

21 Professional Center | Flexible Small Office Suites

Full Service Office in the Heart of Shockoe Bottom

EXCLUSIVE LISTING

FOR LEASE



2025 EAST MAIN STREET

RICHMOND, VA 23223

 **\$17.50/SF Full Service**

PROPERTY HIGHLIGHTS

- ✓ PRESERVATION OF ORIGINAL HISTORIC FEATURES
- ✓ UNIQUE AND MODERN IMPROVEMENTS
- ✓ EXPOSED BRICK AND BEAM
- ✓ FLEXIBLE HIGHLY FUNCTIONAL

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**ONE SOUTH
COMMERCIAL**

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Elevate Your Business at 21 Professional Center

Welcome to 21 Professional Center, the premier destination for small businesses and startups located at 2025 E Main in the vibrant Shockoe Bottom district. This multitenant office building offers small office suites designed for flexibility and growth, complemented by a full-service rate that includes utilities, janitorial services, and convenient access to off street parking. Nestled in the heart of one of Richmond’s oldest historic districts, you’ll benefit from unparalleled connectivity to major highways and public transportation, while being surrounded by a rich tapestry of top restaurants, cafes, and retail shops.

QUICK FACTS

ADDRESS | 2025 E Main St
Richmond, VA 23223

PID | E0000192008

ZONING | B-5

GLA | 24,394 SF

LOT SIZE | 0.598 AC

YEAR BUILD | 1958

LEASE PRICE | \$17.50/SF Full Service

Why Choose the Richmond Hub?

- **Prime Shockoe Bottom location:** Be at the center of Richmond’s historic and business scene.
- **Flexible office suites:** Spaces designed to grow with your business.
- **Convenient parking:** Secure off-street parking for you and your clients.



