Corrugated Box - Up to 15,000 SF Available

Creative Office Space in Thriving Manchester

EXCLUSIVE LISTING

FOR LEASE

20 08

ONE SOUTH COMMERCIAL

201 WEST 7TH ST

RICHMOND, VA 23224

$21.00/SF Full Service

PROPERTY HIGHLIGHTS

- ✓ 2,000-15,000 SF
- ✓ NEW CAFÉ
- ✓ FLEXIBLE SPACE OPTIONS
  - ABILITY TO BUILD OUT
  - OPEN FLOOR PLAN
  - SHARED CONFERENCE ROOMS
- ✓ AVAILABLE PARKING

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Located in the heart of Richmond's historic Manchester neighborhood, this modern creative office space offers up to 15,000 SF of flexible, demisable space designed to inspire innovation and productivity.

Seamlessly blending contemporary design with the building's rich architectural history, the space features exposed brick, high ceilings, and expansive windows that flood the interiors with natural light. With an open and adaptable layout, this office is ideal for companies seeking a dynamic workspace in one of the city's fastest-growing districts.

Beyond its distinctive character, the property provides a highly functional and collaborative environment tailored for creative professionals, tech firms, design studios, and more. This allows for an open and flexible floor plan which emphasizes both the scale of the space and the connectedness of the tenants. In addition, this approach creates a central circulation route which encourages interaction and organizes shared spaces such as the cafe, an informal lounge, and a large, multi-media conference room.

QUICK FACTS	
ADDRESS	201 W 7th St, Richmond, VA 23234
PID	S0000025006
ZONING	B-7
LOT SIZE	0.8248 AC
GBA	Up to 15,000 SF
YEAR BUILT	1900
SALE PRICE	$21.00/SF Full Service

Positioned amid Manchester's vibrant mix of businesses, residences, and retail destinations, tenants will enjoy walkable access to local amenities and a thriving professional community. The property also enjoys an excellent tenant roster including the YMCA (administrative offices), Circle S Studio, Curtis Process Consulting, and local neighborhood all day cafe, RVA Cafe & Blasian. This is a rare opportunity to secure a high-quality office space that offers both historic charm and modern efficiency in one of Richmond's most exciting urban hubs.

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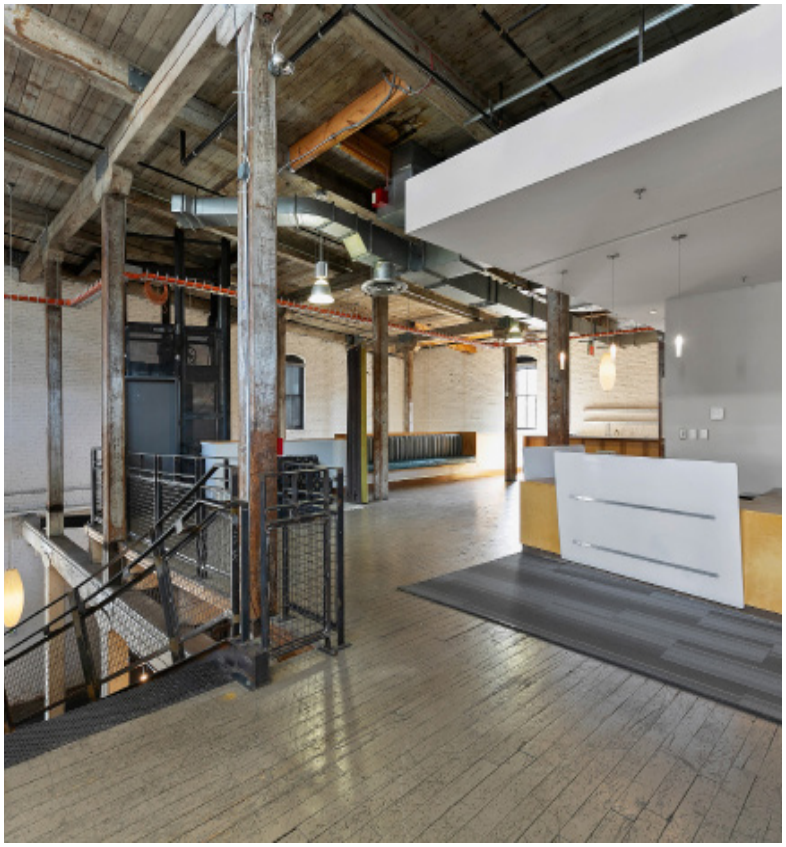

