

JOIN NEWEST TENANTS:



THE CURRENT

400 Hull Street | Richmond, VA 23224
aka 21 E 4th Street

2,400 SF
AVAILABLE



4TH STREET

HULL STREET

For more information, contact:

ANNIE O'CONNOR
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REILLY MARCHANT
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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
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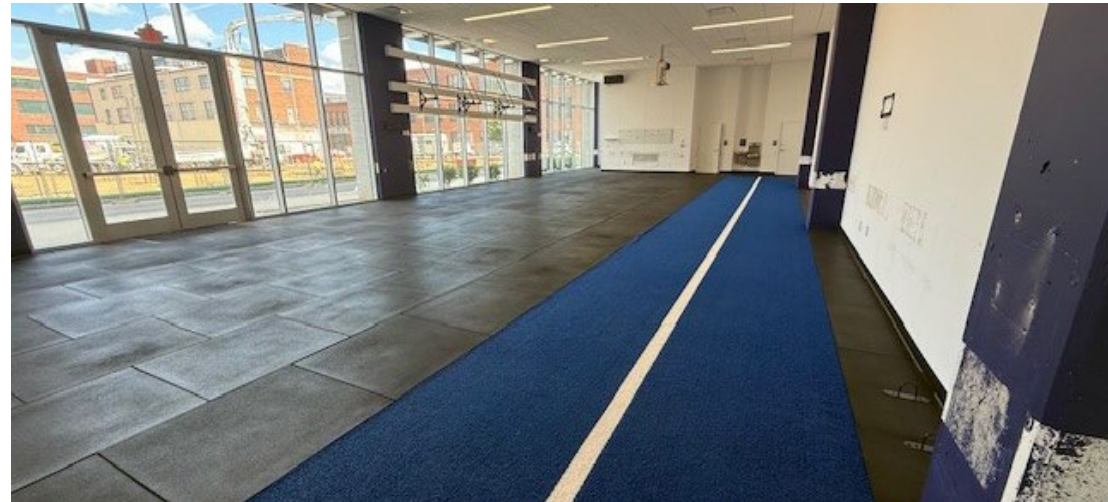
thecurrentrichmond.com

Developed by:



PROPERTY FEATURES

- **Unique creative office opportunity in the heart of Manchester**
- **±2,400 SF featuring abundant natural light and 20' ceiling heights**
- **On-site parking**
- **2nd generation fitness space**
- Ideal for professional services, creative firms, tech, architecture, design, or studio users
- Located within a vibrant mixed-use campus with built-in daytime and after-hours activity
- Structured parking available on-site
- Surrounded by Manchester's growing residential population and amenity base
- Immediate access to Downtown Richmond, Shockoe Bottom, and major interstates
- Highly accessible location for employees commuting from throughout the Richmond MSA
- Opportunity to establish a presence in one of Richmond's fastest-growing urban neighborhoods



