

# 800 SF Office for Lease in Prime Fan Location

Move-in Ready with Off Street Parking Available

EXCLUSIVE LISTING

## FOR LEASE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 1309 WEST MAIN STREET – 2ND FLOOR,

RICHMOND, VA 23220



**\$2,000/month/full service  
net of janitorial**

### PROPERTY HIGHLIGHTS

- ✓ INCLUDES 3 PRIVATE OFFICES
- ✓ RECENTLY RENOVATED OFFICE SUITE
- ✓ FULL SERVICE LEASE
- ✓ HIGHLY WALKABLE FAN LOCATION

KEN CAMPBELL | 804.387.8812  
ken.campbell@onesouthcommercial.com

ANN SCHWEITZER RILEY | 804.723.0446  
ann.schweitzer@onesouthcommercial.com





This 800 SF 2nd floor office suite in Richmond’s Uptown District offers a rare opportunity to lease a freshly renovated space in the heart of the Fan.

The suite features three private offices, making it ideal for professional services, small firms, or medical/therapy practices seeking a polished and efficient layout. With modern updates throughout, the suite balances character with functionality, providing a turnkey environment for immediate occupancy.

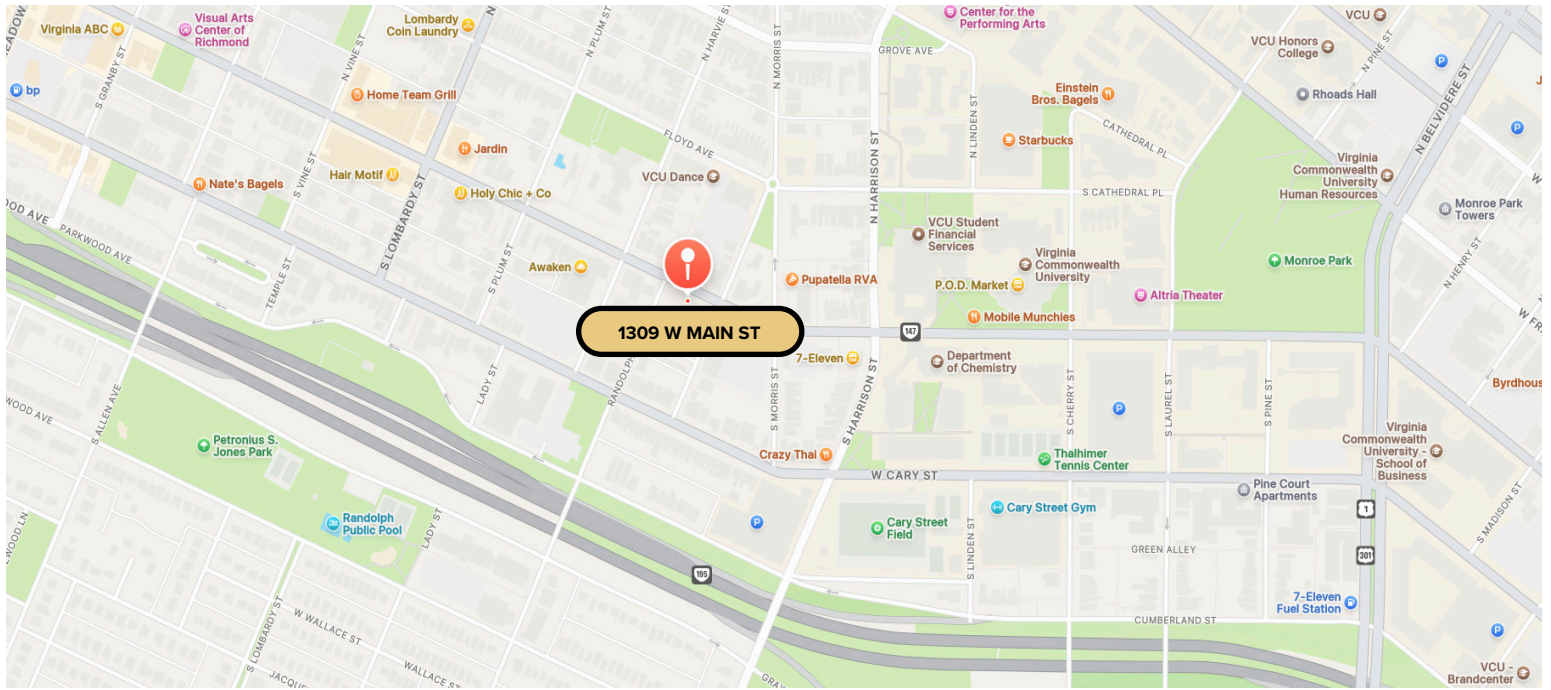
Located just a short walk from VCU and surrounded by the energy of the Fan, this office suite enjoys excellent accessibility to nearby restaurants such as The Pit and The Peel, Beauvine Burger Concept, and an array of retail and neighborhood amenities. The property also offers the added convenience of off-street parking, a rare amenity in this highly sought-after stretch of W Main Street. Combining a prime location, modern renovations, and practical office space, this suite presents a perfect solution for businesses looking to establish themselves in one of Richmond’s most vibrant established neighborhoods.

QUICK FACTS	
	1309 West Main Street,
ADDRESS	2nd Floor
	Richmond, VA 23220
PID	W0000442005
ZONING	UB
LOT SIZE	0.222 AC
GBA	800 SF
YEAR BUILT	1900
LEASE PRICE	\$2,000/month/full service net of janitorial









## THE FAN DISTRICT

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU's Monroe Park Campus. Bounded by Broad Street, the Boulevard, the Downtown Expressway and Belvidere, the Fan is 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.

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 (VMFA), 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 (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the Altria Theatre, Dominion Energy Center/ Carpenter Center, the Institute of Contemporary Art (ICA), and The National are located immediately east of the Fan in the heart of VCU and in the Downtown district.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is within a short and reasonable walk of several restaurants and/or markets. Main Street and Robinson Streets serve as commercial corridors housing many restaurants, breweries, coffee shops, and more. Lombardy, Meadow and to some extent, Strawberry Streets all have a high instances of dining establishments and markets.



**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.



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