



OFFICE / RETAIL FOR LEASE **BRANCH BUILDING**

1015 E Main Street, Richmond, Virginia

1,469 SF – 2,938 SF AVAILABLE

**RECENT COMMON AREA
RENOVATIONS!**

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PROPERTY FEATURES

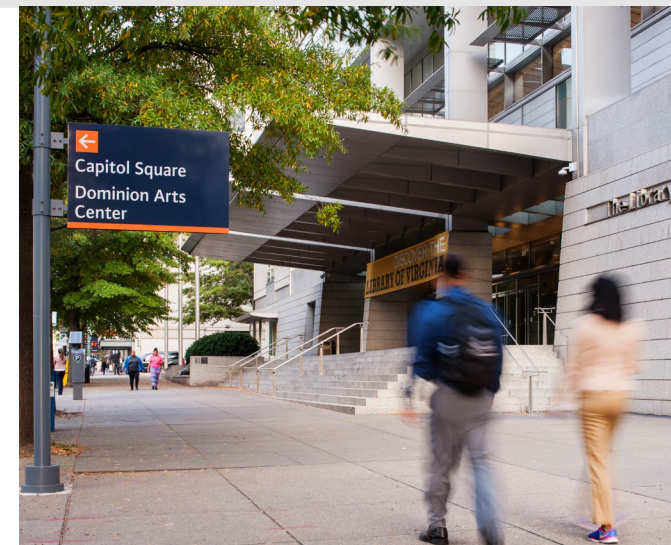


THALHIMER

1,469 SF – 2,938 SF AVAILABLE FOR LEASE MAIN ENTRY RENOVATION COMPLETE!

- Street front visibility for service-oriented retailer
- Shared conference room on building's ground floor
- Convenient to the Virginia State Capitol and Shockoe Slip
- Historic iron front office building, built in 1866
- Fireplace located on 3rd & 4th floors
- High ceilings, natural light in existing offices
- Private restrooms and pantry on each floor

“Historic building with personality – perfect for professional services and creative office users”

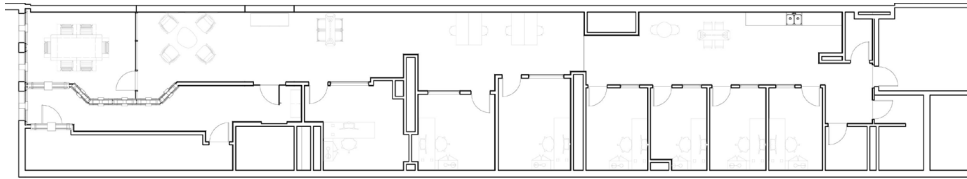


FLOOR PLANS

CUSHMAN & WAKEFIELD

THALHIMER

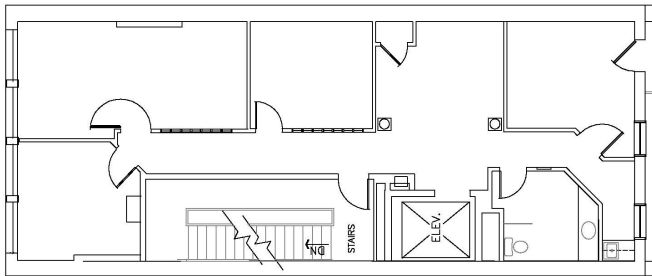
1ST



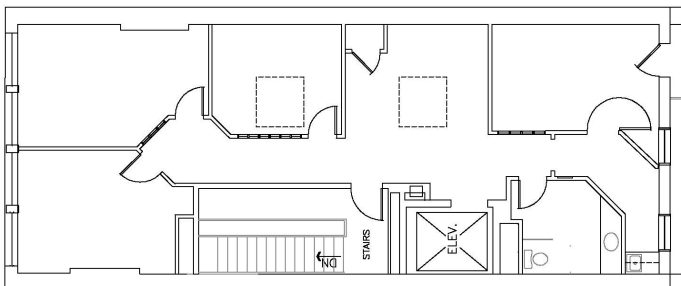
Available Space

Floor	SF	Rate PSF	Available
First	2,926	\$18.50	Now
Third	1,469	\$18.50	Now
Fourth	1,469	\$18.50	Now

3RD



4TH



First Floor - Creative Office Space Available



Bright and modern entry and common area renovations including new flooring and fresh wall paint.



