



THALHIMER



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801 E. MAIN STREET
RICHMOND, VA 23219

4,950 SF



PROPERTY HIGHLIGHTS



TIMING

Available Q2 2026



PARKING

366 parking spaces on-site



SIZE

4,950 SF corner suite with Main St frontage



SIGNAGE

- Excellent visibility on 8th St and E Main St
- Street-level signage opportunities available



LOCATION

- Prime Retail/Office at the corner of 8th and Main
- Walking distance to CoStar's new office tower with 2,300 employees opening in 2026



FEATURES & AMENITIES

- Glass façade
- 14'+ ceiling heights
- 302 new apartment units on-site
- Shared amenities with the [302 new on-site apartment building](#), include indoor sport court, golf simulator, fitness center and indoor/outdoor sky lounge - see page 4 for details
- [CoStar Group's](#) new 26 story, 750,000 SF office tower nearby with 4,000+ employees
- Walking to new [Allianz Amphitheater](#) at Riverfront & new and improved [Brown's Island](#)



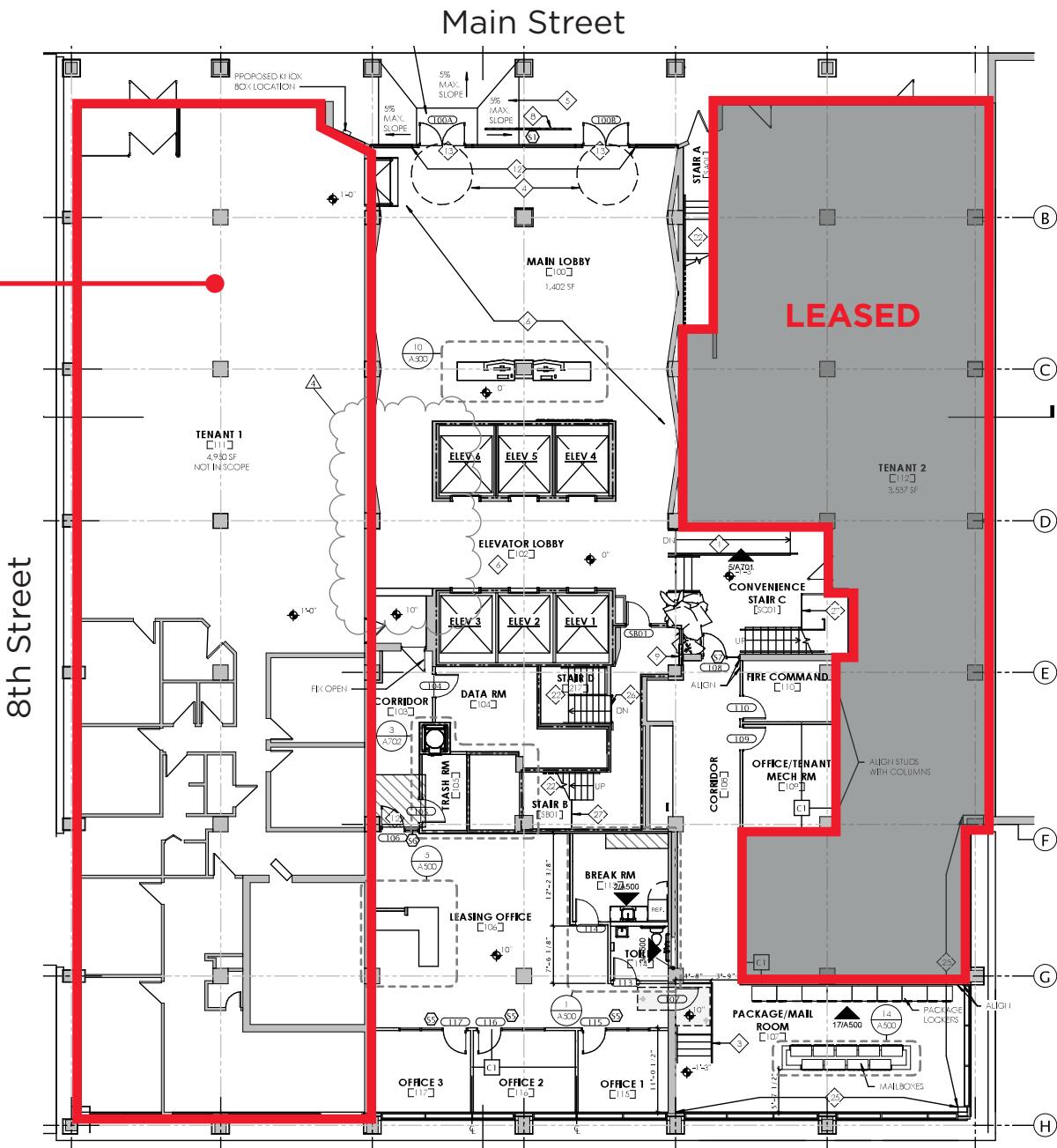
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SUITE FLOOR PLANS