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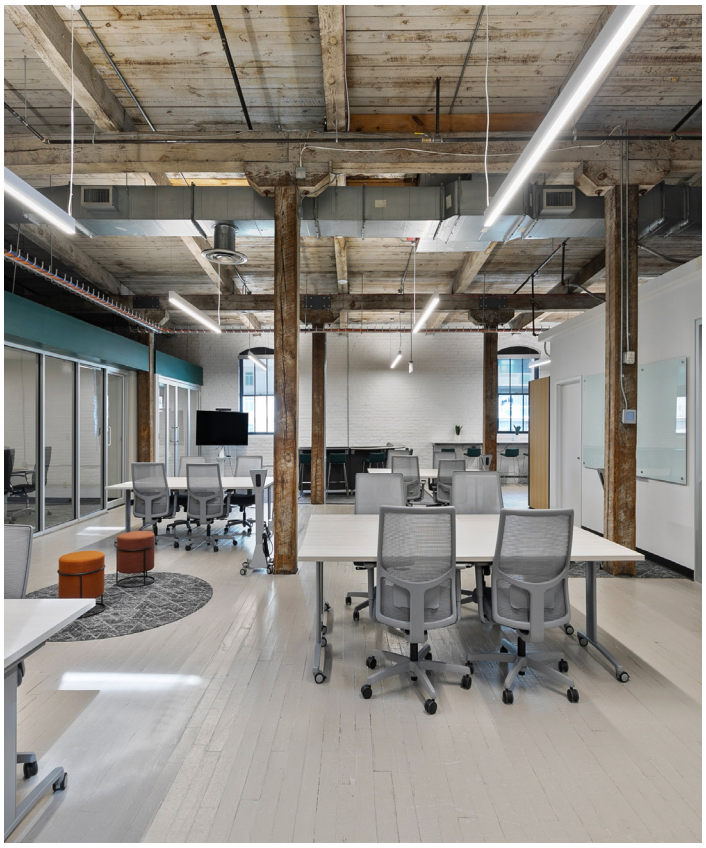

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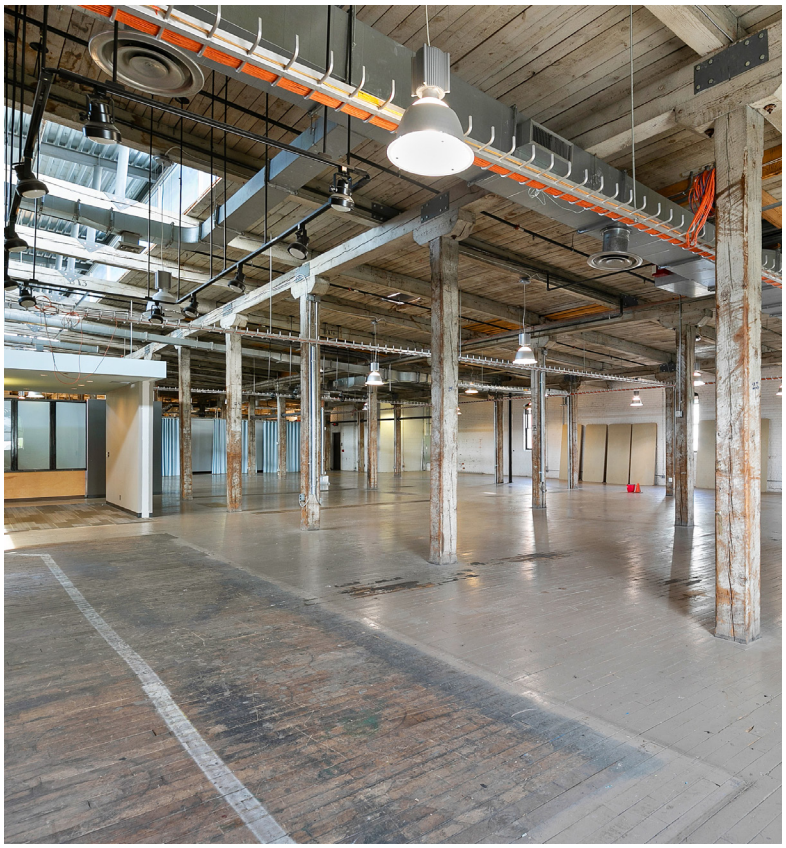