BRANCH BUILDING

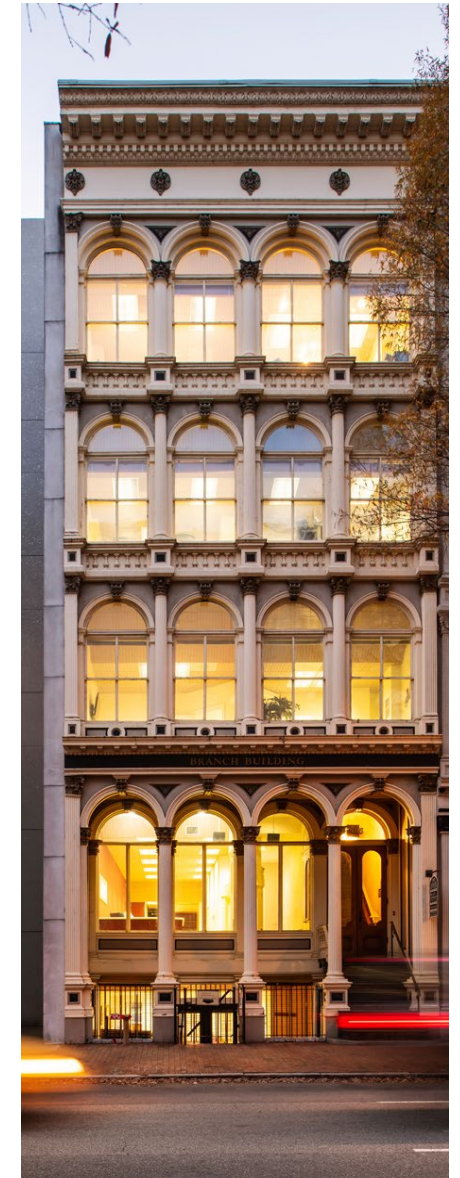


First Floor Available Space:
Private Reception or Collaborative Area



First Floor Available Space:
Flexible Open and Closed Workspaces

Constructed in 1866 by the Virginia Fire and Marine Insurance Agency, The Branch Building exemplifies Richmond's historic iron front architecture with elaborate Corinthian columns and tall, arched windows. The property, featured on the National Register of Historic Places, is nestled in the heart of Richmond's Central Business District, only a few blocks from the Virginia State Capital, the Shockoe Slip dining scene, and the James River Park System. The available first floor suite is ideal for the business seeking a private space that features Richmond's storied past.



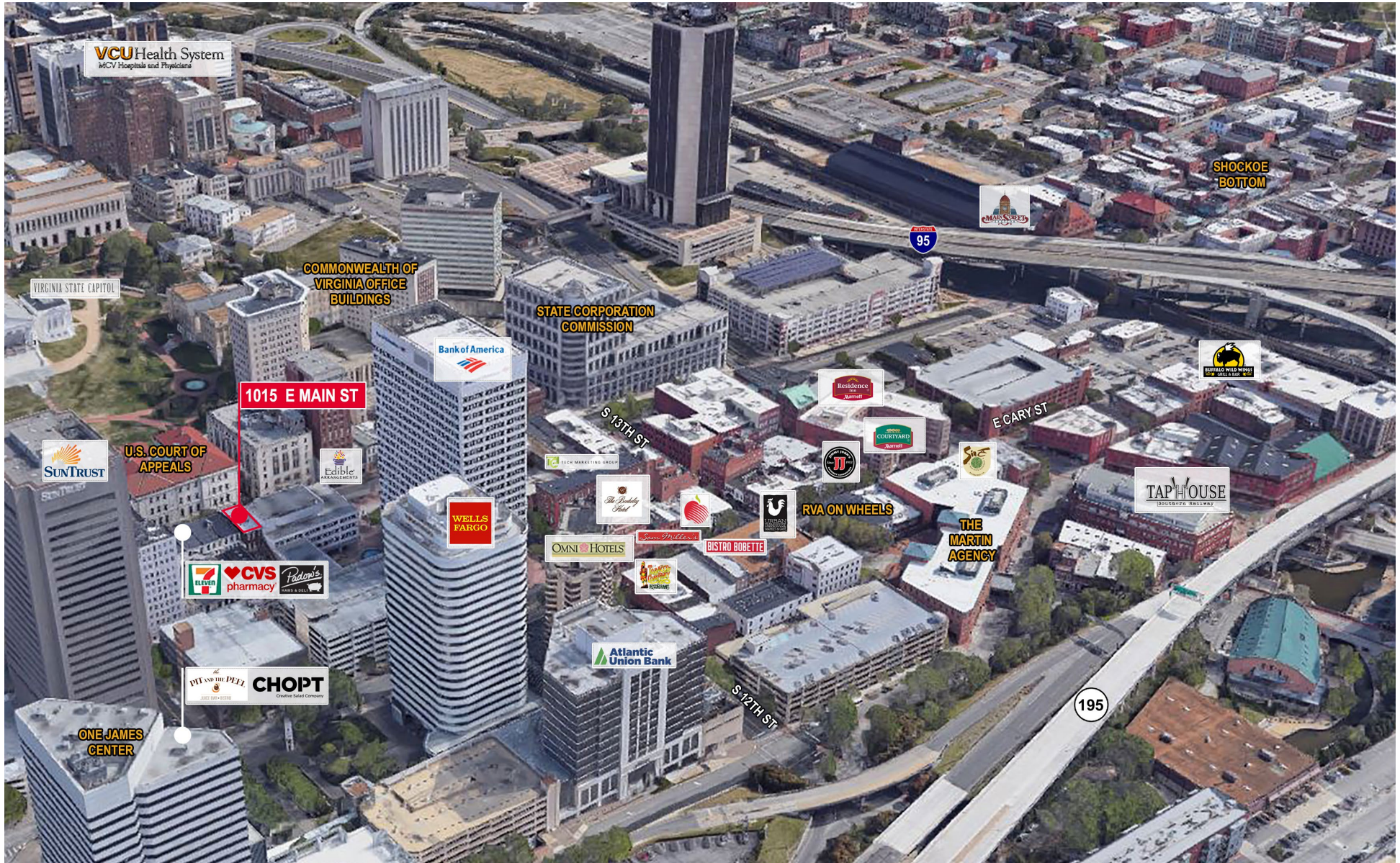


First Floor Available Space:
Prospective Layout: Customizable Open Floor Plate
with Collaboration Zones and Modern Finishes



Third Floor Available Space:
1,469 RSF Available

LOCATION OVERVIEW



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