

Office Space for Lease

Located in the Historic Fan District

EXCLUSIVE LISTING

FOR LEASE



20 08

ONE SOUTH
COMMERCIAL

1211 WEST MAIN STREET

RICHMOND, VA 23220



\$16.00/NNN

PROPERTY HIGHLIGHTS

- ✓ FLEXIBLE OFFICE LAYOUT
- ✓ WALKABLE TO VCU
- ✓ 1,439 SF
- ✓ OFF-STREET PARKING
- NEGOTIABLE

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One South Commercial is pleased to present the exclusive listing for 1211 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 rear entrance, and off-street parking spaces are located immediately behind the building. With a combination of an office 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 W Main St is the perfect office location for any business looking for a newly renovated and flexible office space.

QUICK FACTS

ADDRESS | 1211 West Main Street,
Richmond, VA, USA

PID | W0000441002

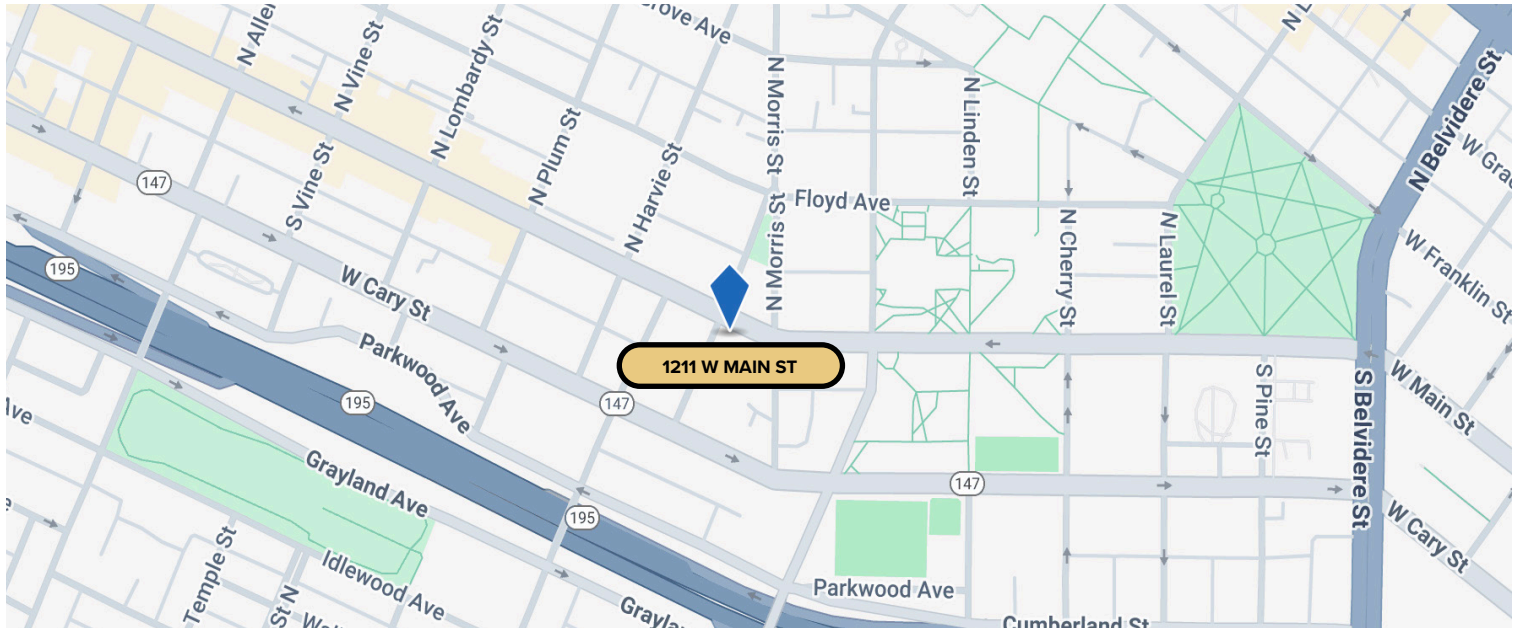
ZONING | UB

LOT SIZE | 0.047 AC

YEAR BUILT | 1900

LEASE PRICE | \$16.00/NNN





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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