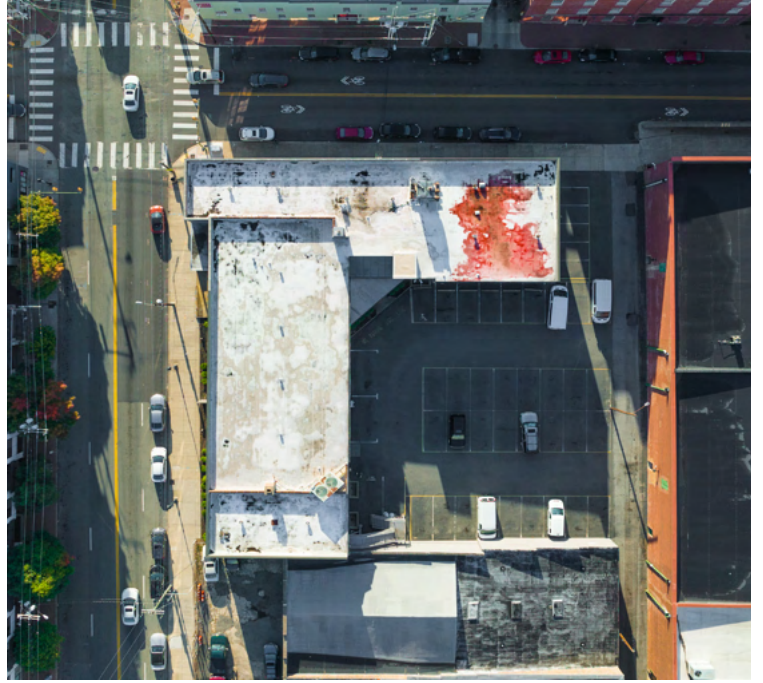


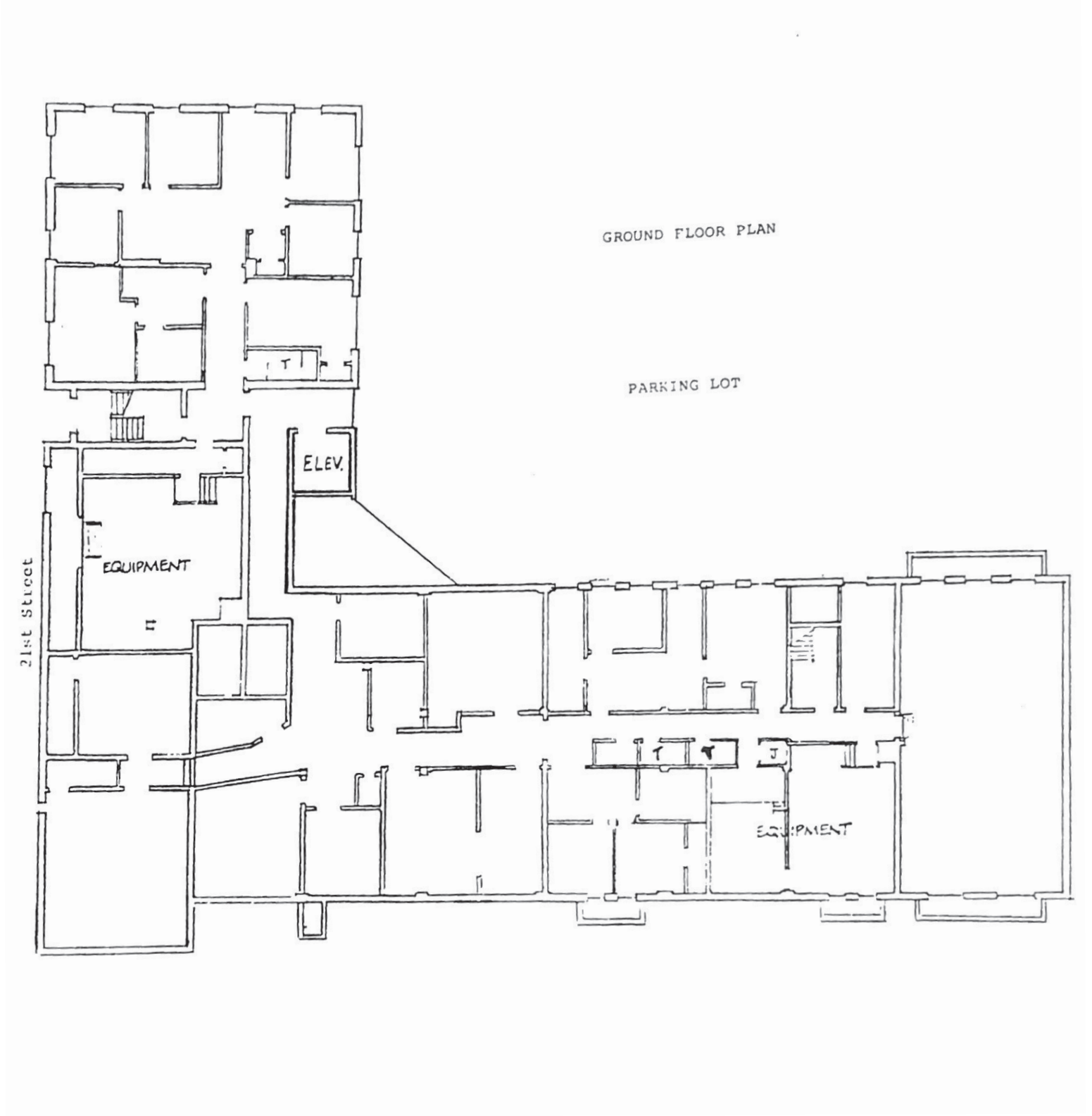






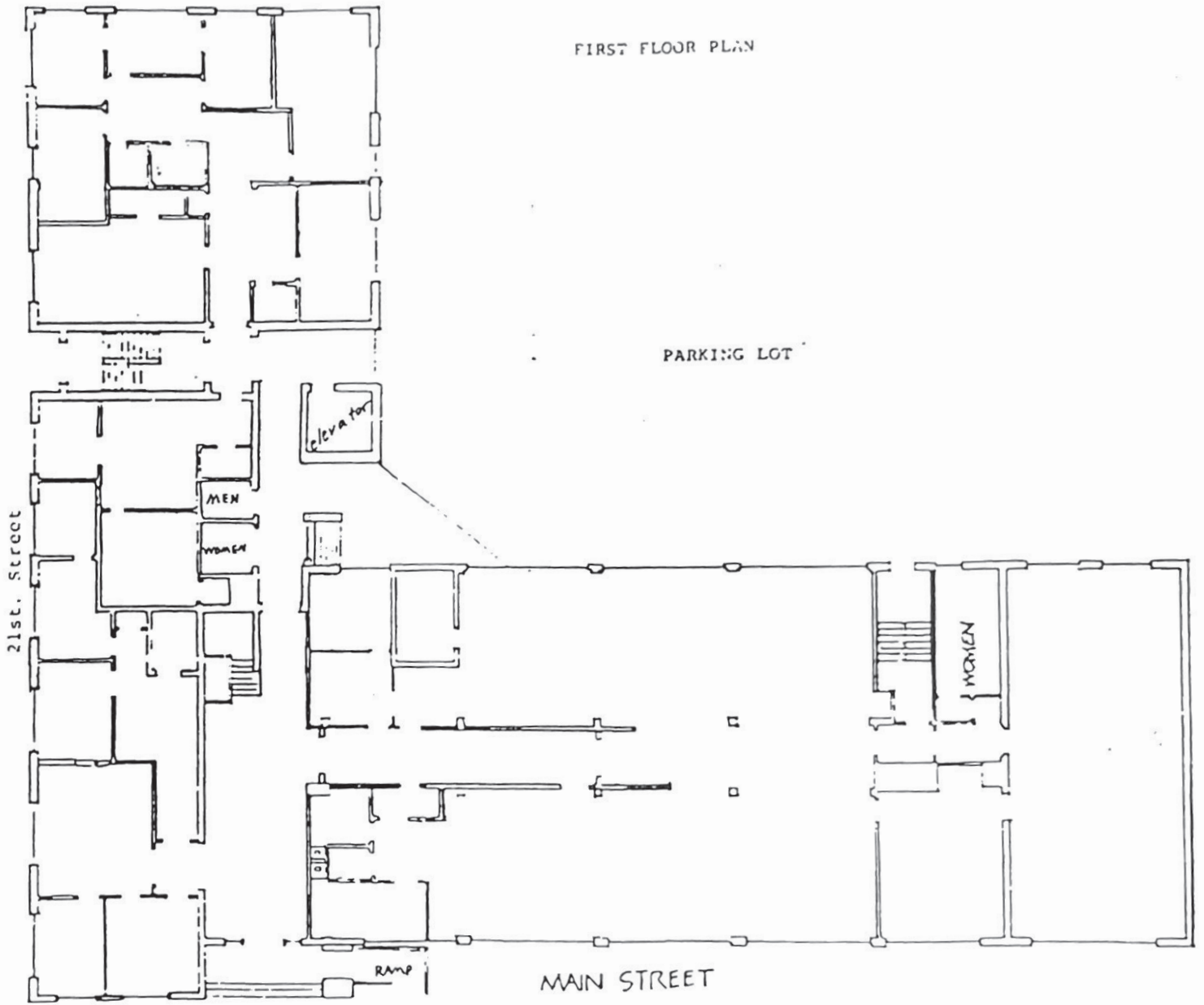


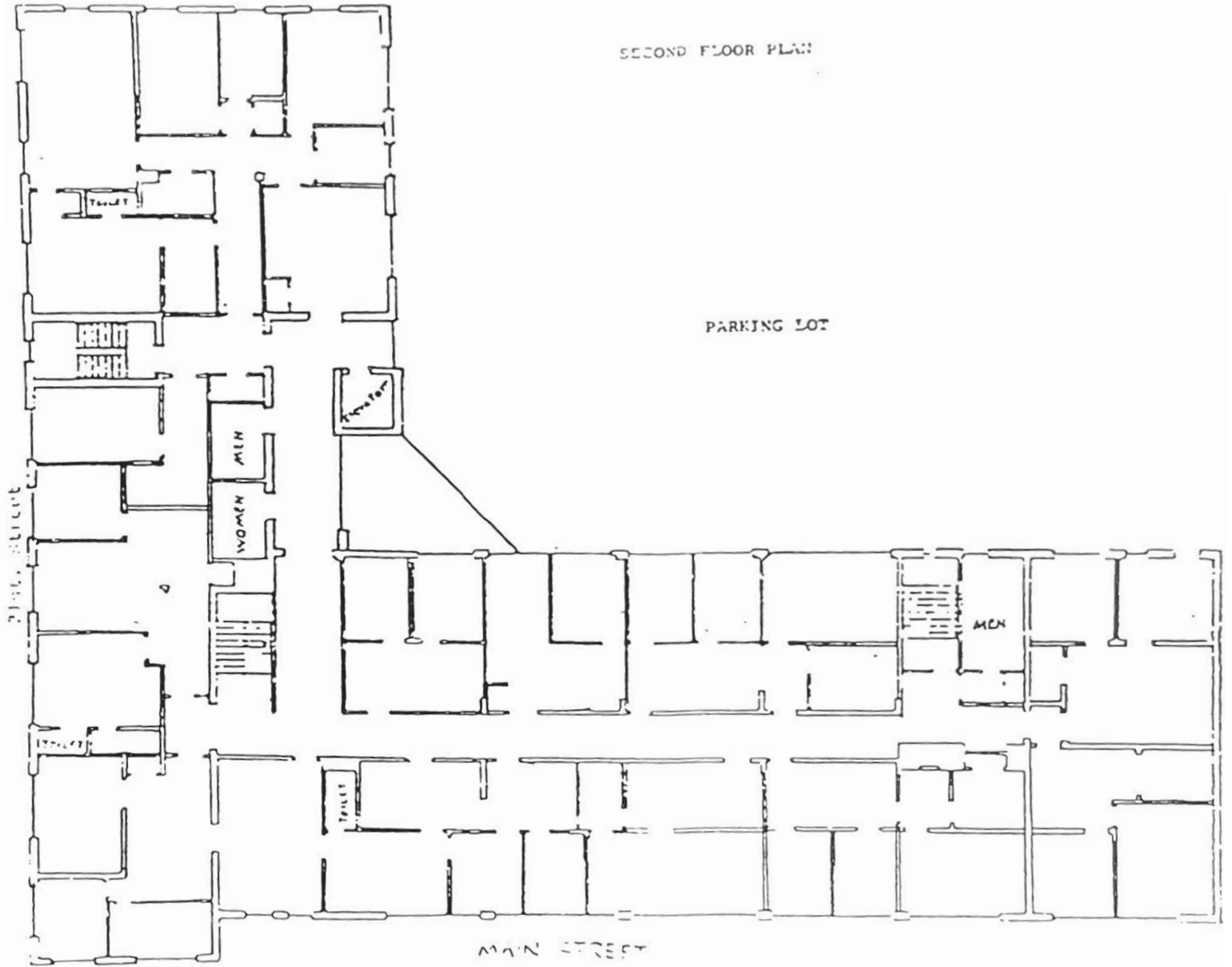






FIRST FLOOR PLAN



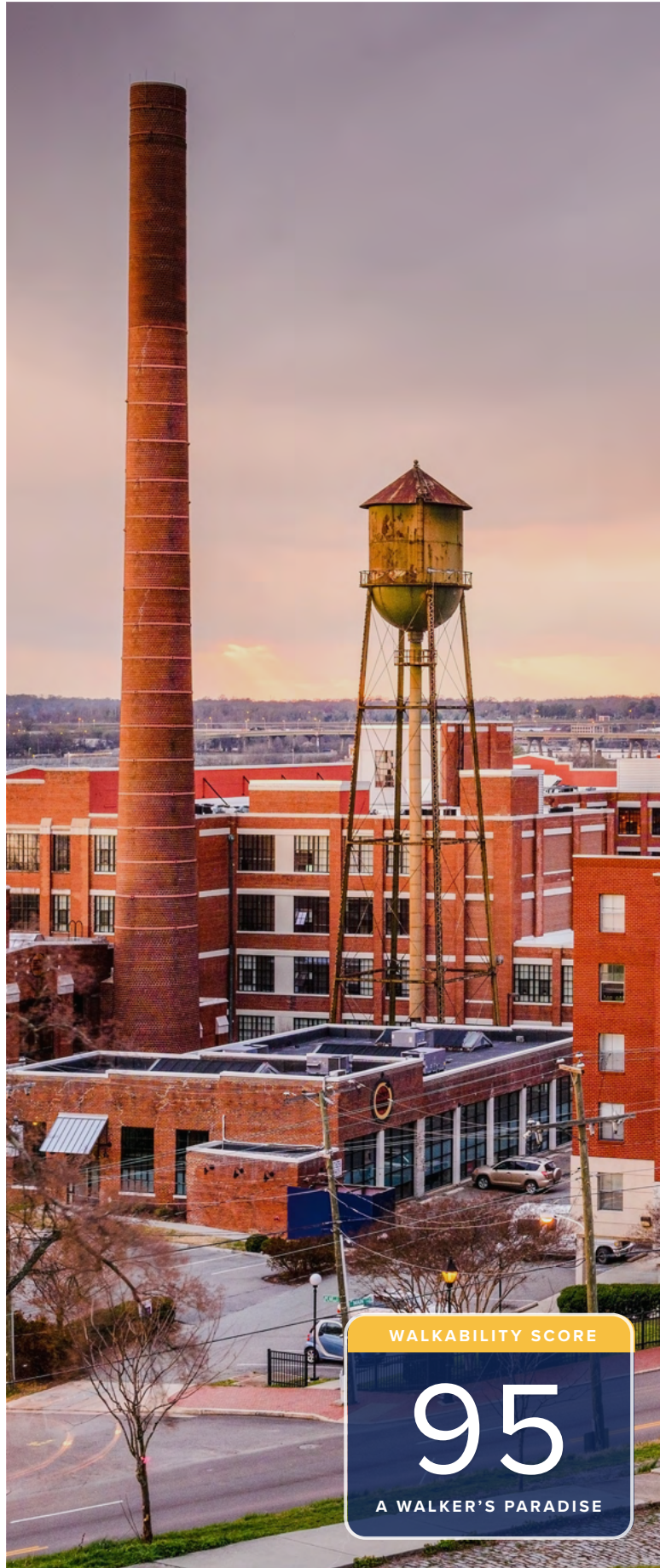


Shockoe Bottom

Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood. The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.

Historically the hub for Richmond's shipping and commerce, the area played a major role in trade throughout the 18th and 19th centuries. Until the end of the American Civil War in 1865, this commerce included the human trade as Shockoe Bottom was the second largest slave trading center in the U.S. In 2007, a 15-foot, half-ton bronze sculpture named the Richmond Slavery Reconciliation Statue was unveiled as part of the Richmond Slave Trail to raise awareness and increase informational accuracy about Richmond's role in the slave trade. This memorial sits not far from the former slave market in Shockoe Bottom.



WALKABILITY SCORE

95

A WALKER'S PARADISE





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 AGENT



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