



**THALHIMER**

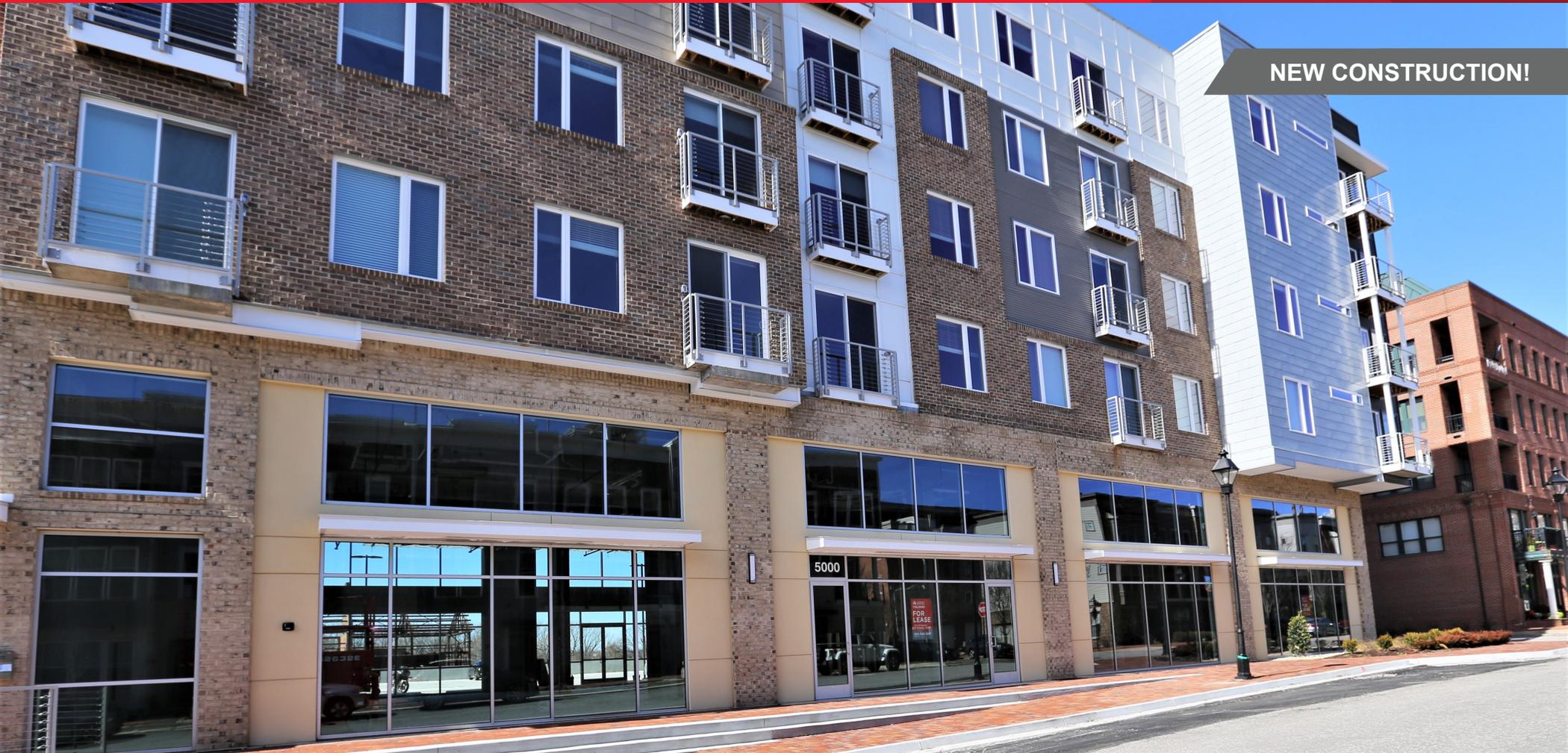
**PREMIUM OFFICE FOR LEASE**

**Rocketts Landing**

5000 Old Main Street | Richmond, Virginia



**NEW CONSTRUCTION!**



**1,193-12,575 SF Available with River Views**

For more information, contact:

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*Welcome to Rocketts Landing*

*It's home to hundreds of people and is growing every day. It's a destination for water lovers, foodies and cyclists. Rocketts Landing is Richmond's hip, cool waterfront neighborhood, set right on the James on a site that was once considered the busiest inland port in America.*

