

Newly Renovated • Prime Restaurant location For Lease



Restaurant space with beautiful courtyard and fountain

Photos can't really convey the potential of this site. If you are the least bit intrigued I would welcome the opportunity to tour you through the building. I would also like to show you several of the custom build outs we have done in historic buildings nearby so you could see the next level of transformation from the complete shell renovation to the finished office space. Here are some of the features that might help persuade you to consider this opportunity:

- Beautiful outdoor courtyard with fountain — adjacent to large office development and several condominium and apartment developments
- Multiple configurations available from 1,100 sq. ft. to over 14,000 sq.ft.
- Full ground up renovation of historic building with exposed brick, hardwood floors, all new electrical, HVAC, plumbing and security systems
- Beautiful restored windows bring natural light in on all sides as well as historic entryways
- Large roof deck with city views and access from elevator
- Build out and free rent allowance
- Secure parking on lower level for late night employee safety
- 60 space gated parking lot 1/2 block north behind coffee shop
- Amazing signage potential
- HVAC system appropriate for restaurant use roughed in
- 800 amp electrical panel in place
- Plumbing roughed in
- 500 gallon grease interceptor with hood shaft to roof
- Close to Main Street Station with access to the new high speed rail: 45 minutes to DC
- Five minutes from I-95
- Adjacent to the canal walk and capital bike trail
- Rent in the high teens per foot

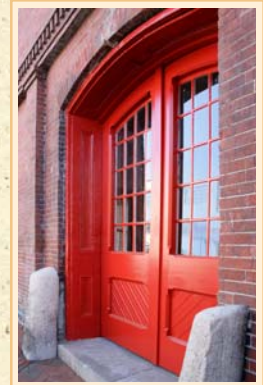
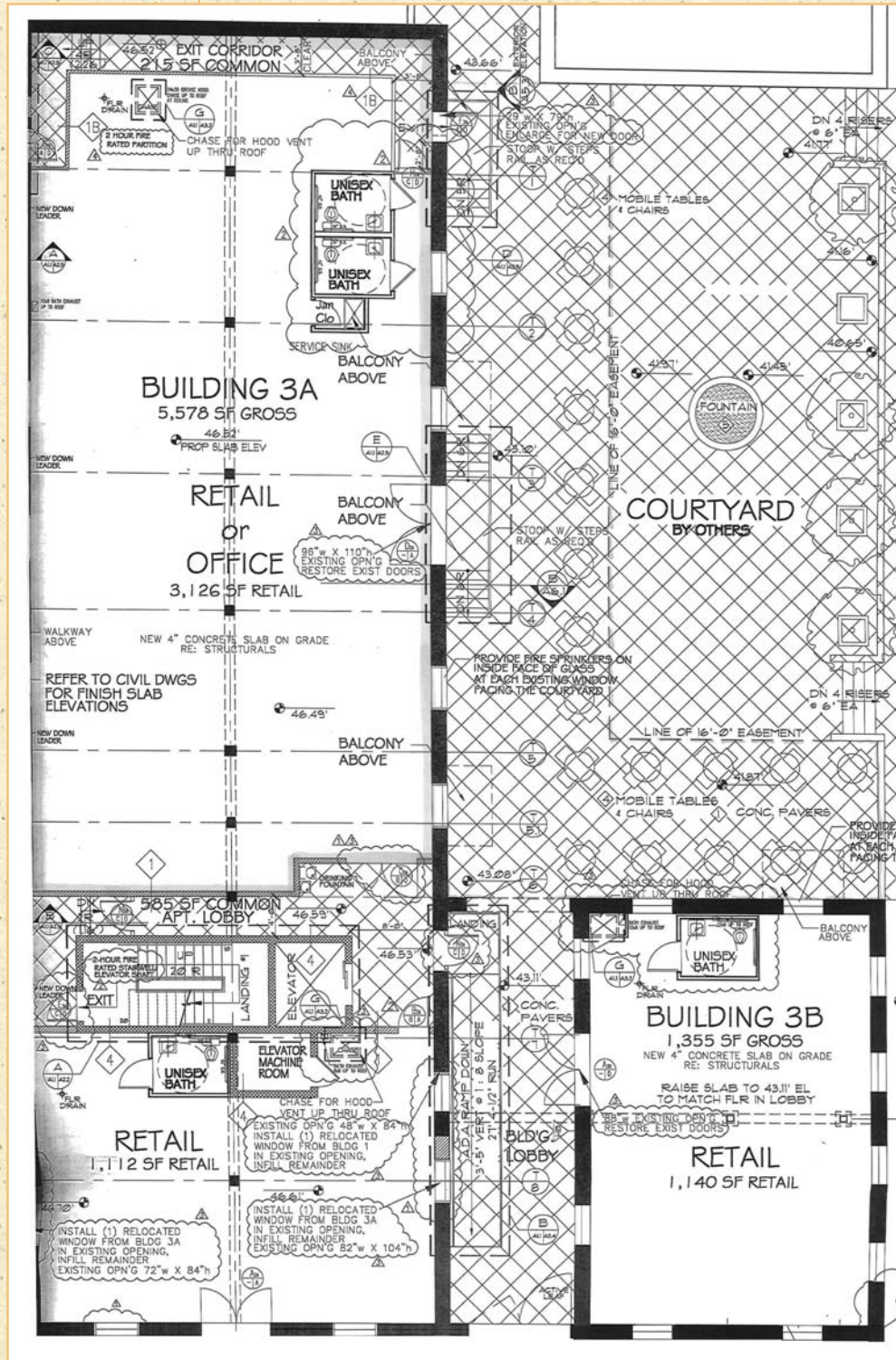


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info@haxallview.com

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Main Level Detail of Building 3A, 3B and Courtyard



Haxall View

2101 E. Main Street

- Building 3A has two commercial configurations available for retail, restaurant or commercial use; 3,126 sq. ft. and 1,112 sq. ft.
- Building 3B has frontage on 21st Street with 1,140 sq. ft. of space available for retail.
- All lots have access to the brick patio with restaurant seating and a beautiful fountain.



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Main Level Detail of Building 2



Haxall View

2101 E. Main Street

- Building 2 has frontage on East Main Street with 3,040 square feet of space available for retail.



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