

# Turn Key Owner Occupant Creative Office Opportunity

Shockoe Bottom Renovated Historic Office with Off Street Parking

EXCLUSIVE LISTING

# FOR SALE



## 1801 E CARY STREET

RICHMOND, VA 23223

### PROPERTY HIGHLIGHTS

- ✓ NEWLY SIGNED 7 YEAR LEASE WITH NOTABLE LOCAL NONPROFIT
- ✓ HIGHLY WALKABLE LOCATION
- ✓ RENOVATED HISTORIC CREATIVE OFFICE LOFT
- ✓ SUBSTANTIAL OFF STREET PARKING COMPONENT
- ✓ DYNAMIC FLOOR PLAN
- ✓ EXTERIOR SIGNAGE OPPORTUNITY

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## One South Commercial is pleased to present 1801 E Cary Street for sale.

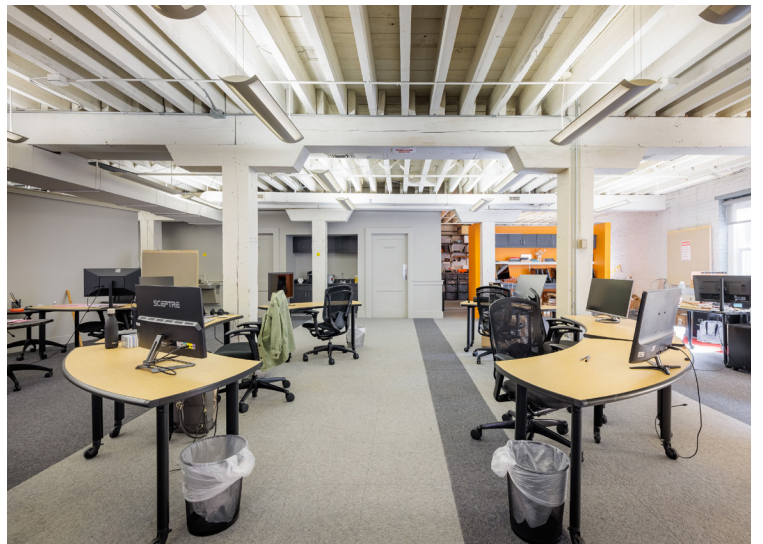
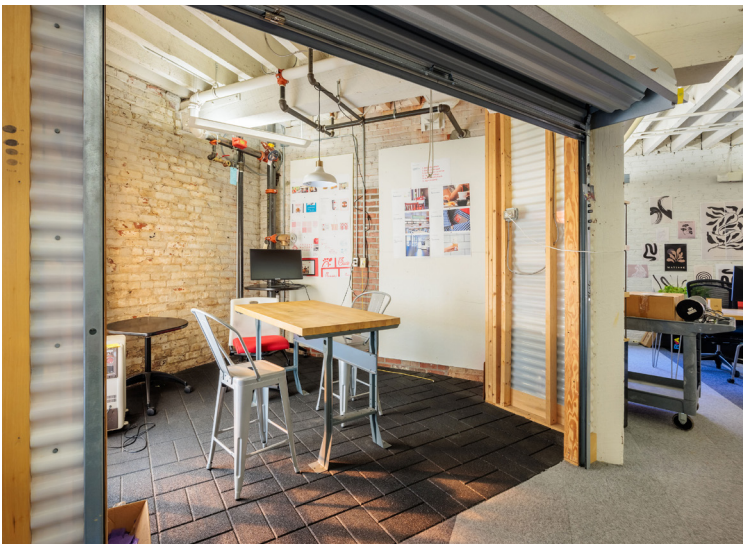
This rare offering represents a unique opportunity to acquire a “turn-key” move-in ready creative office for an owner occupant buyer seeking a new headquarters which provides both scale and flexibility. 1801 E Cary is a classic example of some of Richmond’s finest adaptive reuse projects located along Richmond’s historic Tobacco Row in the Shockoe Bottom neighborhood. A 3 story brick historic warehouse building, built in 1914, 1801 possesses many of its original architectural features including original post and beam accents, original exposed high ceilings, exposed brick walls, all enclosing a simple 5,000 SF floor plate. The property layout currently features two (2) distinct creative office occupancies across a total of 15,000 SF on a full basement. Each floor is accessible via 2 stairwells at either end of

The ground floor space recently secured a 7 year lease with a highly reputable local nonprofit, providing an incoming owner occupant or investor a stable income stream to offset both initial acquisition and long term occupancy costs; the property is an ideal investment vehicle for any owner occupant company seeking growth, agency, and a stable return on their real estate strategy. The 2nd and 3rd floors, seamlessly connected to one another via a third open central staircase, offer an immediate exclusive occupancy of approximately 10,000 SF, featuring modern light-filled layout that features a dynamic hybrid of collaborative and open workspaces.

