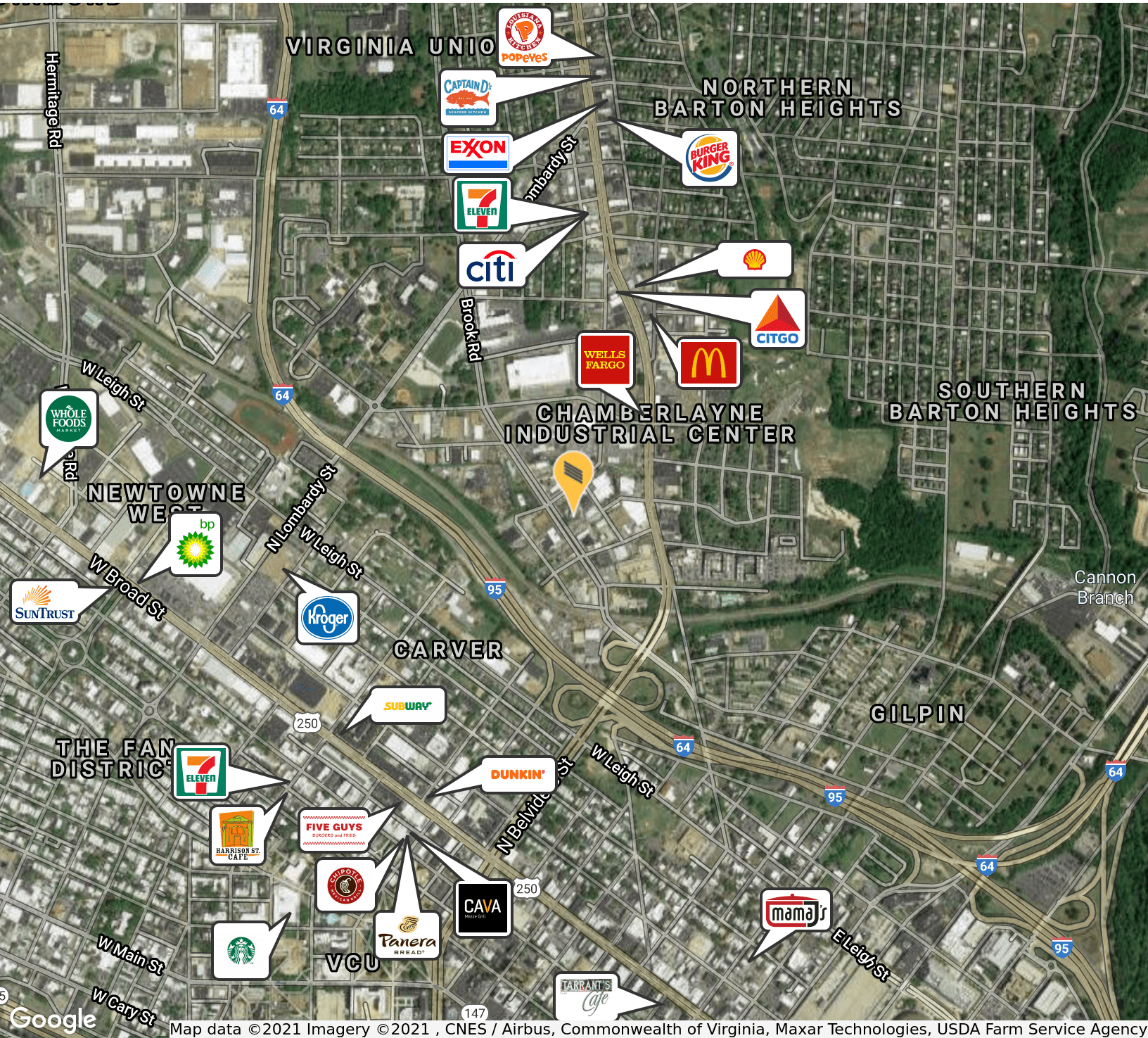


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RETAIL AREA

1521 BROOK RD

Richmond, VA 23220



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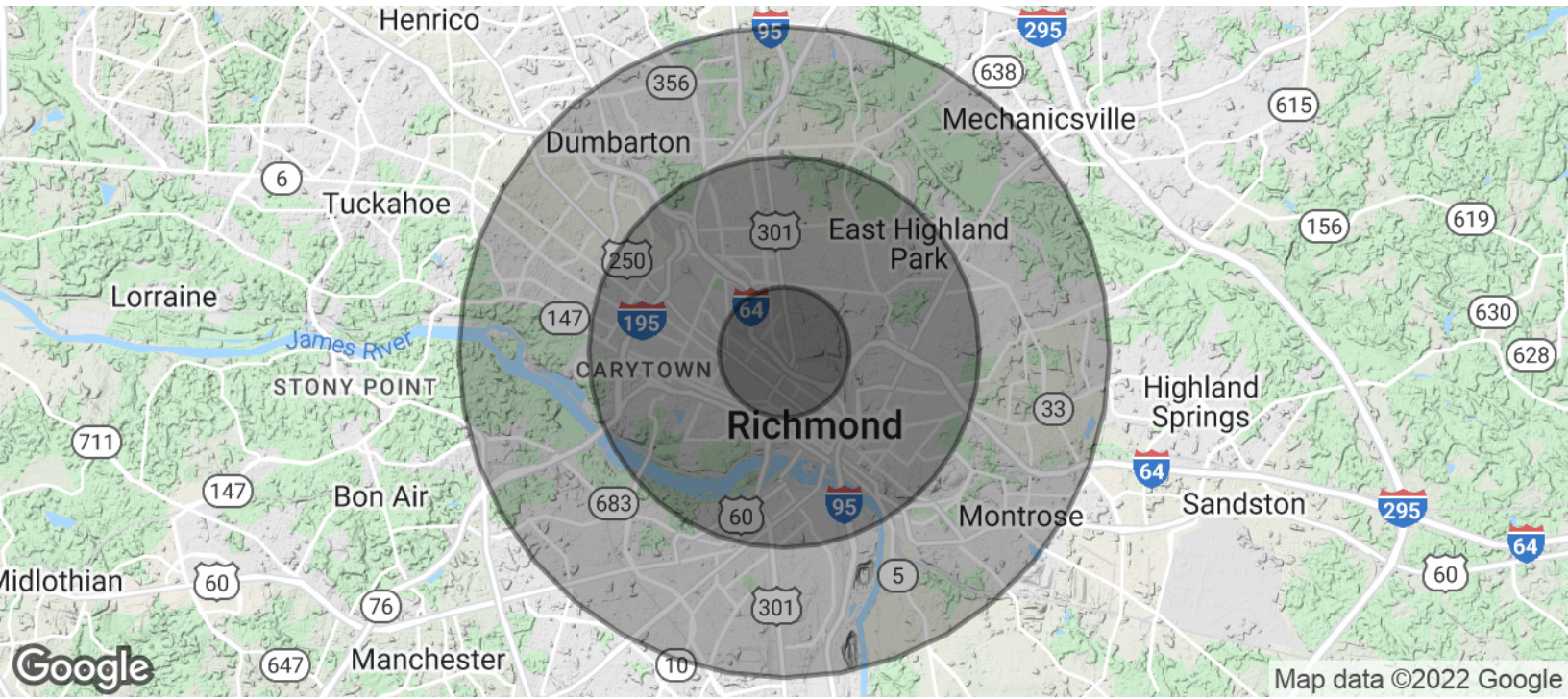


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DEMOGRAPHICS

1521 BROOK RD

Richmond, VA 23220



POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	16,881	128,486	244,410
Average Age	25.1	32.6	34.7
Average Age (Male)	24.5	31.4	32.6
Average Age (Female)	25.8	33.8	36.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	5,749	54,606	103,670
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$41,721	\$52,512	\$56,833
Average House Value	\$185,375	\$247,665	\$241,313

* Demographic data derived from 2010 US Census

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