Tenant 1: 4,950 SF

SUITE ATTRIBUTES

- Floor-to-ceiling windows (along the left hand side of Tenant 1 space)
- 12'+ ceiling heights
- Entrance off street and building lobby
- In-suite restroom
- Signage exposure on E. Main and 8th St.



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BUILDING AMENITIES

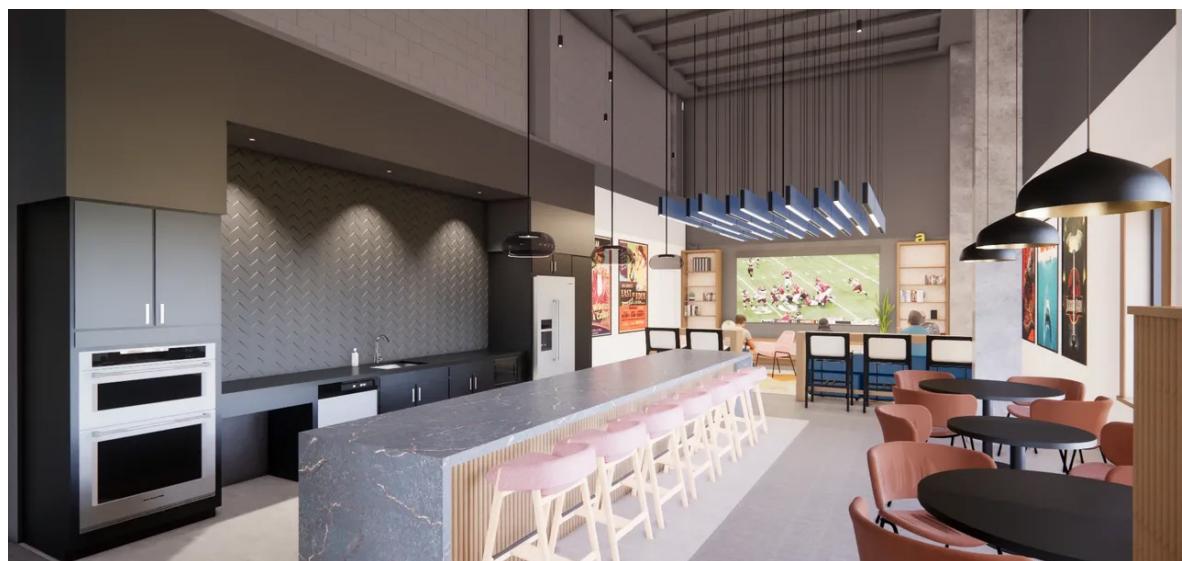


NEXT-LEVEL PERKS

- **Indoor Sport Court** (top-level with 20 foot ceilings; including pickle ball, 2 basketball hoops and putting green.)
- **Trackman Golf Simulator Room**
- **Podcast Room** Record, create, and share—all in a private, soundproof studio.
- **3,000+ square foot fitness & Well-Being Center** with a variety of cardio, strength, free weight and functional training stations, along with a dedicated Peloton room
- **Recovery Room featuring infrared saunas**
- **2,000+ square foot Top Floor Indoor Sky Lounge** for socializing or relaxing with a stunning kitchen, pool table, and shuffleboard. Enjoy comfortable and seating along with fully equipped entertainment hub designed with an 80 inch TV, karaoke, and surround sound speakers

