

# Move-In Ready Office Space

Two Creative Office Suites located in Monroe Ward


EXCLUSIVE LISTING

# FOR LEASE



## 223 NORTH 1ST STREET

RICHMOND, VA 23219

-  **Suite 1: \$17 PSF**  
+ electric and janitorial
- Suite 2: \$16 PSF**  
+ electric and janitorial

### PROPERTY HIGHLIGHTS

- ✓ BEAUTIFULLY MAINTAINED RENOVATION
- ✓ HIGHLY WALKABLE TO RESTAURANTS
- ✓ ABUNDANT NATURAL LIGHT
- ✓ CLOSE PROXIMITY PARKING OPTIONS

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20  08  
**ONE SOUTH**  
COMMERCIAL



## One South Commercial is pleased to offer for lease 223 North 1st St situated in the center of the Richmond market.

This corner building, situated at 1st St and East Broad St, offers an incredible glass line, prominent architectural detail, and a high profile walkable location to some of Downtown's most diverse shops, restaurants and cultural attractions. Formerly occupied by an interior architectural design firm, both available suites have been renovated with the 2nd floor containing a dynamic floor plan with private offices, conference room and a large open office workspace. Move in ready and conveniently positioned near interstates, several parking garages, and mass transit, 223 N 1st St is a wonderful opportunity to be situated within the center of the Richmond market.