*It's 10 minutes from downtown Richmond, connected by the GRTC Pulse, and right on the Capital Bike Trail. And it's the ultimate place for businesses that want to be where the action is. It's amazing what the river can do for a business.*

**650±**  
residences



**150,000± SF**  
of office



**40,000± SF**  
of retail



**3 MINUTES**  
to downtown CBD



**5 MINUTES**  
to I-95 and I-64



JAMES RIVER

*New Construction Underway*

Mixed-use building with ground floor office for lease

**Located in Henrico County – Significant Tax Savings**

**Specifications**

**Location** 5000 Old Main Street

**Total Available SF** 1,193-12,575 SF with river views

**Parking** 4 spaces per 1,000 SF

- Amenities**
- Enjoy riverfront access
  - Adjacent to the Virginia Capital Trail
  - Three restaurants on site



*View from Main St.*



*View from Interior of Office Space*

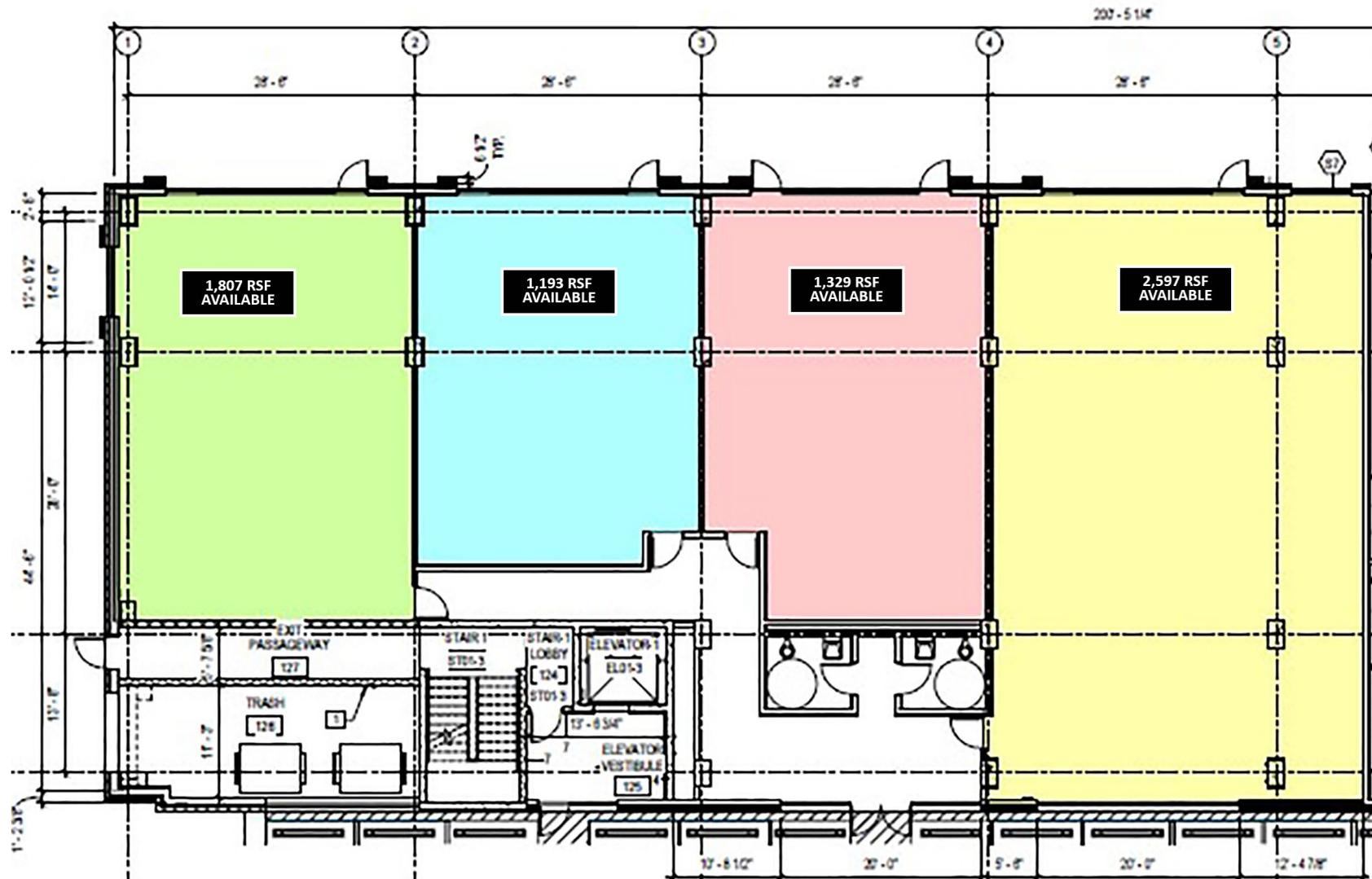


*View from the River*

Small Tenant Demising Plan

Starting at 1,193 RSF

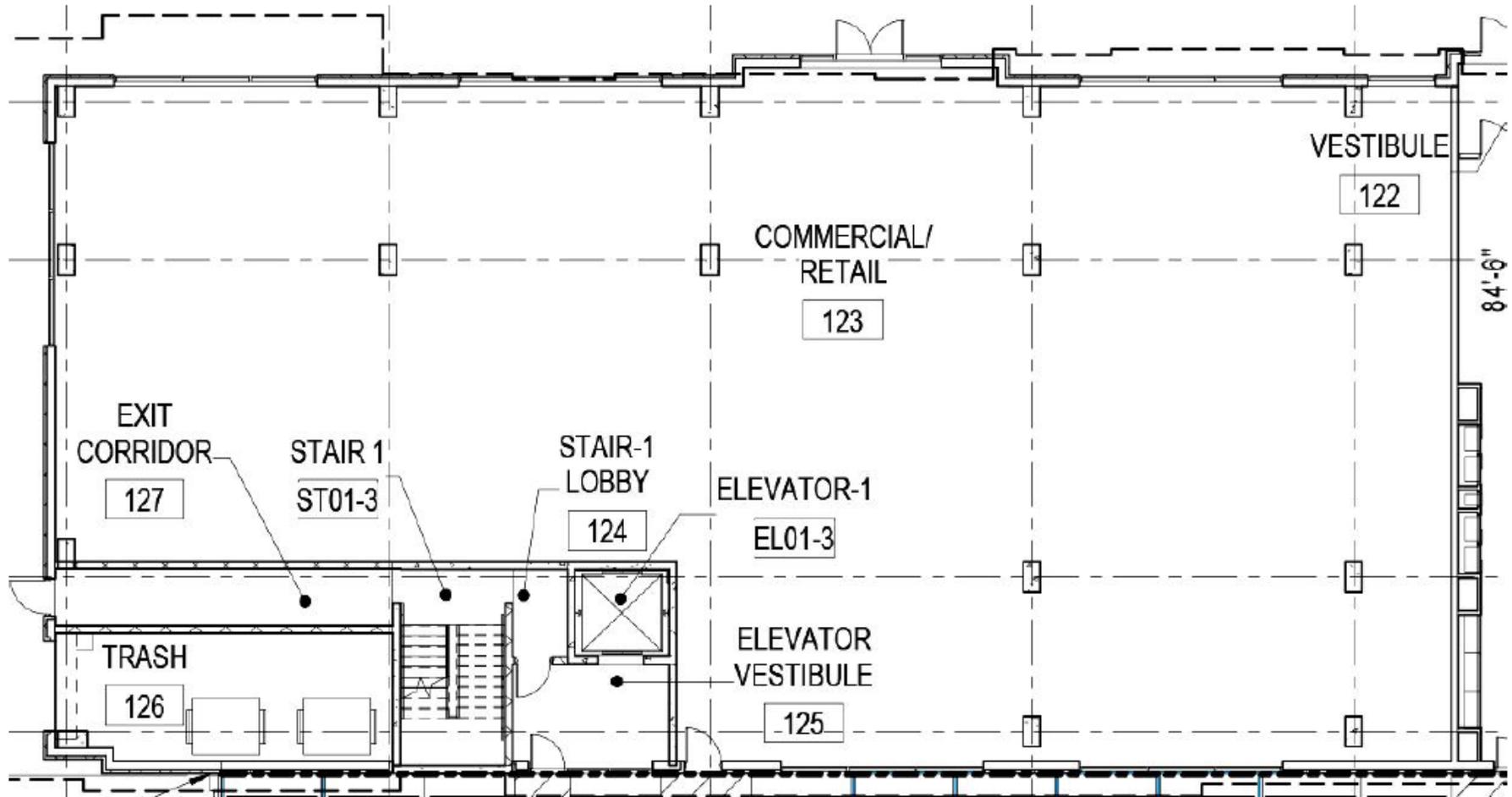
Spaces may be combined



Large Tenant Floor Plan

6,388 RSF Available

Up to 12,575 Available with 2<sup>nd</sup> floor mezzanine addition





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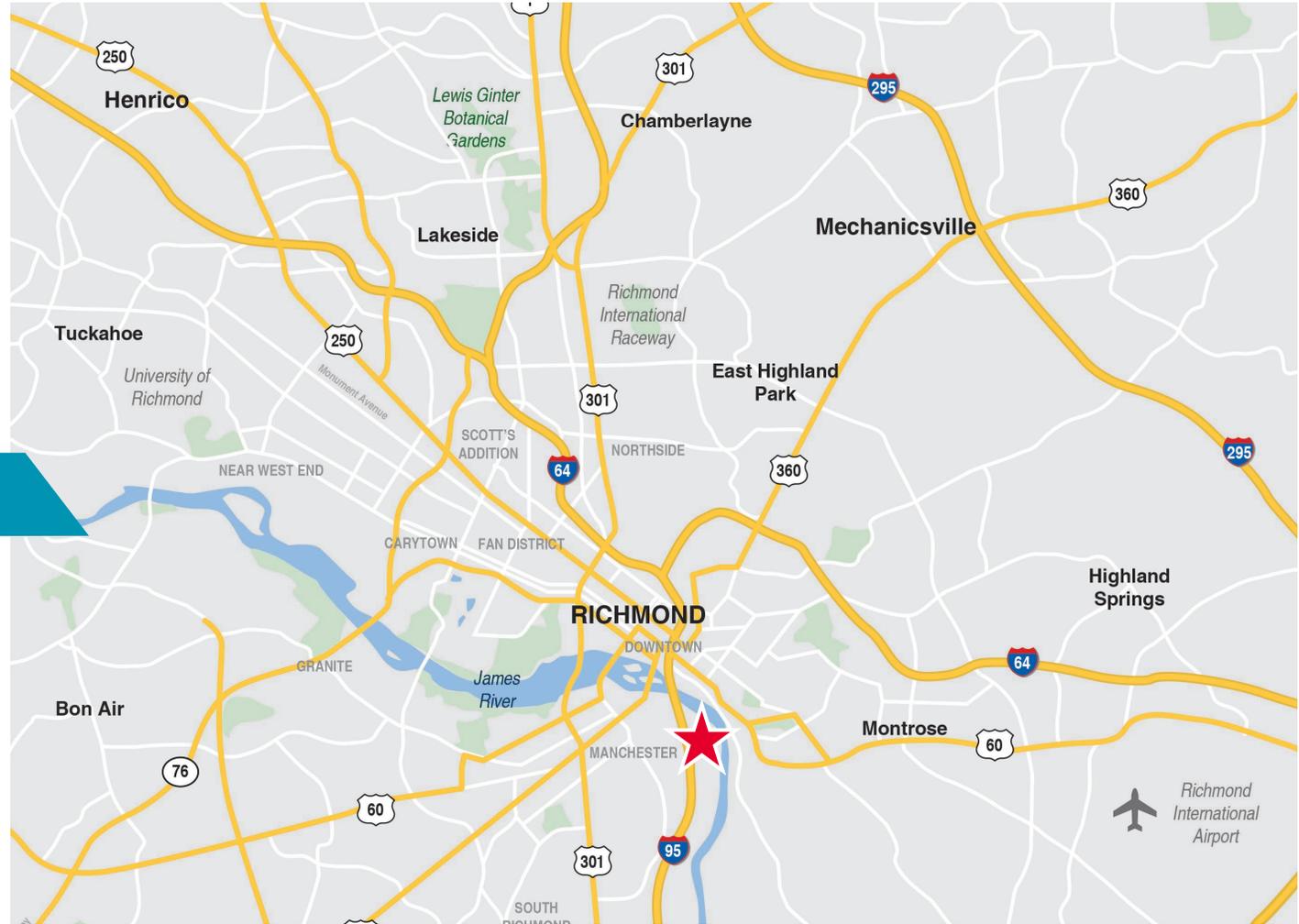
# Rocketts Landing

5000 Old Main Street | Richmond, Virginia



*With so many people coming here to live and play, businesses located at Rocketts have become some of the area's major attractions. Offices at Rocketts Landing benefit greatly from the community's walkability, with The Boathouse, Conch Republic, the Virginia Capital Trail and the James River just a block away, and the view is enough to make anyone want to work here. It's also located in tax-friendly Henrico County, just minutes from the central business district.*

For more information visit [rockettsvillage.com](http://rockettsvillage.com)



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