Additionally, the property includes approximately 42 off street parking spaces, an incredibly rare amenity in Richmond’s Shockoe Slip and Shockoe Bottom neighborhoods. The building’s stature and visibility also provide an excellent signage opportunity right across from 1717 Innovation Center. 1801 E Cary is truly a premier location that offers both historic character and a distinctive modern aesthetic in one of Richmond’s most historic neighborhoods.

### QUICK FACTS

<b>ADDRESS</b>	1801 E Cary St Richmond, VA 23223
<b>PID</b>	E0000134001, E0000134008, E0000134006
<b>ZONING</b>	M-2
<b>GLA</b>	15,774 SF
<b>LOT SIZE</b>	0.573 AC

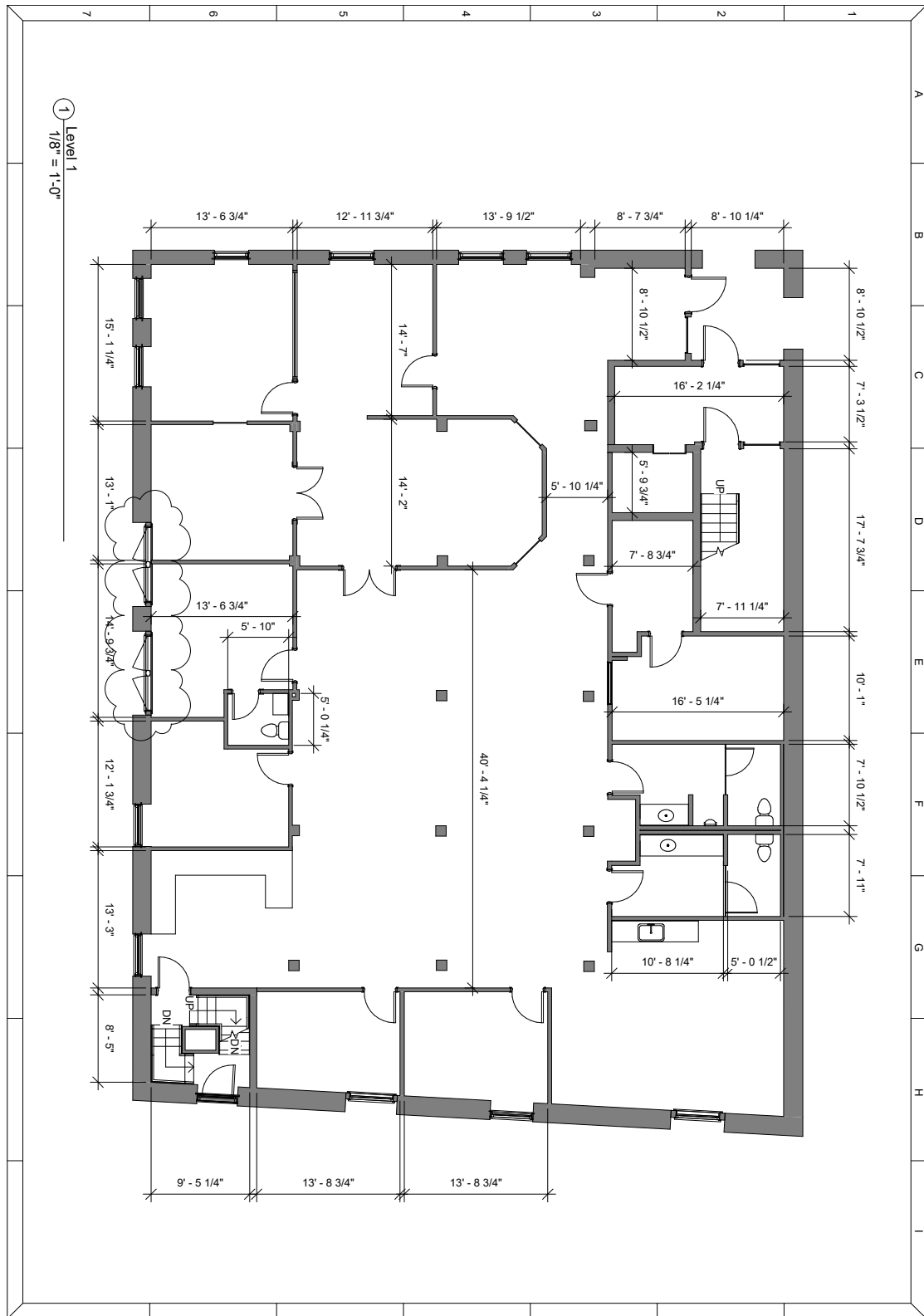












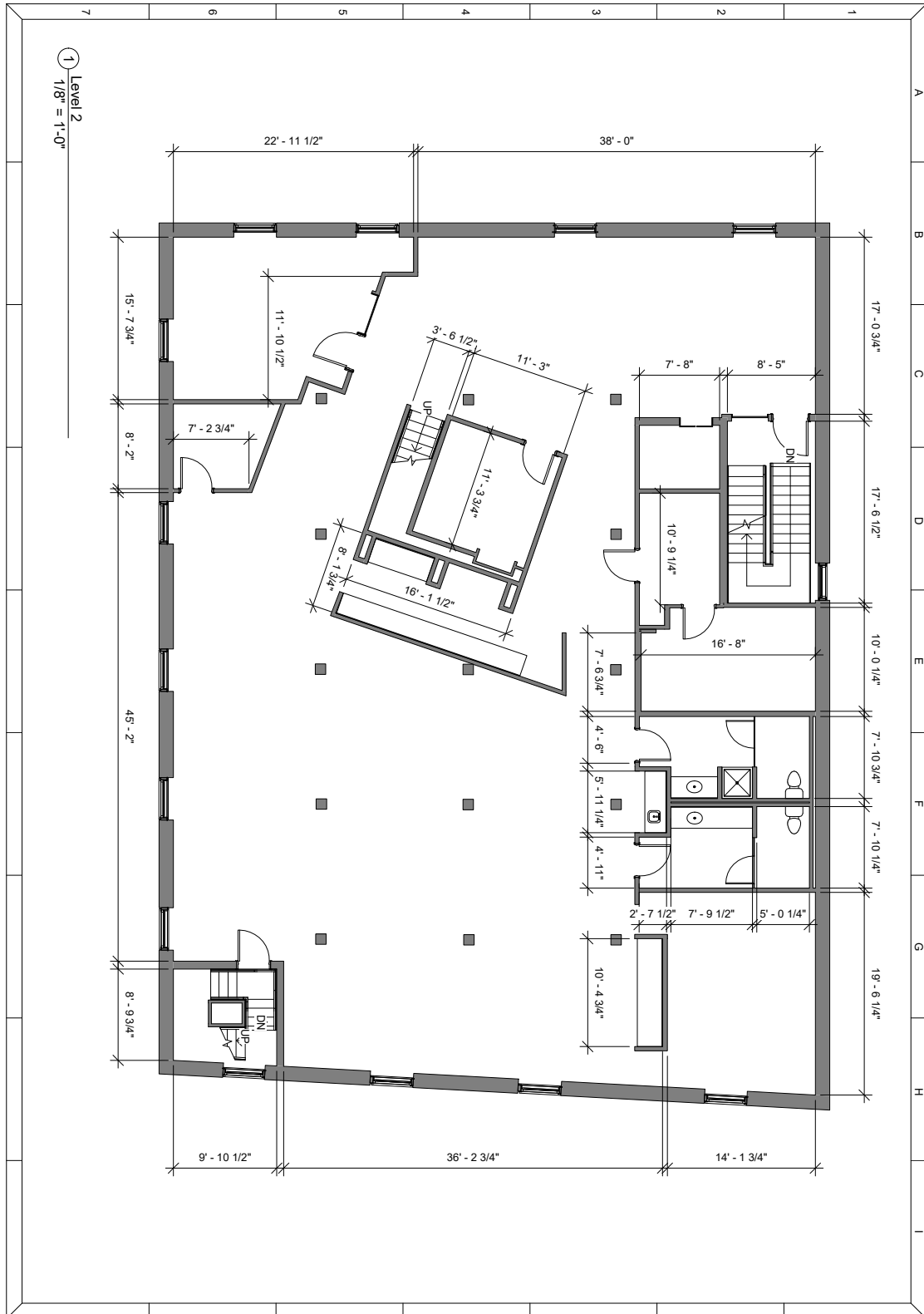
1801 E Cary Street  
Richmond, VA

**prologue**  
5411 Patterson Ave | Richmond, VA 23226 | (804) 675-2414

Scale	1/8" = 1'-0"
Date	5-6-22
Drawn by	NR
Project #	21-223
Level	1
Sheet	2
Size	11" x 17"