### QUICK FACTS

**ADDRESS** | 223 North 1st Street,  
Richmond 23219

**PID** | W000-0064-001

**ZONING** | B-4

**AC** | 0.067

**SF** | **Suite 1:** 2,400 SF  
**Suite 2:** 1,012 SF

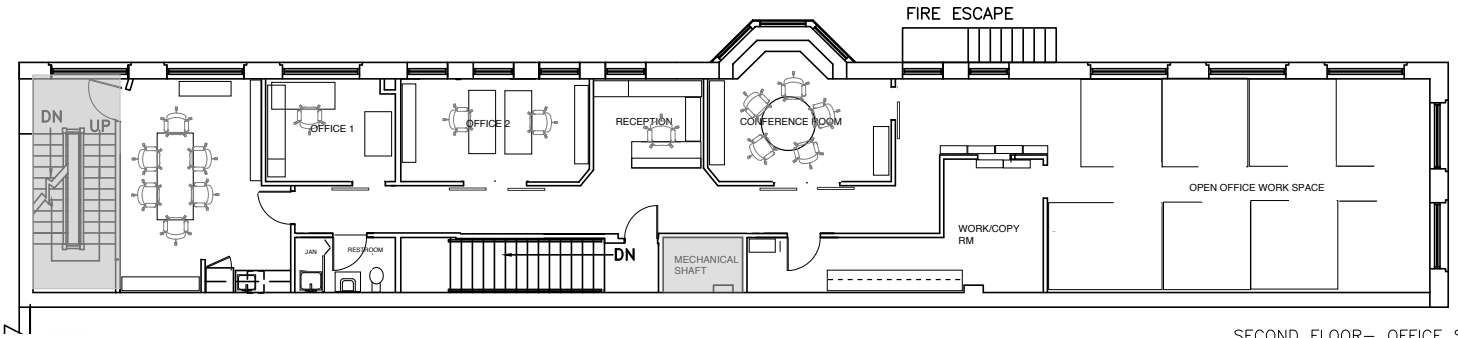
**Stories** | 3

**Year Built** | 1915

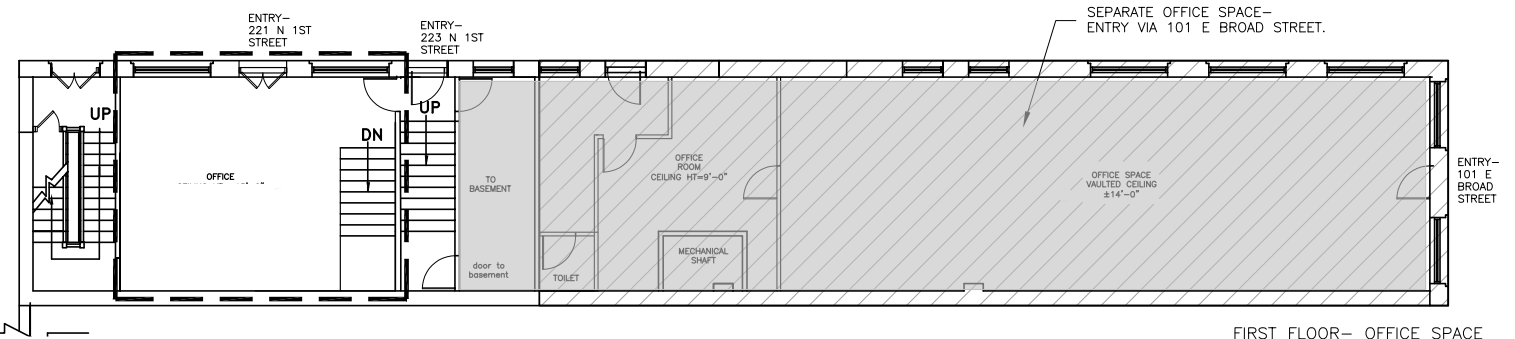
**PRICE** | **Suite 1:** \$17 PSF  
+ electric and janitorial  
**Suite 2:** \$16 PSF  
+ electric and janitorial



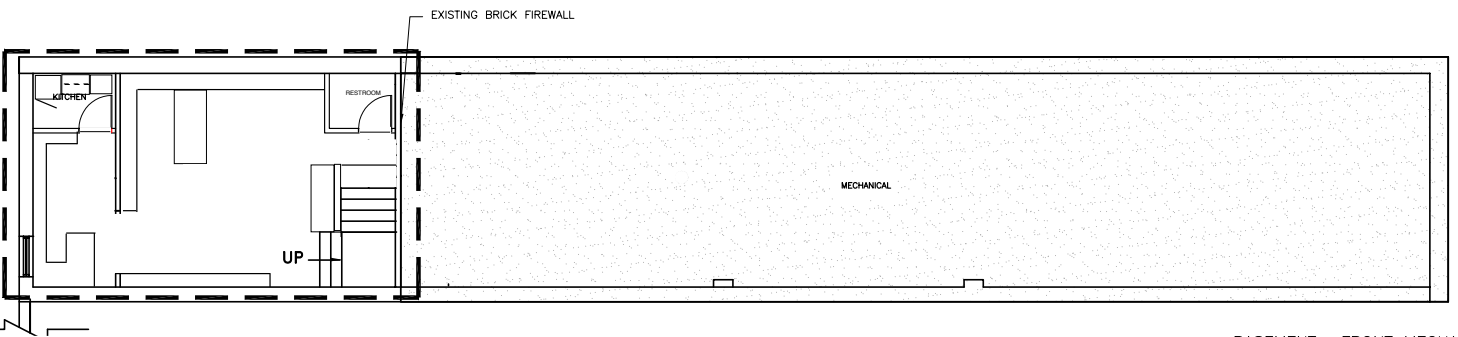




SECOND FLOOR— OFFICE SPACE  
CEILING HEIGHT: 13'-6"



FIRST FLOOR— OFFICE SPACE  
CEILING HEIGHT: 15'-0"



BASEMENT— FRONT MECHANICAL;  
REAR = OFFICE SPACE  
CEILING HEIGHT: 8'-2"



## MONROE WARD

Monroe Ward is a dynamic and evolving neighborhood in the heart of Richmond, VA, seamlessly blending historic charm with modern vibrancy. Known for its walkability and central location, Monroe Ward sits between the bustling downtown district and the cultural energy of the Arts District, making it an attractive destination for professionals, creatives, and entrepreneurs alike. Tree-lined streets showcase a mix of historic townhomes, contemporary apartments, and repurposed commercial spaces, creating a unique architectural landscape that reflects the city's rich past and forward-thinking development. The neighborhood is home to a diverse array of restaurants, cafés, and bars, offering everything from locally roasted coffee to fine dining experiences. Proximity to VCU's Monroe Park campus infuses the area with a youthful energy, while nearby cultural landmarks, such as the Virginia Repertory Theatre and the Institute for Contemporary Art, add depth to the local arts scene. With easy access to major roadways, public transit, and green spaces like Monroe Park, Monroe Ward offers a balance of convenience and character, making it one of Richmond's most sought-after urban neighborhoods



**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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