

**7,900 SF Standalone Office 2 Story Building  
Over Podium Parking | Owner Occupant Opportunity**  
Fully Renovated | Adjacent to Willow Lawn

EXCLUSIVE LISTING

**FOR  
SALE**



20 08  
**ONE SOUTH  
COMMERCIAL**

**1506 STAPLES MILL RD,**  
RICHMOND, VA 23230



**\$2,100,000**

**PROPERTY HIGHLIGHTS**

- ✓ 7,900 SF +/- 2 STORY OFFICE BUILDING OVER PODIUM PARKING
- ✓ IDEAL NEAR WEST END STANDALONE OWNER OCCUPANT OPPORTUNITY
- ✓ CORNER PARCEL WITH EXCLUSIVE OFF STREET SURFACE AND COVERED PARKING
- ✓ HIGHLY EFFICIENT 4,000 SF FLOOR PLATE, FULLY SERVICED BY ELEVATOR
- ✓ FULLY RENOVATED AND UPDATED IN 2015

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1506 Staples Mill Road is a rare confidential offering which presents an exceptional opportunity to acquire a fully renovated 7,900 SF Midcentury style office building in Richmond’s coveted Near West End, immediately adjacent to the amenity-rich Willow Lawn district.

QUICK FACTS

ADDRESS | 1506 Staples Mill Rd,  
Richmond, VA 23230

PID | W0190077001

ZONING | TOD

GLA | 7,887 SF

LOT SIZE | 0.1435 AC

YEAR BUILT | 1971

STORIES | 2 Story over Podium Parking

SALE PRICE | \$2,100,000

Positioned on a prominent corner parcel just few blocks south of Broad St, this 2- story building over podium parking combines timeless architectural character with modern upgrades, making it an ideal fit for a discerning owner-user seeking visibility, functionality, and convenience in one of the City’s most well-established professional corridors.

Currently home to well-established prominent law practice, the building is thoughtfully configured with a mix of private offices, conference rooms, open work areas, and collaborative space—catering well to a wide range of professional, medical, or creative office uses. The interior has been comprehensively updated to modern standards while preserving its midcentury charm, and the building is elevator-served for full accessibility. With efficient floorplates and high-quality finishes throughout, this property is move-in ready with minimal capital investment for an incoming owner.

Perhaps most notably, the property features its own dedicated surface and covered parking—an increasingly rare and valuable amenity in this area of the city—offering convenience for clients and employees alike. Located just minutes from I-64 and I-195 with excellent access to downtown, the Fan, and the broader West End, this building provides a strategic location for businesses looking to serve clients across the entire Richmond metro area. Whether for a law firm, medical user, financial services firm, or other professional use, this is a unique opportunity to own a stand-alone office asset in one of Richmond’s most dynamic submarkets.













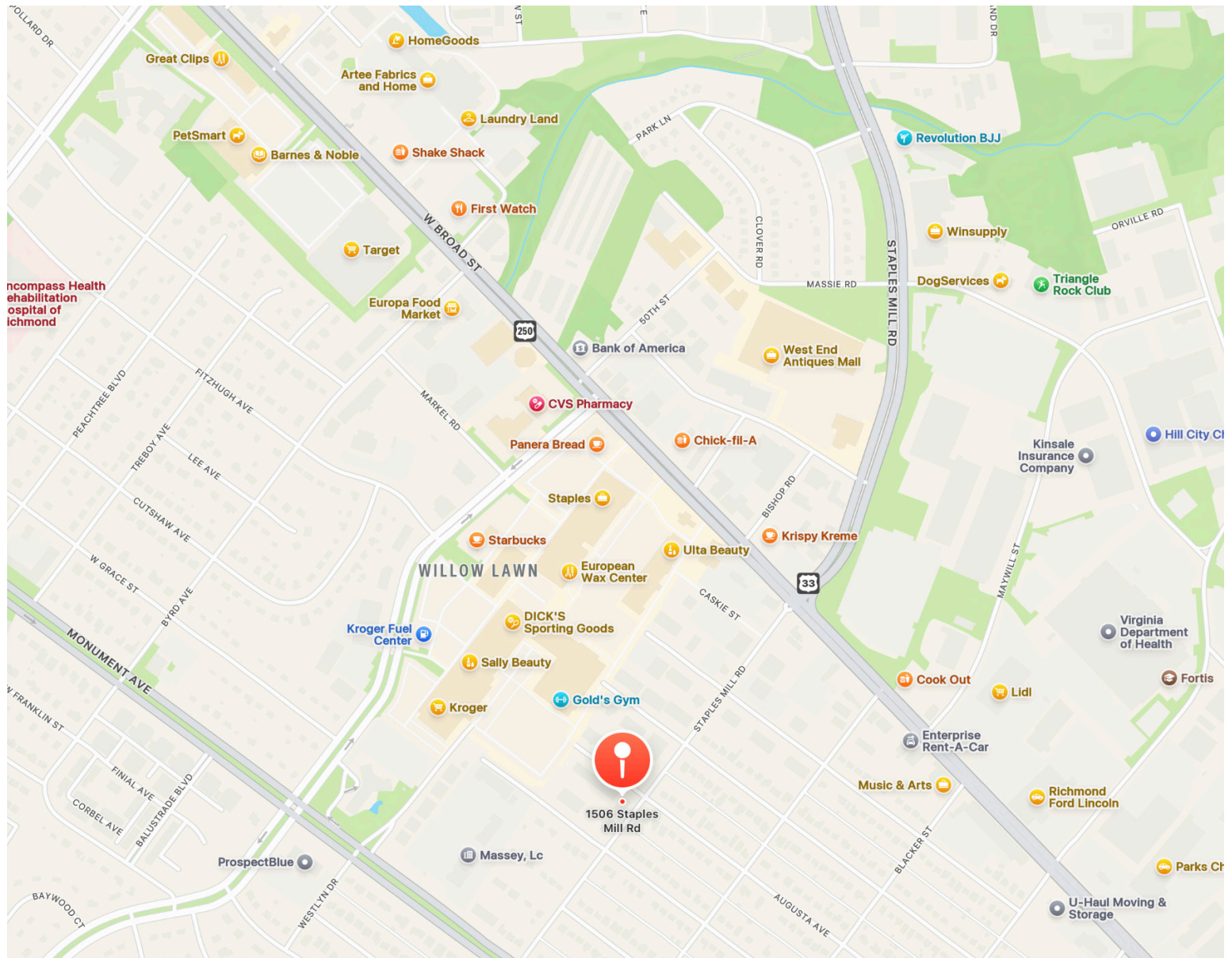












## NEAR WEST END

Richmond's Near West End offers an ideal setting for commercial use, blending historic charm with modern convenience. Well-connected to major roadways and just minutes from downtown, the area features a mix of established neighborhoods, top-ranked schools, and a strong institutional presence. Its walkability, architectural character, and proximity to both residential and professional hubs make it a smart location for a wide range of commercial ventures.





**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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