

18,476 SF FOR LEASE
IN SAUER CENTER



ICONIC CREATIVE OFFICE SPACE:
840 HERMITAGE ROAD





AT A GLANCE:

- Iconic Creative Office Building
- 18,476 Total Square Feet
- 16,276 SF on Main Level
- 2,200 SF on Two Mezzanines
- 73 Free Surface Parking Spaces
- Large Secluded Outdoor Patio
- Located in the Sauer Center
- Near West End Submarket
- Stand Alone Building with Prominent Signage
- Furniture, Fixtures, AV & Artwork are In-Play

BUILT IN 1900 / COMPLETE HISTORIC REHAB IN 2020

Step inside and leave the ordinary behind. This is more than just an office—it's a living, breathing canvas designed for thinkers, makers, and visionaries. Every square inch of the space has been carefully curated to inspire creativity, spark collaboration, and elevate the workday into something far beyond routine. Natural light floods through the massive marching arched windows, casting patterns across preserved concrete floors and sculptural furniture. Clean lines meet warm textures: reclaimed wood, exposed brick, matte black steel, and soft textiles come together in perfect harmony. It's an ecosystem of style and function, where every element has a purpose, and every corner tells a story. Open-concept workstations are nestled between the arched windows and the glass fronts of the interior spaces, balancing focus with flow. Breakout areas tucked beneath the mezzanines, between gallery walls and elegantly lit staircases, invite spontaneous conversations. Here, art adorns the canted gallery walls, whiteboards double as art, and ideas are currency. The heart of the space is a central lounge that feels like a boozy boutique hotel, complete with curated art, an astral wonder of high-design lighting, and mid-century modern furniture. It's where team huddles turn into brainstorming sessions, and brainstorming sessions turn into breakthroughs. And the elephant in the room isn't an elephant at all ... it is a full sized T-Rex named Stan, the only one in Virginia!

In this space, design isn't just decoration—it's strategy. It's the foundation that supports ambition, fosters innovation, and empowers teams to do their best work. Welcome to your creative sanctuary. Welcome to what work should feel like.

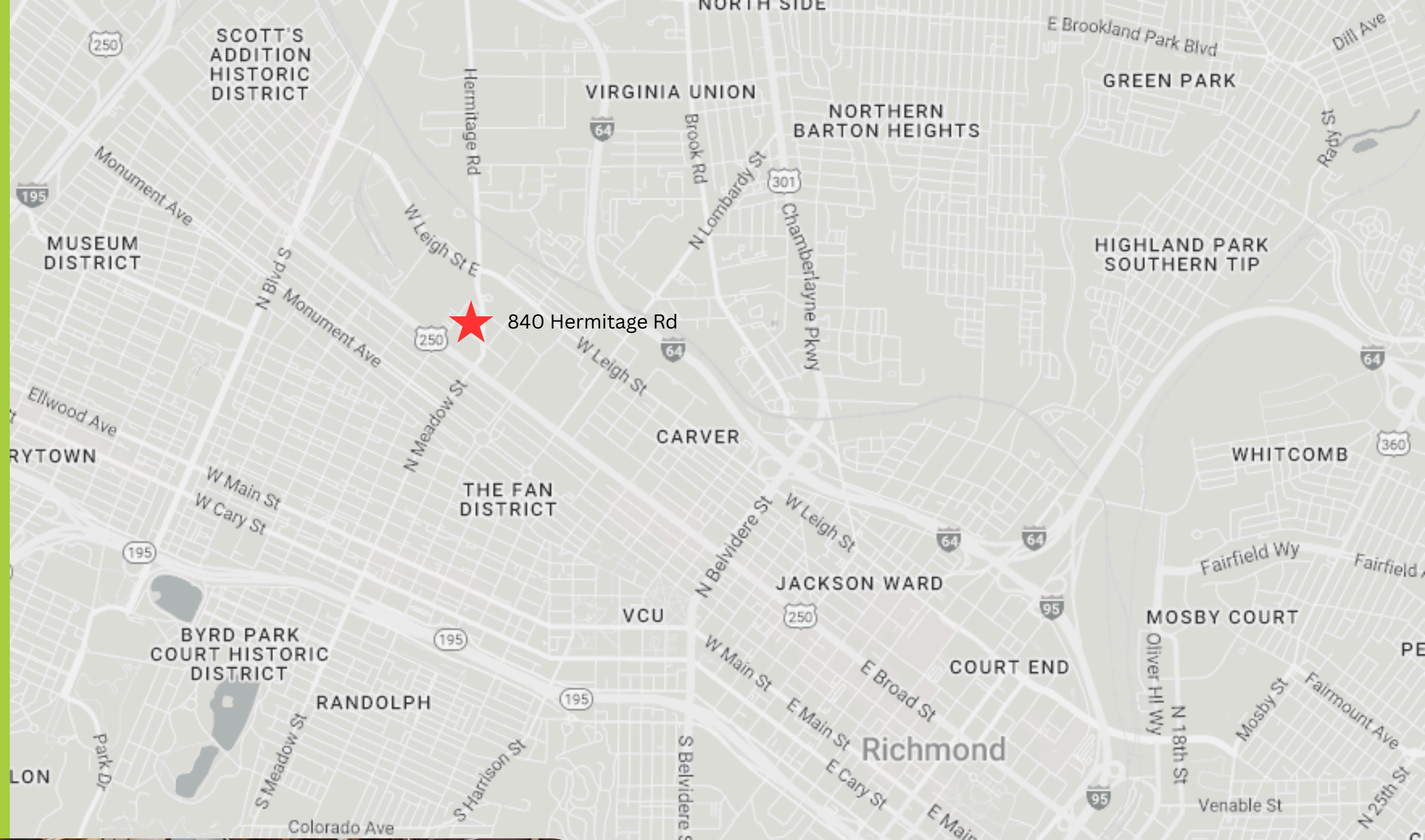
IT'S ALL ABOUT LOCATION.

