

OFFICE/WAREHOUSE SPACE FOR LEASE

1,271 SF to 4,732 SF +/- in Scott's Addition

EXCLUSIVE LISTING

FOR LEASE



20 06
ONE SOUTH
COMMERCIAL

3310 WEST CLAY STREET

RICHMOND, VA 23230



\$25 PSF/NNN

PROPERTY HIGHLIGHTS

- ✓ GREAT LOCATION IN THE HEART OF SCOTT'S ADDITION
- ✓ OFF-STREET PARKING
- ✓ COMBINATION OF OPEN AREAS AND PRIVATE OFFICES
- ✓ GREAT WALKABILITY
- ✓ UP TO 2,624 SF OF WAREHOUSE SPACE

KEN CAMPBELL | 804.387.8812 | KEN.CAMPBELL@ONESOUTHCOMMERCIAL.COM

One South Commercial is pleased to present for lease a new commercial space in the heart of dynamic Scott's Addition.

This modernized office/warehouse building containing approximately 4,732 SF of available space includes conference rooms, private offices, kitchenette, and open areas. The space is currently move-in ready and includes parking spaces for the tenants use.

Redevelopment in Scott's Addition has transformed this formerly industrial area into one of the most exciting mixed-use neighborhoods in Richmond with distinctive adaptively repurposed multifamily apartments, entertainment venues, and popular commercial uses. Some of Richmond's highest rated restaurants, markets, coffee shops and breweries are in short walking distance such as Tazza Kitchen, Stella's Grocery, Vasan Brewing Company, Cochiloco, Grit Coffee, Lillian, Lost Letter, Ardent Craft Ales, ZZQ Texas Barbeque and The Veil Brewing Co.

3310 West Clay is the perfect location to be in Scott's Addition.

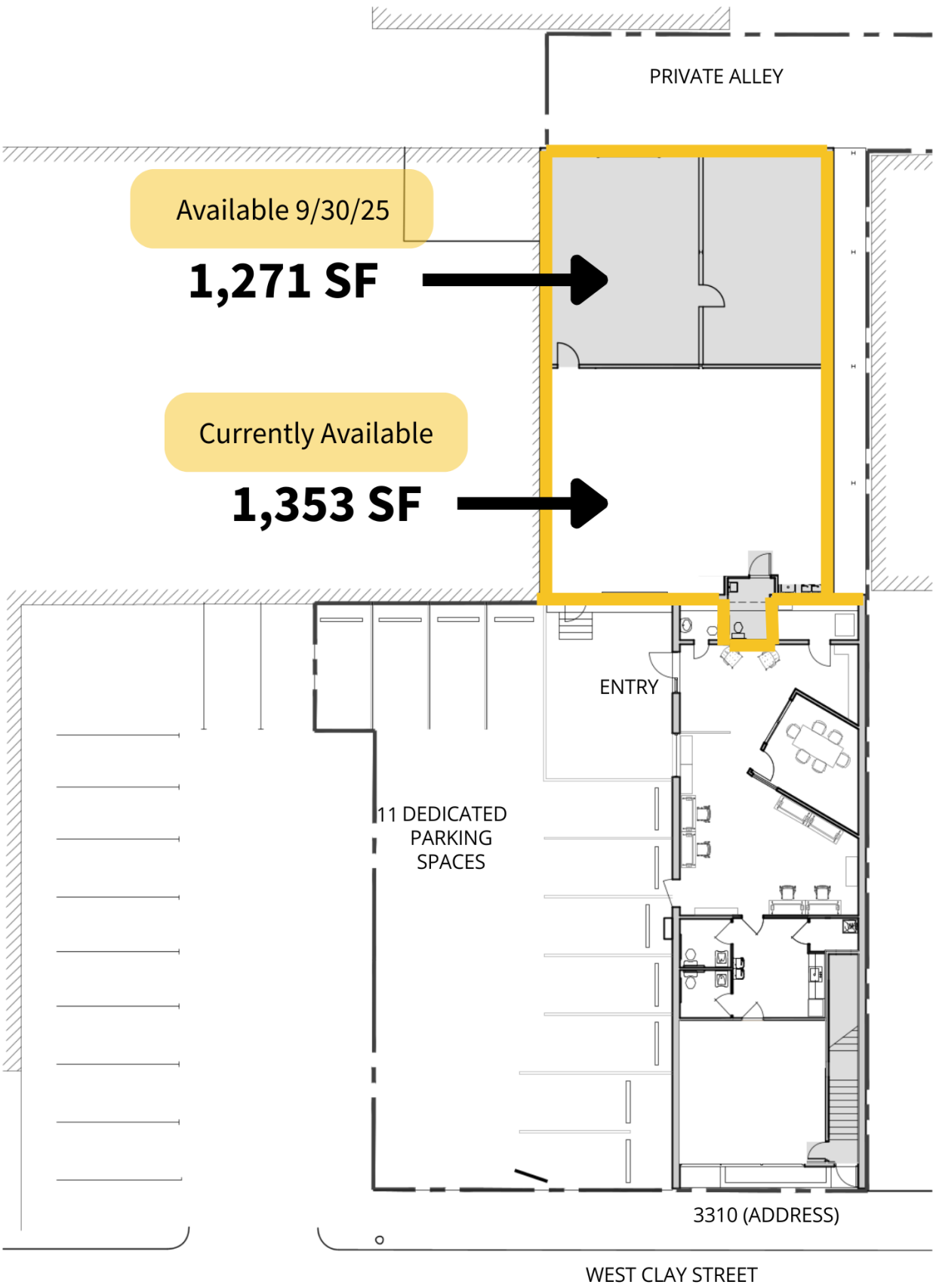
QUICK FACTS	
ADDRESS	3310 West Clay Street, Richmond, VA 23230
PID	N0001785011
ZONING	B-7
LOT SIZE	0.27 AC
GBA	1,271 up to 4,732 SF
YEAR BUILT	1946
RATE TYPE	\$25 PSF/NNN

