

# Richmond City Flex Space

## Fan Location | Conditioned Warehouse

EXCLUSIVE LISTING

**FOR  
LEASE**



## 2314 W CARY STREET

RICHMOND, VA 23220



**\$16 PSF/NNN** (office retail/space)

**\$13 PSF/NNN** (warehouse space)

2008  
**ONE SOUTH**  
COMMERCIAL

### PROPERTY HIGHLIGHTS

- ✓ 14FT CLEAR HEIGHT
- ✓ MULTIPLE DRIVE IN DOORS
- ✓ HIGH VISIBILITY LOCATION
- ✓ OFF STREET PARKING

ANN SCHWEITZER RILEY | 804.723.0446  
[ann.schweitzer@onesouthcommercial.com](mailto:ann.schweitzer@onesouthcommercial.com)

ISAAC WEINTZ | 804.404.3161  
[isaac.weintz@onesouthcommercial.com](mailto:isaac.weintz@onesouthcommercial.com)



## One South Commercial is pleased to present for lease 2413 W Cary Street.

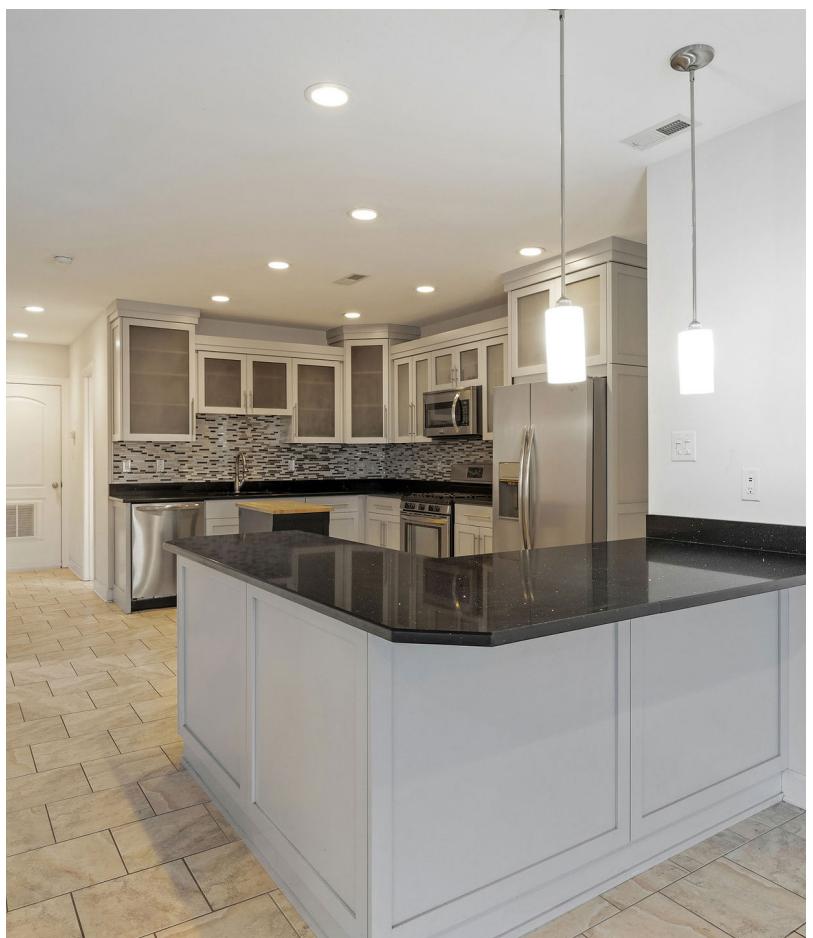
This property is 11,000 SF of flex space right in the heart of Richmond's Fan Neighborhood. The property boasts many strong features and can be broken down into smaller spaces if desired.