WALKER'S PARADISE SCORE 95
GOOD TRANSIT SCORE 53

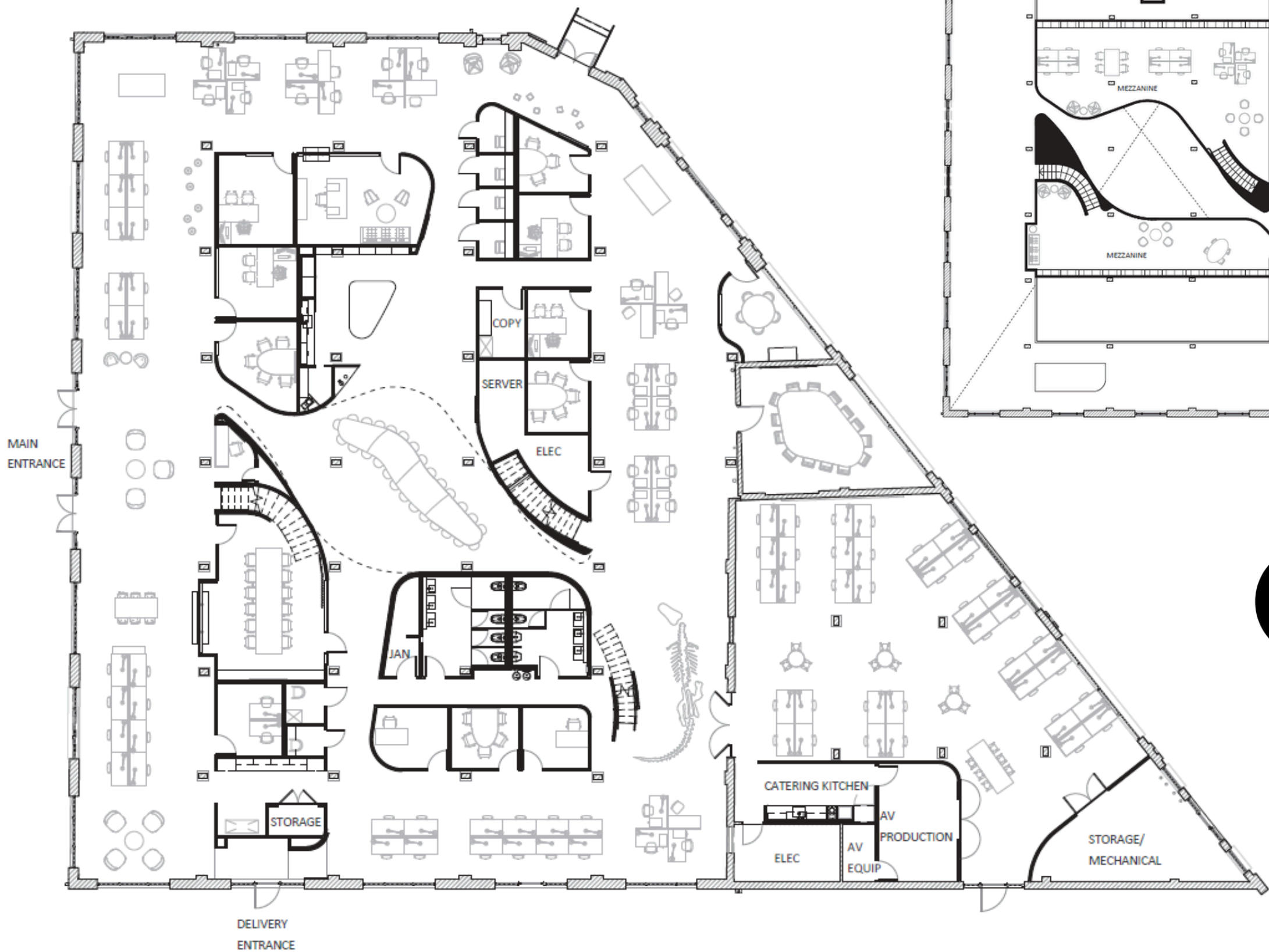
Nestled between Scott's Addition, Newtowne West, the Fan District, and the Diamond District, the building is walkable to abundant diverse eateries and cafes. The location is easily accessible from 195, 64, and 95 and easily accessed by public transport.