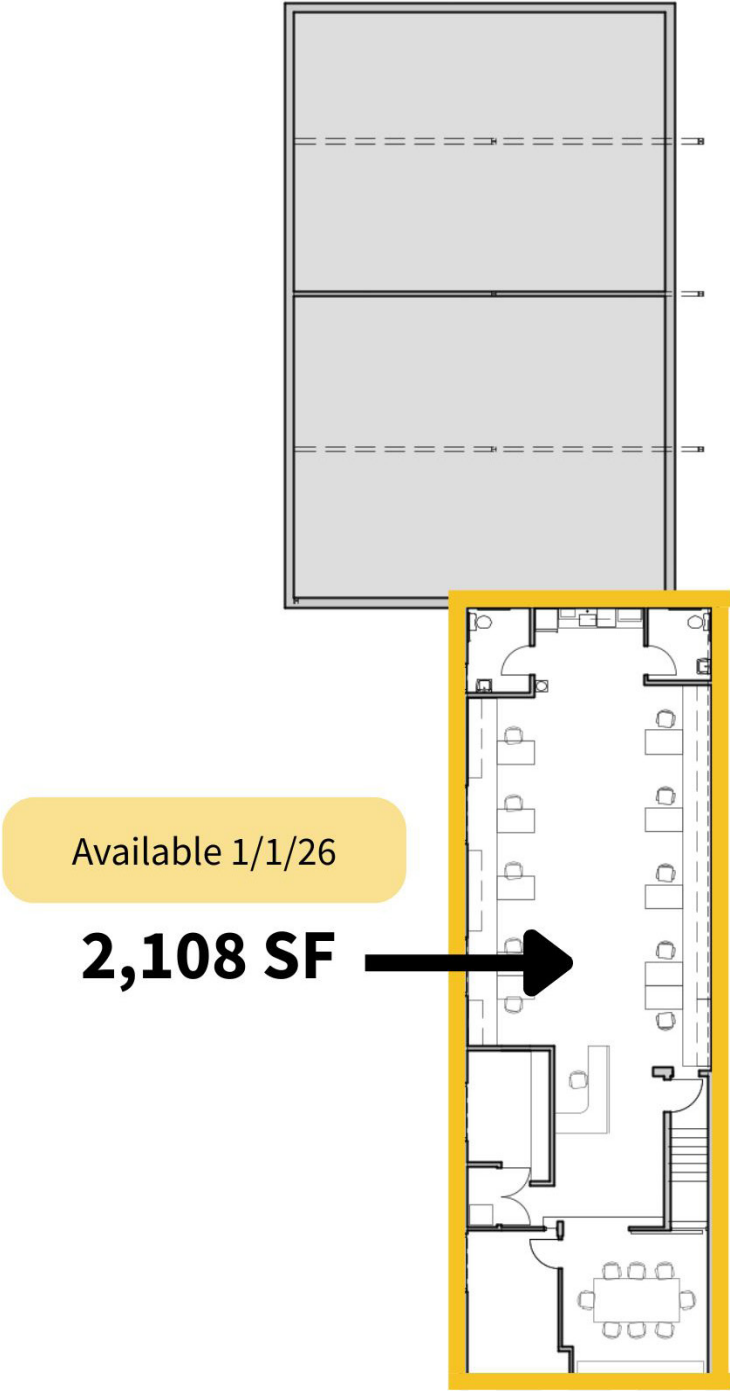




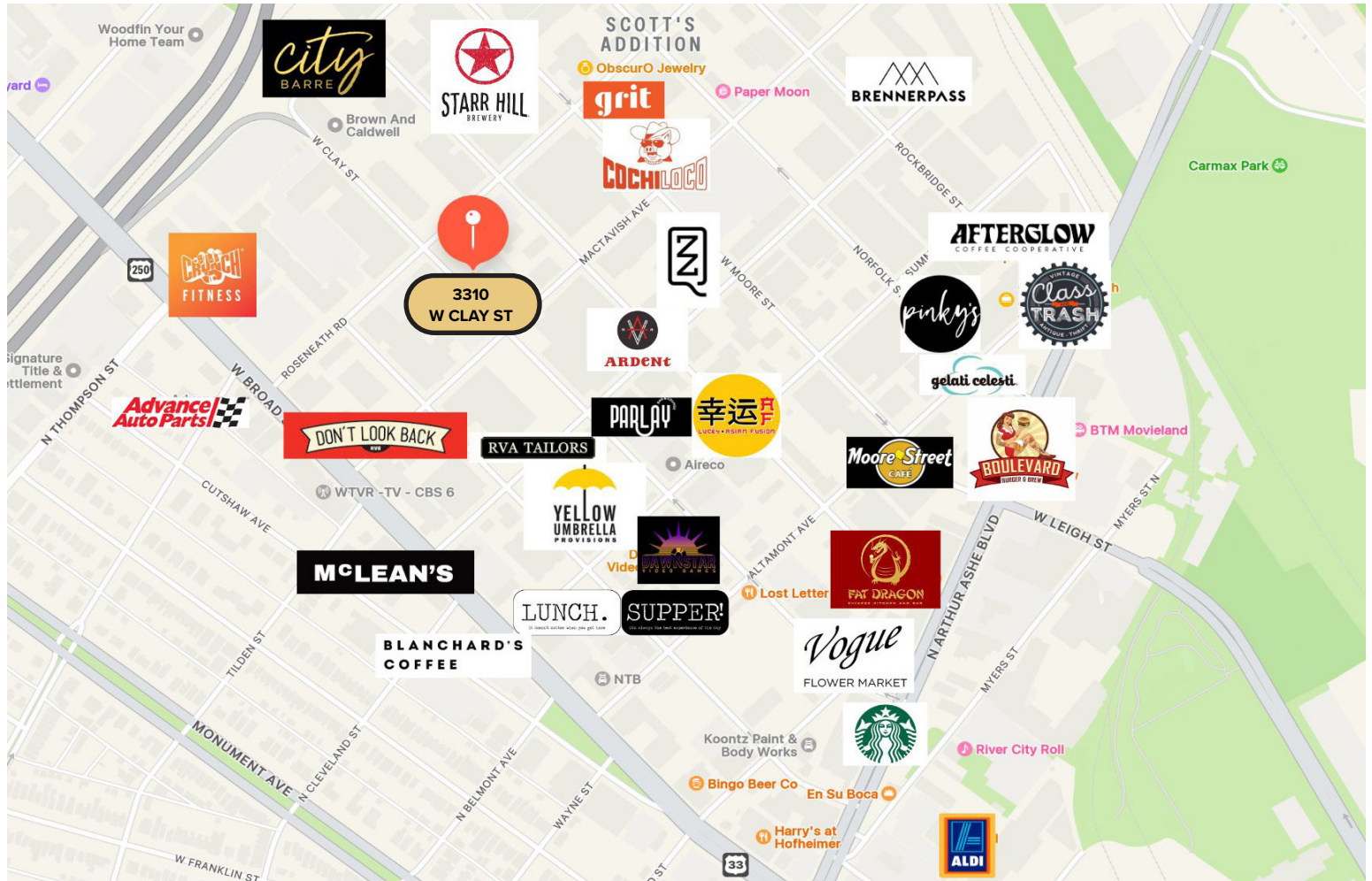


FIRST FLOOR
FLOOR PLAN





LOCATION AND AGENT



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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