



FOR LEASE

1601 Overbrook Road, Richmond, VA 23220



PROPERTY FEATURES

Located in the Historic German Brewing District in central Richmond, with easy access to I-95, I-64, Arthur Ashe Boulevard, and West Broad Street. Just minutes from Scott's Addition, the Diamond Redevelopment and the future VCU Athletics Campus.

- > Up to 5,284 SF available
- > Restaurant, retail, and office availabilities
- > Abundant off-street parking
- > Access to on-site amenities
- > Quick walk/drive to Whole Foods
- > 2 breweries within a 3-minute walk (Hardwood and Main Line)
- > 2 blocks from Diamond District Development Area and future VCU athletic village



For office inquiries:

Gareth Jones

Jimmy Appich

T +1 804 200 6453
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T +1 804 200 6420
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For retail inquiries:

Peter Vick

Harrison Hall

T +1 804 814 9977
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Architectural floor plan of a building. The plan includes a large central room labeled "5,284 SF". The plan also shows a staircase, a ramp, and a parking area. Dimensions are provided for various sections. A red outline highlights a specific area within the large central room.



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,118	129,826	273,145
Businesses	1,315	9,975	16,414
Daytime employees	13,540	182,630	244,397

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