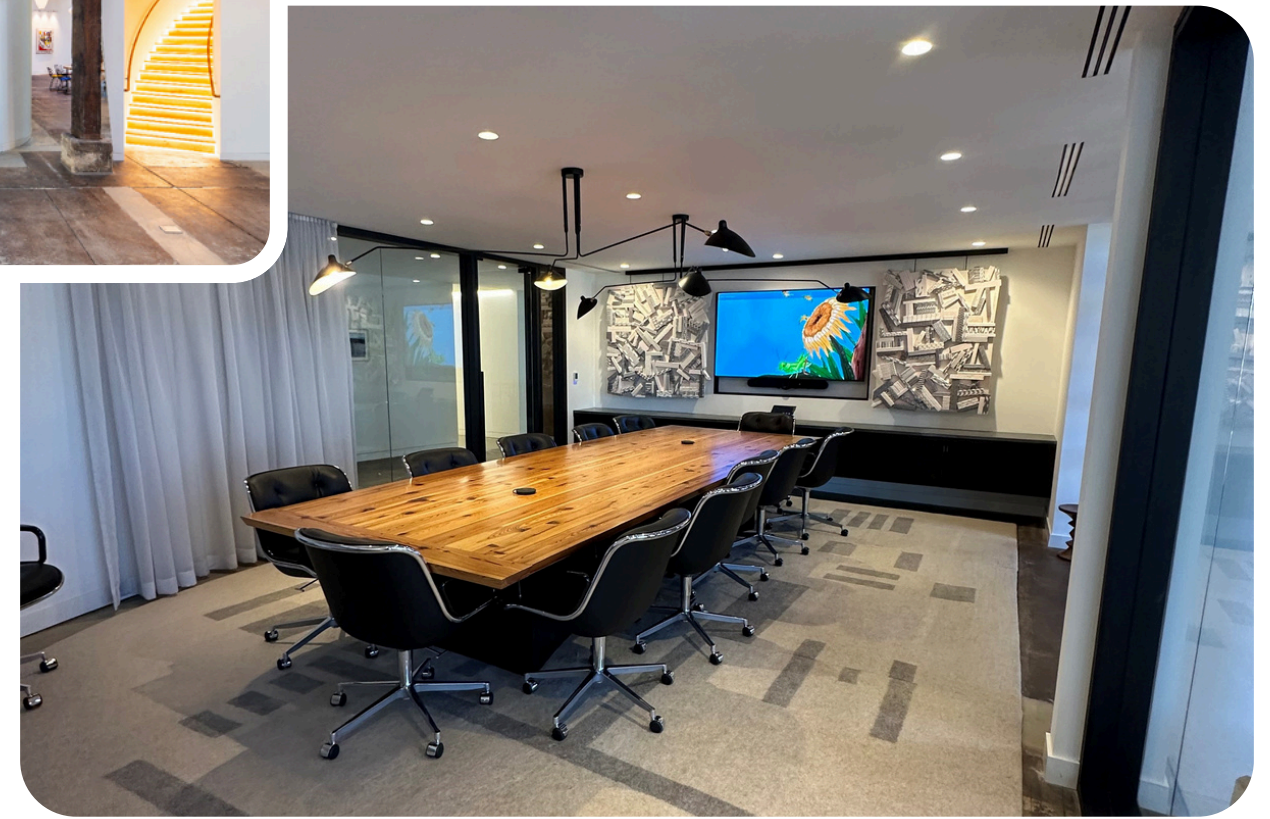
LOCAL HIGHLIGHTS:

- **WHOLE FOODS**
- **HARDYWOOD BREWERY**
- **SCIENCE MUSEUM**
- **THE DIAMOND**
- **MONUMENT AVE**



THE LAYOUTS.





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