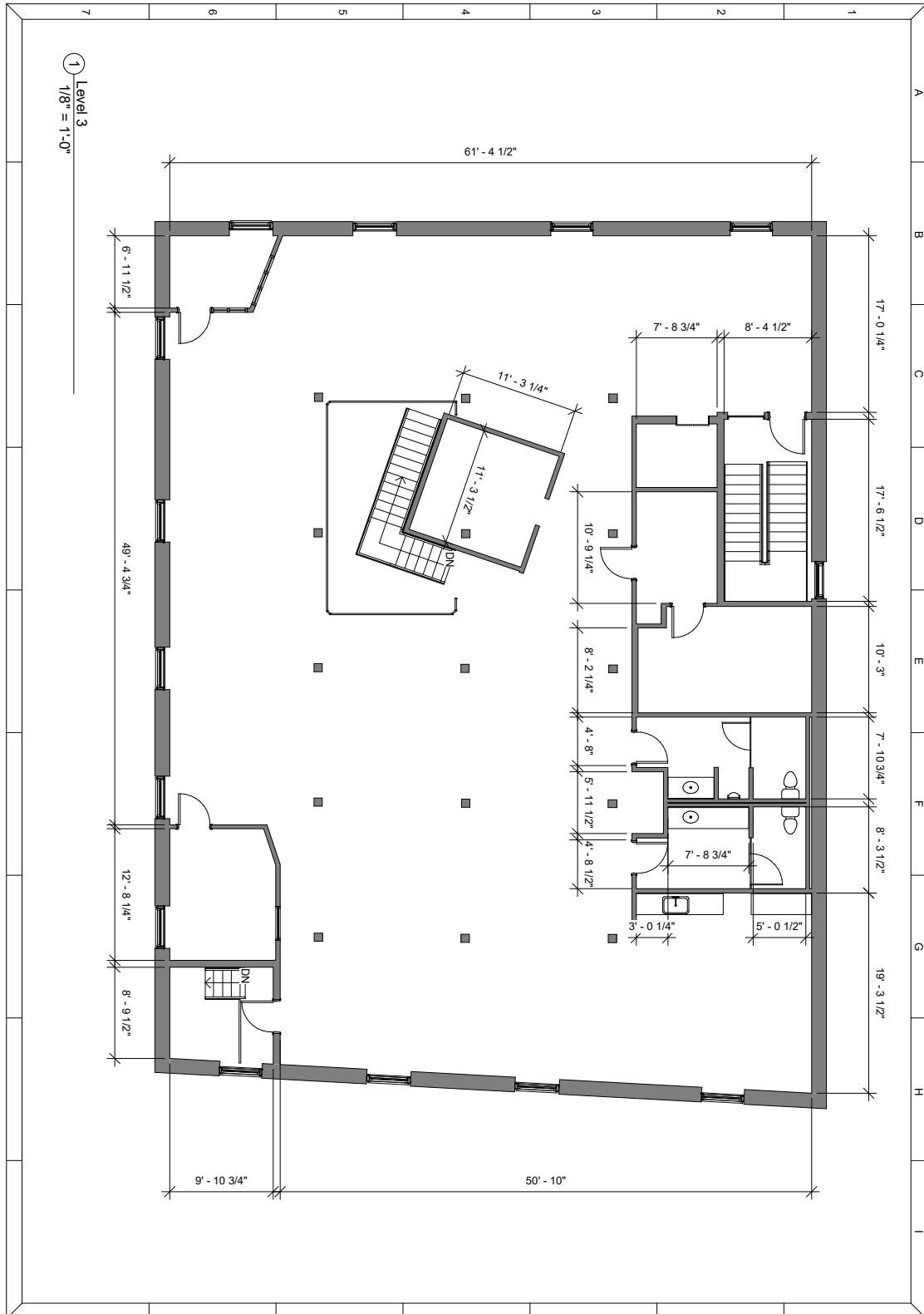


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Project #	21-223
Sheet #	3
Level	Level 2
Size	11" x 17"





Scale	1/8" = 1'-0"
Date	5-6-22
Drawn by	NR
Project #	21-223
	4
Level 3	
11' x 17'	

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# 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



The immediate area around 1801 E Cary St. is home to numerous creative and financial offices, retail stores, restaurants, cafes, coffeehouses, breweries, music venues, event spaces, and hotels.

**WALK SCORE: 95**

**TRANSIT SCORE: 60**

**BIKE SCORE: 70**



**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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