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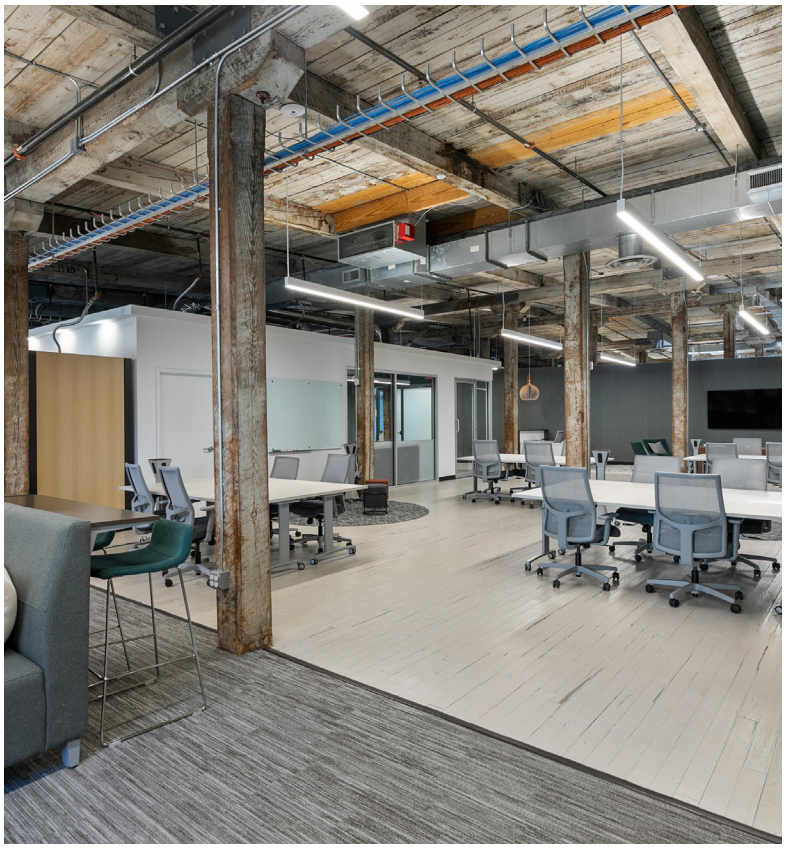