STUNNING VIEWS

- Enjoy **breathtaking panoramic views** of the James River and the vibrant city skyline, offering a stunning backdrop of natural beauty and urban charm
- **3,500+ square foot outdoor Roof Terrace** outfitted with shade from the sun, fire pit, water feature, comfortable and high-quality seating for lounging and socializing, and entertainment hub with an outdoor TV and speaker setup designed for the elements



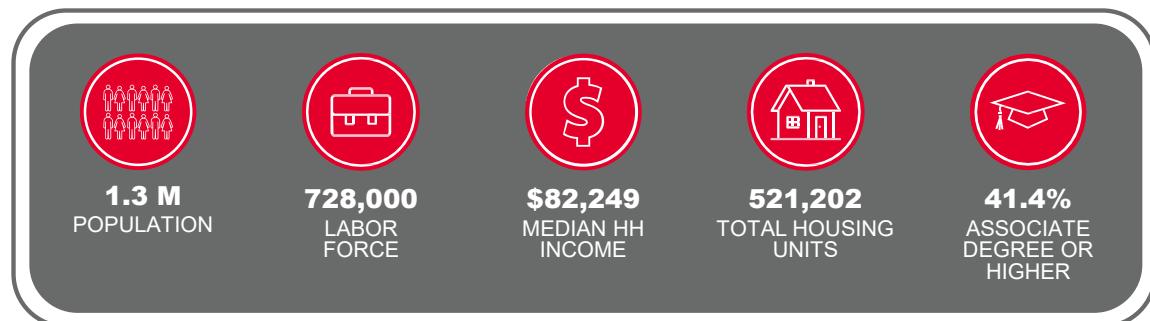
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Virginia Named #1 Top State for Business

- CNBC, 2024

Located in the center of Virginia and situated along the James River, the Richmond Metropolitan Statistical Area (MSA) is home to over 1.3 million residents. Propelling its population growth, both small business and Fortune giants have selected Richmond to be their host and home. Between April 2022 and April 2023, Richmond added 87,000 jobs with the largest gains in the hospitality and health services sectors. Private sector companies in industries as diverse as banking, insurance, biotechnology, manufacturing, and transportation consistently choose Richmond to either locate or expand operations. The highly educated workforce, diverse communities, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business.



MAJOR ATTRACTIONS

- Allianz Amphitheater
- Dominion Energy Riverrock Sports & Music Festival
- Flying Squirrels Minor League Baseball Team
- Maymont Historic Estate
- Virginia Museum of Fine Arts
- James River Parks: Belle Isle, Pony Pasture, Brown's Island
- Science Museum of Virginia
- Scott's Addition Historic District
- Carytown
- Lewis Ginter Botanical Garden
- Short Pump Town Center
- The Richmond Symphony
- The Virginia State Capitol

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - VCU Health System
 - Capital One Financial
 - HCA Virginia Health System
- **3,000 – 9,000 EMPLOYEES**
 - Bon Secours Richmond
 - Virginia Commonwealth University
 - Dominion Energy
 - Truist
 - Amazon
 - Altria Group

HOSPITALS

- VCU Health
- HCA Virginia Health System
- Bon Secours Health System
- VA Richmond Healthcare System

COLLEGES & UNIVERSITIES

- **Virginia Commonwealth University (VCU)**
 - 21,394 Undergrad
- **The University of Richmond (UR)**
 - 4,350 Undergrad
- **Virginia State University (VSU)**
 - 3,659 Undergrad
- **Virginia Union University**
 - 2,170 Undergrad
- **Randolph-Macon College**
 - 1,554 Undergrad
- **Reynolds Community College**
 - 2,270 Undergrad
- **Brightpoint Community College**
 - 1,985 Undergrad



