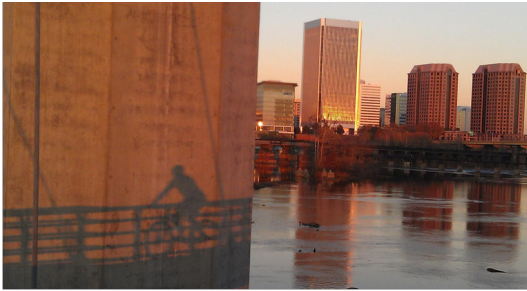


**1319 HULL STREET, Richmond, VA 23224**

**2000 +/- SF, Move-In Ready**

**\$17 PSF + UTILITIES, B5 ZONING**



## **HISTORIC MANCHESTER DISTRICT**

### **URBAN CHARM**

#### **14th and Hull Street**

- **Stunning Historic Rehab - perfect blend of old and new**
- **Manchester Library across the Street**
- **GRTC Hull + Tynick bus route stop (1A, 1B, and 1C)**
- **Modern storefront with planters**
- **Original Terrazzo Floors**
- **14' Restored Tin & Fire-Rated Ceilings**
- **Original Exposed Steel**
- **Plaster Focal Wall**

## **PROPERTY HIGHLIGHTS**



**6 PARKING  
SPACES**



**ADA  
COMPLIANT**



**EXHAUST & DUCT  
10 FT HOOD**

**CONTACT JANET KING/OWNER**



**804-400-7820**



**janet@trinitybuildsrva.com**

## **Join the Momentum BUILDING in Upper Manchester**

**Dining, Entertainment, Wellness, ART and the JAMES RIVER**  
**Bolo's Eatery, Blackwell & Brainstorm Brewhouse – former Dogtown Brewing & Rooftop**  
**Sassy's Brunch Spot – former Butterbean**  
**Dandelion Health-Direct Primary Care Model**  
**Lewis Chiropractic & Body Restoration**  
**Studio Two Three – Making Art and Making Change!**  
**Southside Contemporary Art Gallery**

## **Residential Density is GROWING - West of Commerce**

**The View at Bell Isle-116 units under construction**  
**Manchester Square Townhomes – 40 units planned**  
**1114 Hull Street-108 mixed-use project**  
**1400 Block of Hull – 60 unit mixed-use project**  
**1500 Block of Hull – 112 unit mixed-use project**

## **JAMES RIVER - our BEST NATURAL RESOURCE - East of Commerce**

**Mayo Bridge Rehab Project! Est. \$90 million**  
**Riverfront – 301 W. 6th Street – 550 apts 201 W.**  
**Commerce – 250-unit mixed-use project**

## **Additional Specs**

**400 amp service with 3 phase 120-208 volt**  
**Fire-rated ceilings**  
**3 – 4 ton high efficiency gas furnaces – gas/heat, electric A/C**  
**1" water line & 4" sewer line**  
**2 ADA compliant bathrooms**  
**2 access points – ADA off 14th & another standard entrance off Hull**  
**Fire Sprinkler & Alarm Systems**