- Conditioned Warehouse Space
- 3 drive in doors
- Off Street Parking
- 14ft Clear Height
- High visibility office/ retail

### QUICK FACTS

ADDRESS	2314 W Cary Street, Richmond, VA 23220
PID	W0001036031
ZONING	UB
GLA	11,000 SF
LOT SIZE	0.287 AC
YEAR BUILD	1950
LEASE PRICE	\$16 PSF/NNN (office retail/space) \$13 PSF/NNN (warehouse space)

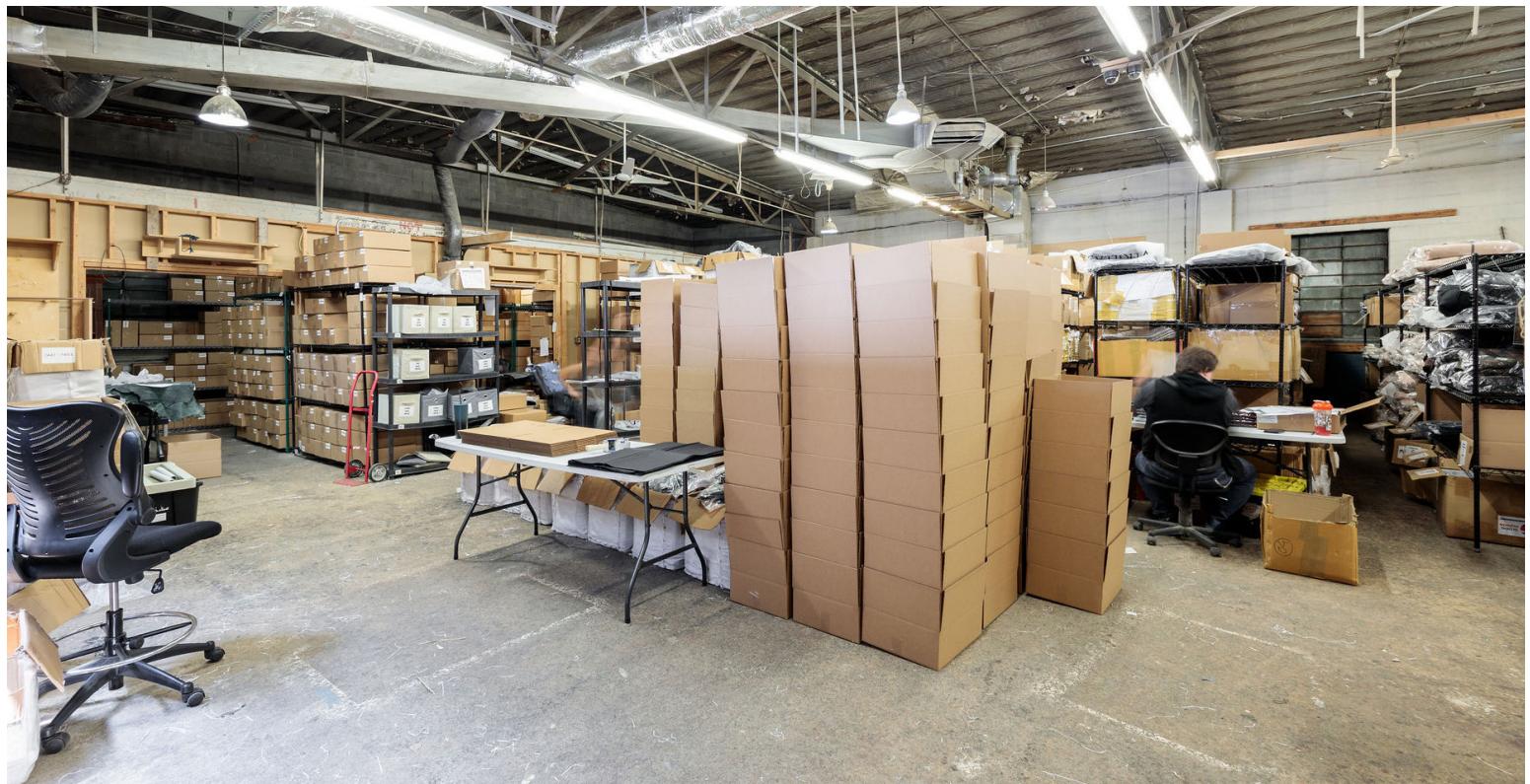
## PHOTOS

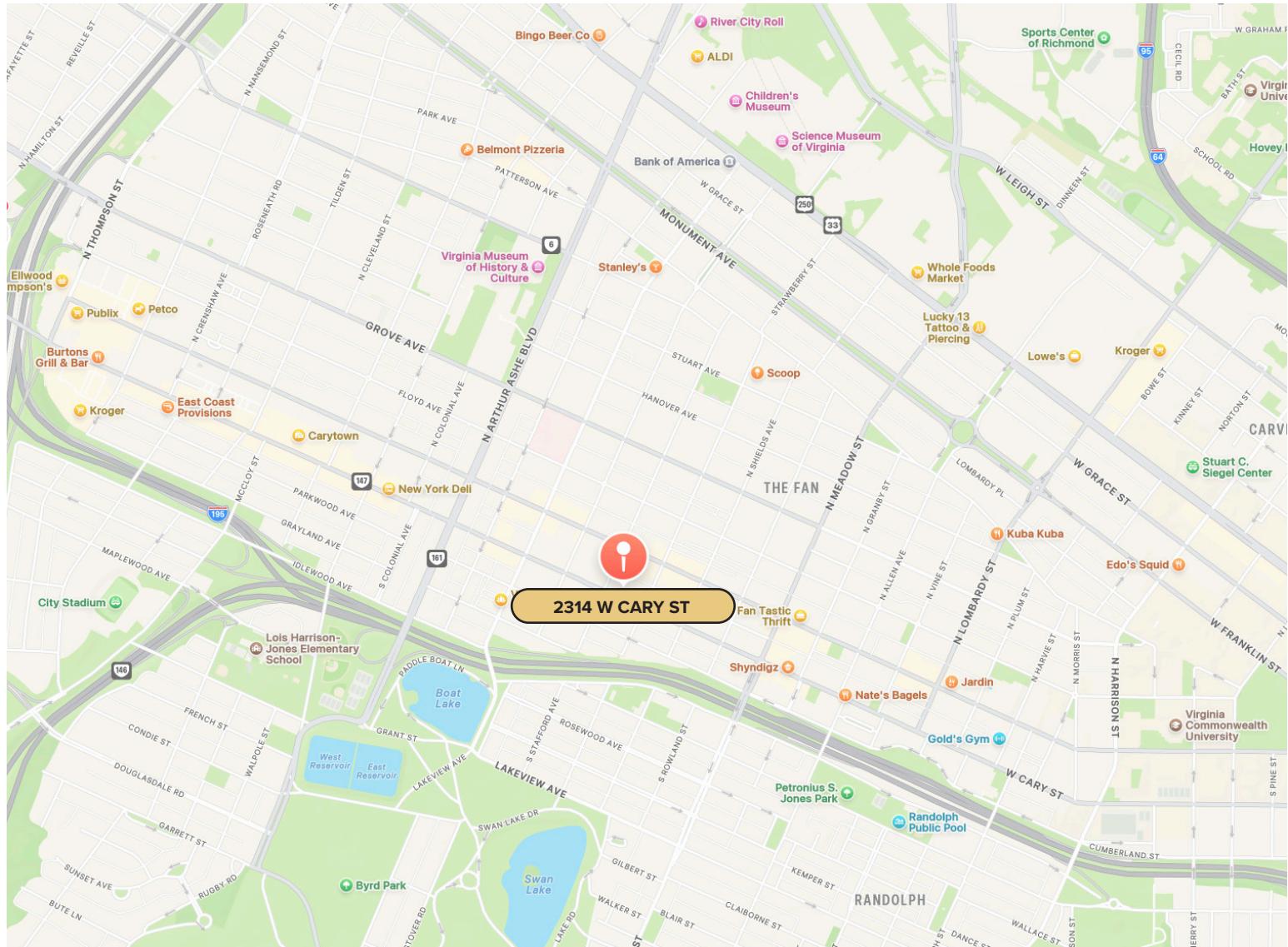


## PHOTOS



## PHOTOS





## FAN DISTRICT

The Fan District is one of the city's most iconic and sought-after neighborhoods, known for its vibrant mix of historic charm and modern energy. Named for the fan-shaped layout of its streets, the district is lined with beautifully preserved row houses, tree-lined avenues, and a dynamic blend of local shops, cafes, galleries, and award-winning restaurants. With its close proximity to Virginia Commonwealth University, downtown Richmond, and major medical centers, the Fan offers strong foot traffic, a diverse demographic, and a highly walkable environment—making it an ideal location for commercial investment, boutique retail, or office space in a thriving, character-rich community.



20  08

## ONE SOUTH COMMERCIAL

**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.



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