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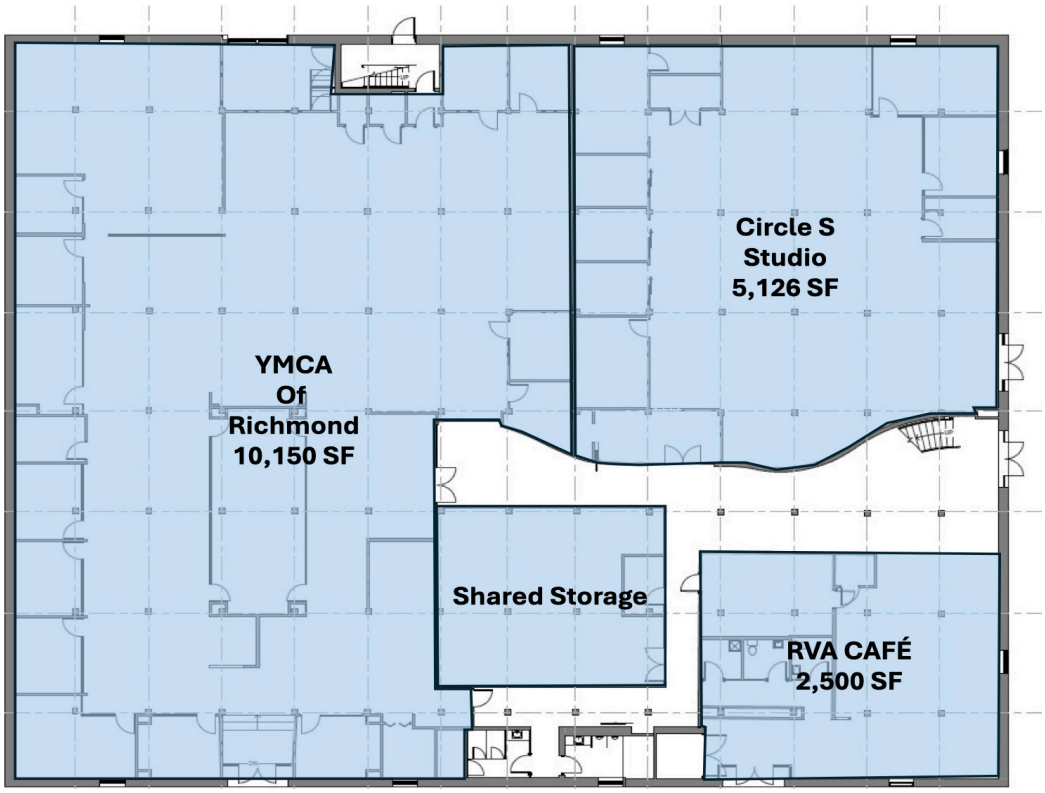
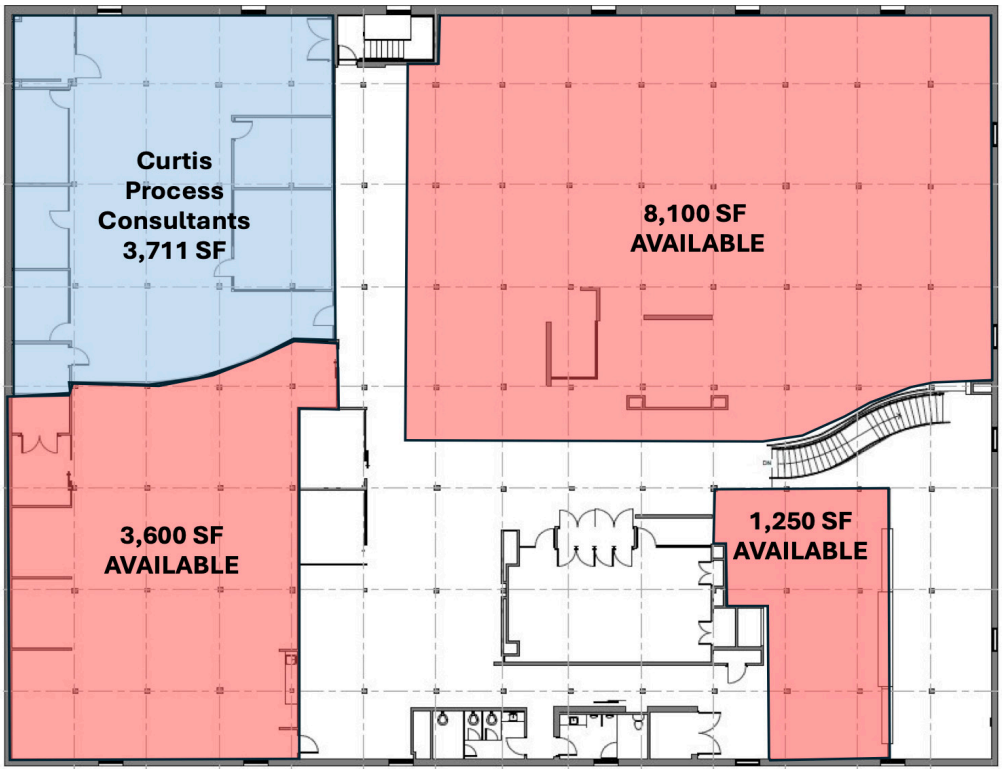
1st Floor



2nd Floor



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MANCHESTER

Nestled along the southern bank of the James River, Manchester is a thriving neighborhood that blends rich history with modern urban revitalization. Once an independent city with deep industrial roots, Manchester is now one of Richmond's most dynamic areas for growth and innovation. Known for its stunning skyline views, proximity to the river, and a flourishing arts scene, the area is a magnet for businesses, residents, and visitors seeking the perfect mix of character and convenience.

Manchester's rapid transformation is fueled by creative energy and strategic development. The neighborhood offers a mix of industrial-style lofts, modern apartments, and adaptive reuse projects that attract professionals, entrepreneurs, and families alike. With its excellent connectivity to downtown Richmond and access to parks, trails, and waterfront activities, Manchester presents an ideal location for businesses seeking a vibrant, connected community to call home.

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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