AREA RETAILERS



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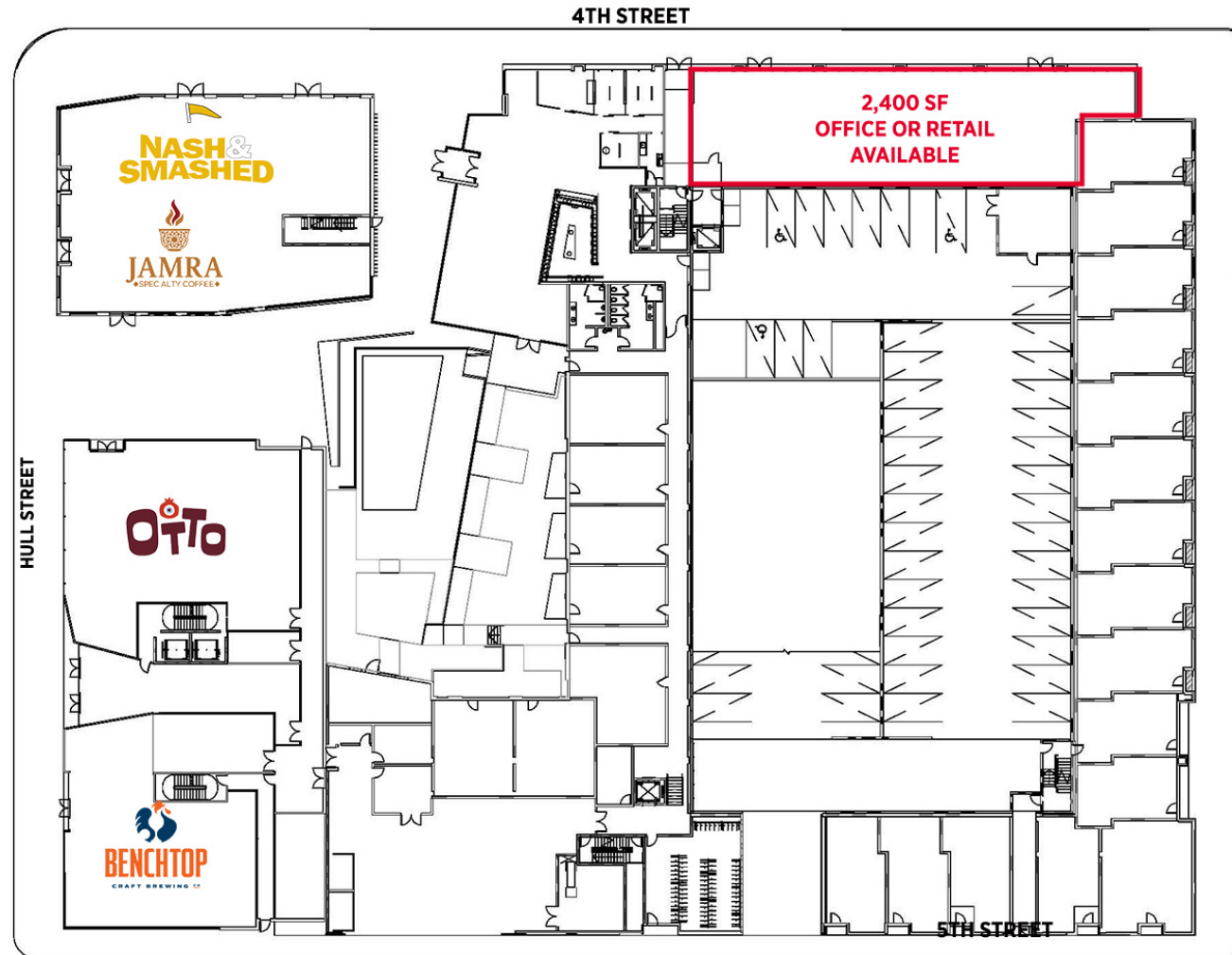
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GROUND LEVEL FLOOR PLAN:

- 2,400 SF
OFFICE/RETAIL
SPACE REMAINING
- 2nd GENERATION
FITNESS SPACE
- ON-SITE PARKING



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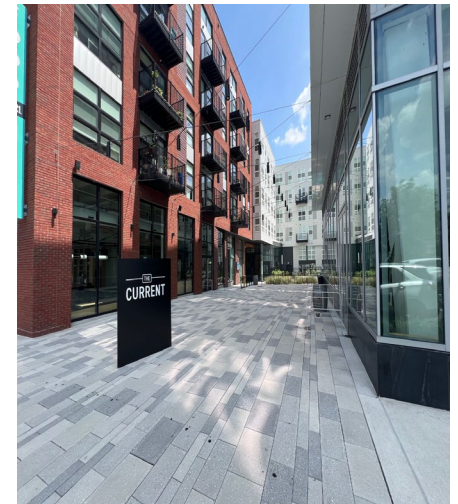
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THE CURRENT

CUSHMAN & WAKEFIELD | THALHIMER



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DEMOGRAPHICS WITHIN 15 MINUTE DRIVE