HIGHLY DIVERSIFIED AND SOUND ECONOMY

Richmond, Virginia is one of the top 50 largest metropolitan areas in the country and is consistently ranked as one of the top places to live and relocate a business. A thriving secondary market with historically low unemployment, Richmond benefits from its diverse economy and is presently home to eleven Fortune 1000 companies, including seven Fortune 500 companies across various industries such as insurance, retail, agriculture, manufacturing and finance. An affordable, high quality of life enables businesses to attract workers with the right skills without the prohibitively high cost. Workers compensation and unemployment compensation costs in Richmond are among the lowest in the nation and the city benefits from having a diverse economic base that includes a substantial government presence, as well as manufacturing, education, financial services, retail and distribution services.

1.3 MILLION
RICHMOND MSA POPULATION

5 MAJOR UNIVERSITIES
ACROSS THE RICHMOND MSA

TOP 25
CITY TO START A CAREER (WALL STREET JOURNAL)

11 FORTUNE 1000
COMPANY HEADQUARTERS

**#1 TRENDING MILLENNIAL
LOCATION IN VIRGINIA**

3% UNEMPLOYMENT RATE

FORTUNE 500 EMPLOYERS WITH RICHMOND AREA HQ

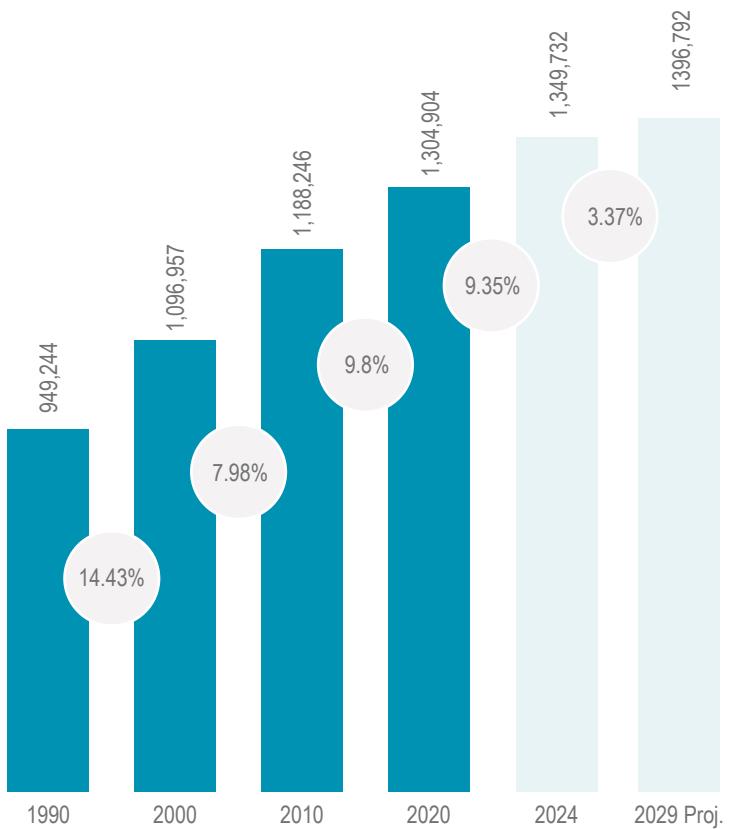


MARKET OVERVIEW

POPULATION GROWTH

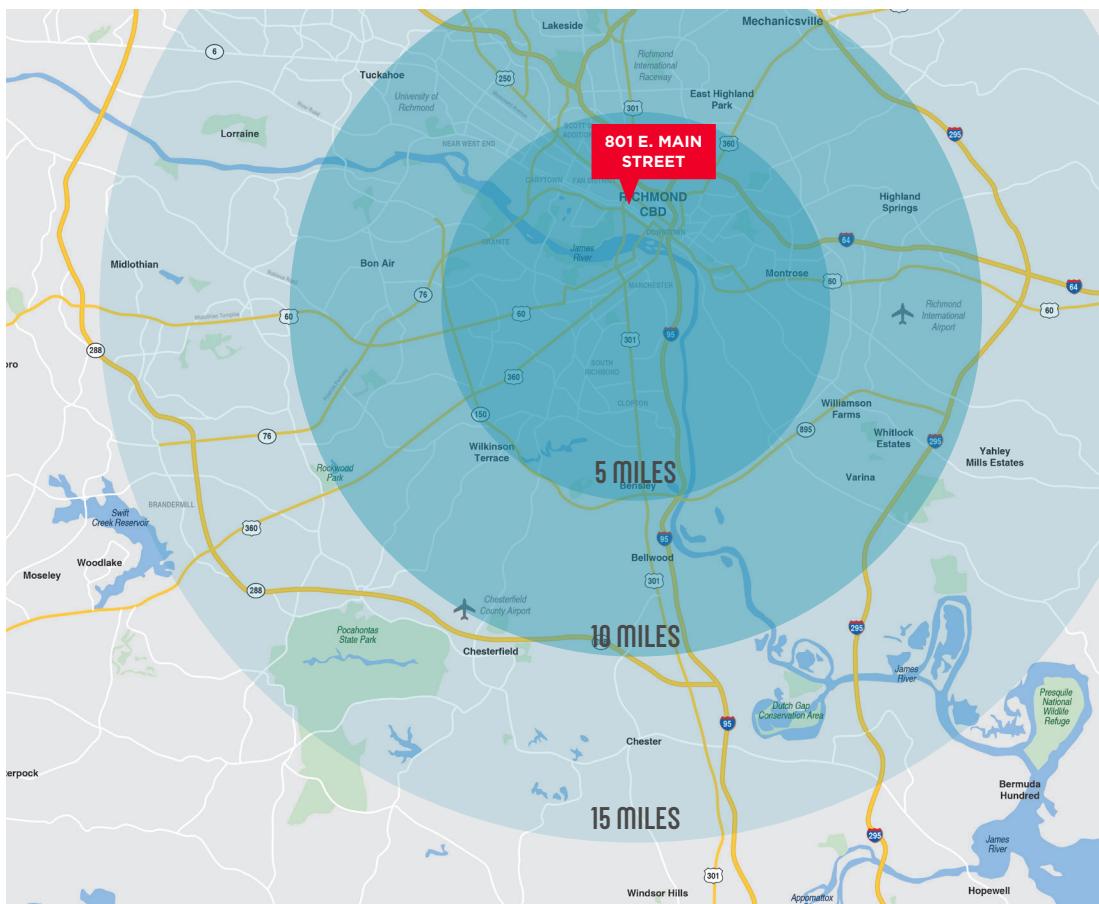
Richmond has seen consistent population growth over the last 20 years growing from the 49th to the 44th largest MSA nationally in under a decade. As mentioned, Richmond is currently home to just under 1.3 million residents. The area's population grew 7.9% from 2000 to 2010 and 9.8% from 2010-2020 growth with forecasts anticipate an additional 8% 2020-2030. Richmond's workforce is also highly educated with 71% of the population attaining a bachelor's degree or higher. With a highly educated, diverse workforce, and positive market fundamentals, the Richmond area can rely on continued growth for the foreseeable future.

RICHMOND POPULATION GROWTH



A LOOK AT DEMOGRAPHICS

2024 DEMOGRAPHICS	0-5 MILES	5-10 MILES	10-15 MILES
Total Population	268,712	419,706	296,521
Households	121,751	167,117	111,140
Avg Household Income	\$97,477	\$112,632	\$158,479
Avg Home Value	\$377,117	\$352,031	\$376,881
Median Age	33.6	40.0	41.5
Percentage Population 18+	82.9%	79.6%	78.5%
Percentage Above High School Graduate	67.9%	66.6%	78.9%



SITE AERIAL



DOWNTON AERIAL





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