



# OFFICE SPACE FOR LEASE

LOCATED IN THE HISTORIC FAN DISTRICT

## FOR LEASE

EXCLUSIVE LISTING



## 1211-13 WEST MAIN ST

RICHMOND, VA 23220

FOR LEASE:

### \$16.00/NNN

## PROPERTY HIGHLIGHTS

- Flexible Office Layout
- Walkable to VCU
- 1,439 - 2,878 SF
- Off-Street Parking Negotiable

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## One South Commercial is pleased to present the exclusive listing for 1211-13 West Main St.

Available for immediate lease, this space will be fully renovated to meet any tenant's business needs.

This second story space is located in the heart of the historic Fan District just steps away from VCU's campus. Tenants have access to the space via front and rear entrances, and off-street parking spaces are located immediately behind the building. With a combination of offices, conference rooms, and open area, the layout provides a great fit for a wide variety of office users.

Located near Downtown Richmond and with quick access to the Downtown Expressway, I-95, and I-195, 1211-13 W Main St is the perfect office location for any business looking for a newly renovated and flexible office space.


### PROPERTY FACTS

 1211-13 West Main St  
Richmond, VA 23220

 AC  
0.047

 ZONING  
UB

 UNITS  
2

 PID  
W0000441002

 LEASE PRICE  
\$16.00/NNN

 YEAR BUILT  
1900

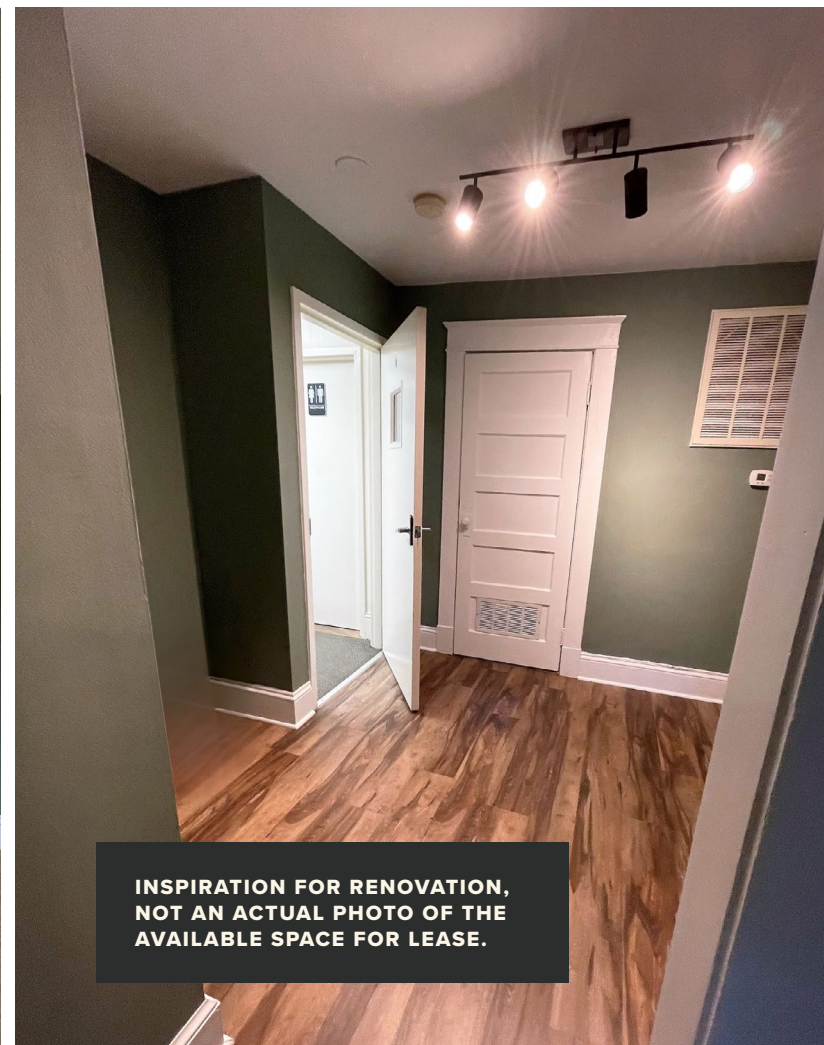




**INSPIRATION FOR RENOVATION,  
NOT AN ACTUAL PHOTO OF THE  
AVAILABLE SPACE FOR LEASE.**



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# THE FAN

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU's Monroe Park Campus. The Fan is considered one of Richmond's most striking and engaging urban neighborhoods.

The Fan was largely developed in the early 1900's and remains one of the city's most walkable and pedestrian friendly places to live. The density and mixed-use nature of the Fan means cultural, entertainment, and dining options are located within the residential district, and this unique blend is one of the Fan's most appealing attributes. Almost every location in the Fan is within a short and reasonable walk of several restaurants, markets, and more. Main St and Robinson St serve as commercial corridors housing many restaurants, breweries, coffee shops, and more. Lombardy St, Meadow St, and to some extent, Strawberry St all have high instances of dining establishments and markets.

The Fan's strategic location within Richmond means that the best of the city's culture and entertainment is never far away. Located along the Fan's western border, the Boulevard corridor is home to some of the best of Richmond's arts and culture. The famed Virginia Museum of Fine Arts, the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are all conveniently located within walking distance of each other. In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as the Bow Tie Theater and The Diamond, home to the Flying Squirrels baseball club.



LOCATION MAP



Located in the heart of Richmond’s Fan District, tenants are within walking distance of VCU’s Monroe Park Campus and endless restaurants, coffee houses, salons, shops, and more.

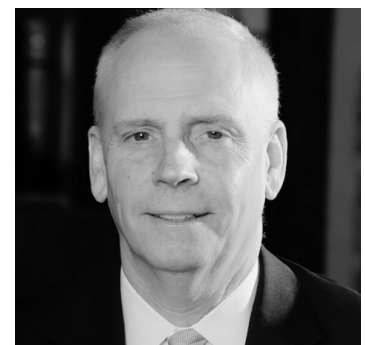


**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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