

# Monument Avenue Historic Medical Office Space

2,800+/- SF of Ground Floor Office in the Heart of the Fan

EXCLUSIVE LISTING

# FOR LEASE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 2500 MONUMENT AVE

RICHMOND, VA 23220



### Call for pricing

#### PROPERTY HIGHLIGHTS

- ✓ 2,800+/- SF OF GROUND FLOOR HISTORIC OFFICE SPACE
- ✓ HIGHLY DESIRABLE CORNER FAN LOCATION
- ✓ 3 OFFSTREET PARKING SPACES
- ✓ MEDICAL OR PROFESSIONAL OFFICE USE

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This charming former dental practice is nestled within a historic building on iconic Monument Avenue, in the heart of Richmond’s sought-after Fan District.

The property offers a unique combination of historic elegance and practical functionality, making it an ideal location for healthcare providers or other professional office uses.

The space retains its character with original architectural details, including large windows that provide ample natural light, high ceilings, and timeless design elements. Its layout, previously tailored for a dental practice, includes multiple treatment rooms, private offices, a reception area, and a waiting room, all ready to be customized to meet the needs of your practice or business.

Located on one of Richmond’s most recognizable streets, the building offers excellent visibility, easy accessibility, and proximity to the vibrant Fan District’s amenities, including cafes, restaurants, and retail shops. On-street parking and nearby public transportation options further enhance convenience for clients and staff alike.

This is a rare opportunity to establish your business in one of Richmond’s most prestigious and historic neighborhoods.

QUICK FACTS	
ADDRESS	2500 Monument Ave, Richmond, VA 23220
PID	W0001129012
ZONING	R-6
GLA	2,800+/- SF
LOT SIZE	0.121 AC
YEAR BUILT	1908
STORIES	3
LEASE PRICE	Call for pricing





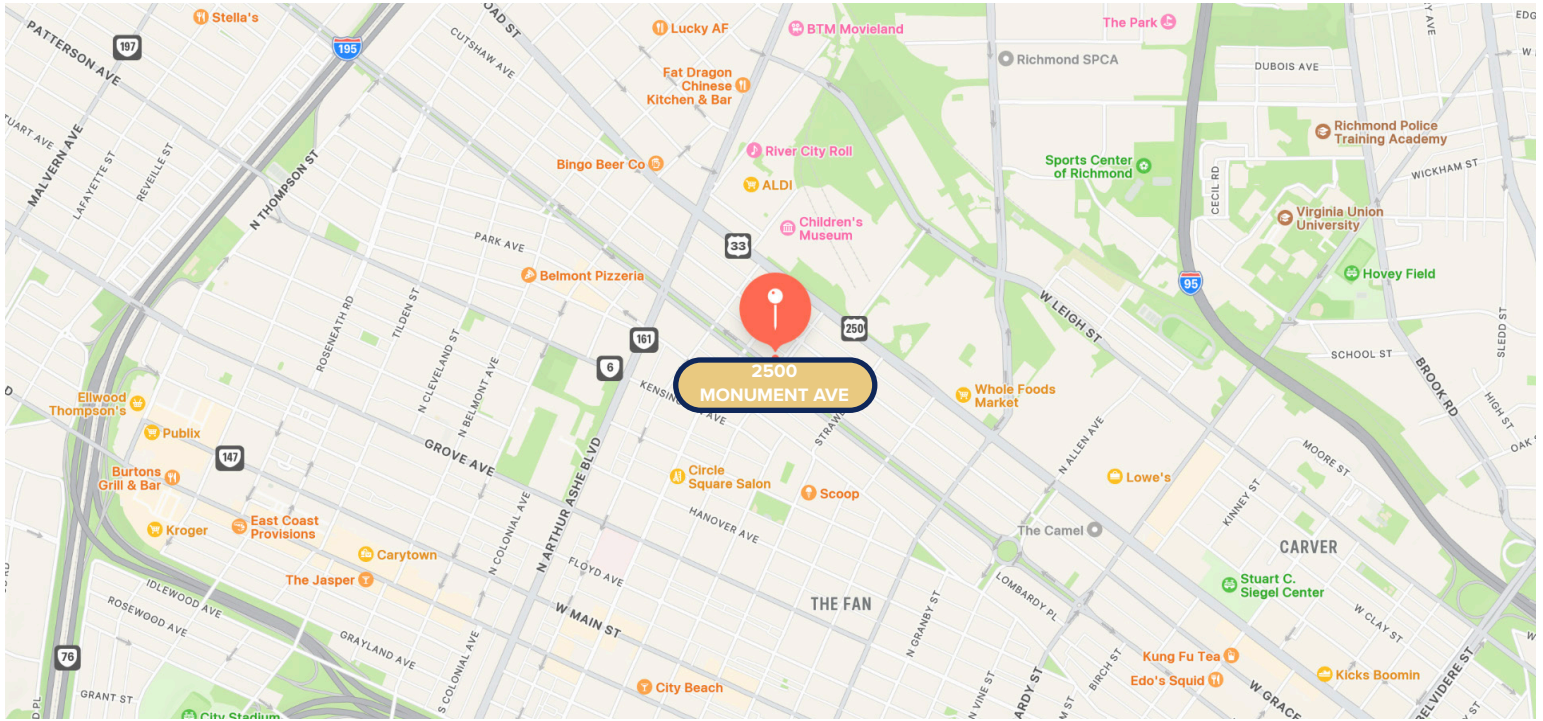












## THE FAN DISTRICT

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.

## MEET YOUR AGENTS



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