338,611
POPULATION



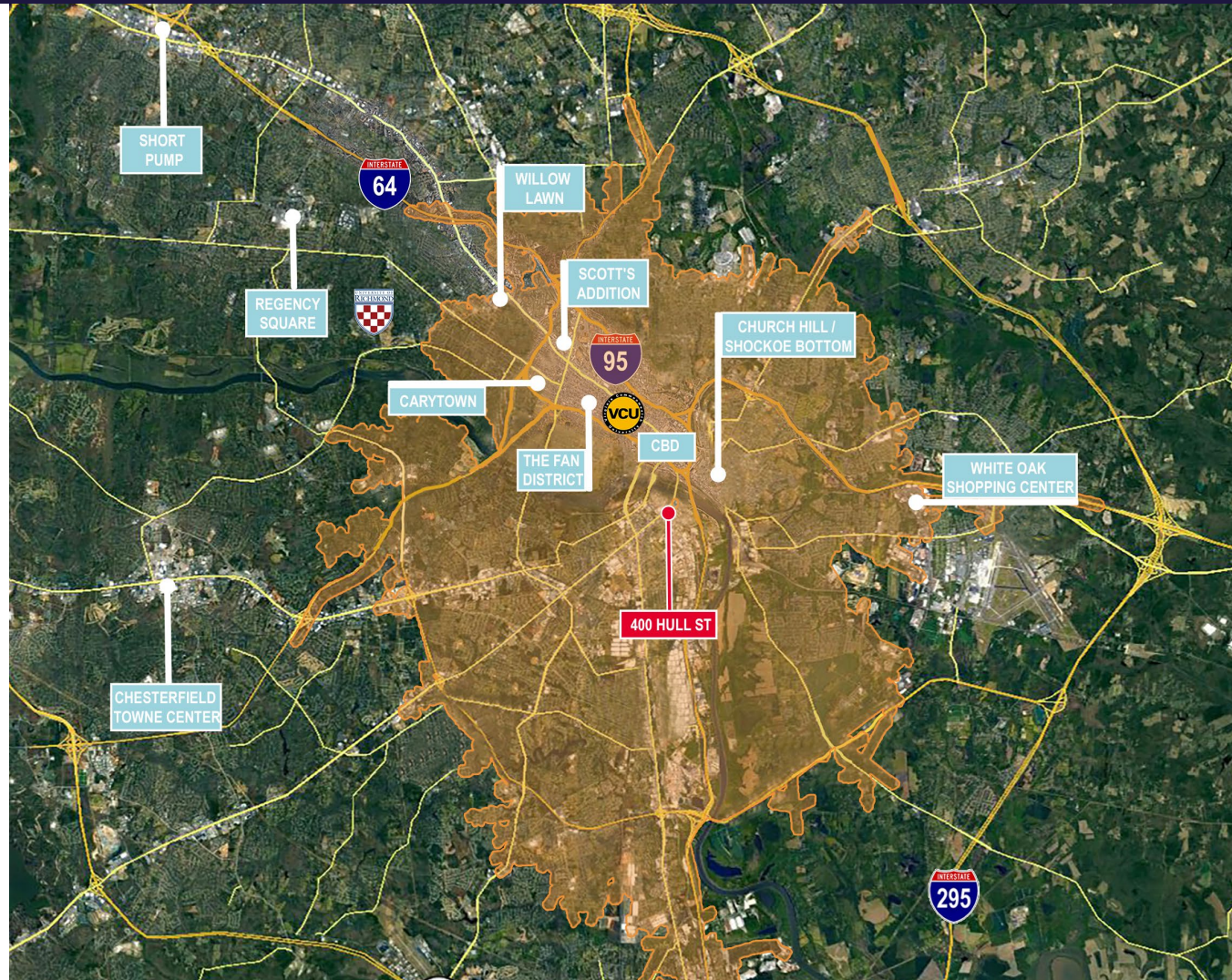
\$95,653
AVG HOUSEHOLD INCOME



398,865
DAYTIME POPULATION



151,741
TOTAL HOUSEHOLDS



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#	Name	Units	#	Name	Units	#	Name	Units	#	Name	Units
1	2000 Riverside	219	14	Link	187	27	Paper Company	88	40	500 Maury	163 Planned
2	Belle Summit	269	15	Terraces	148	28	Overlook at City View	141	41	812 Hull	116 Planned
3	Stonewall Place	70	16	Sevenwest	12	29	The Element	290	42	New Manchester Flats	337
4	Jamestown Apartments	269	17	Eddy on the James	221	30	Hydro Apartments	226	43	925 E. Fourth	49 Planned
5	The Riviera on Semmes	189	18	Rivers Edge III	344	31	Commons @ Plant Zero	52	44	Swansboro Place	90 Planned
6	1200 Semmes	129	19	Avery Hall	550 Planned	32	The Current	215	45	326 W. 7th	263 Planned
7	Manchester Park	22	20	River's Edge	212	33	Port RVA	102	46	Overlook II	271 Planned
8	Venus	68	21	Trolley Lofts	47	34	South Bank	150	47	310 Hull	250 Under Construction
9	12th & Bainbridge	21	22	Hatcher Tobacco Flats	152	35	Plant 1	134	48	The Commodore	173 Units
10	City View Place	32	23	City View Lofts	219	36	Miller Lofts	197	49	13 E. 3rd	235 Under Construction
11	924 Porter Street	32 Planned	24	City View Row	20	37	600 Decatur	167 Planned	50	104 E. 2nd	42 Under Construction
12	Perry Street	45	25	South Falls Tower II	265	38	The Hudson	225	51	103 E. 2nd	188 Under Construction
13	The Mill at Manchester	69	26	South Falls Tower I	255	39	Hopper Lofts	139	52	301 Maury	70 Planned