

# Owner Occupant/Investment Opportunity

## Standalone Creative Office in the Fan's Uptown District

EXCLUSIVE LISTING

# FOR SALE



20  08  
**ONE SOUTH  
COMMERCIAL**

## 1509 WEST MAIN STREET

RICHMOND, VA 23220

 **\$1,825,000**

### PROPERTY HIGHLIGHTS

- ✓ EXCELLENT LOCATION
- ✓ MOVE-IN READY
- ✓ OPEN FLOOR PLAN  
FLEXIBLE OCCUPANCY
- ✓ PARKING AVAILABLE

ANN SCHWEITZER RILEY | 804.723.0446  
ann.schweitzer@onesouthcommercial.com

KEN CAMPBELL | 804.387.8812  
ken.campbell@onesouthcommercial.com



## This offering presents a rare opportunity to acquire a ±6,188 SF, 3-story creative office building located at 1509 W Main Street in the heart of Richmond's Fan District.

The property showcases a striking historic Federal-style façade while featuring a completely modernized and thoughtfully renovated interior. Built in 1986, this property is well-suited to appeal to today's collaborative and design-focused users. The space offers an open and flexible layout complemented by polished concrete floors, exposed ceilings, and contemporary architectural accents throughout. A dramatic third-floor atrium with wrought iron railings creates a visually compelling centerpiece, extending natural light down through the first floor and enhancing the overall sense of openness and creativity. This seamless nod to the Fan's historic sensibility via the building's facade blended with the property's interior modern functionality makes this building an exceptionally unique asset within one of the Richmond MSA's most desirable office and retail submarkets.

In addition to its architectural appeal, the property benefits from strong functionality and flexibility, with a layout that includes both private offices and generous open collaborative workspace. The building also enjoys an effective end-unit position, as the east side has no adjoining structure, allowing for additional natural light and a sense of privacy rarely found in urban office properties. Positioned along the highly visible Main Street corridor, the location offers immediate walkable access to the neighborhood's vibrant retail, dining, and lifestyle amenities, as well as proximity to Virginia Commonwealth University, downtown Richmond, and surrounding residential density of the Fan. This is an exceptional opportunity for an owner-occupant or investor to secure a distinctive and high-quality creative office asset in one of the region's most established and sought-after urban neighborhoods.

### QUICK FACTS

**ADDRESS** | 1509 West Main St  
Richmond, VA 23220

**PID** | W0000604012

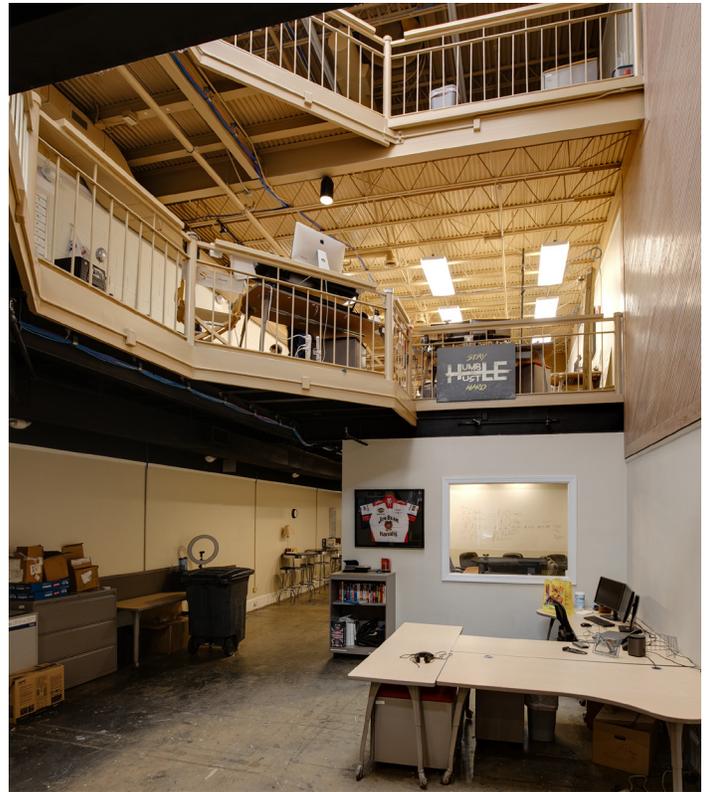
**ZONING** | UB

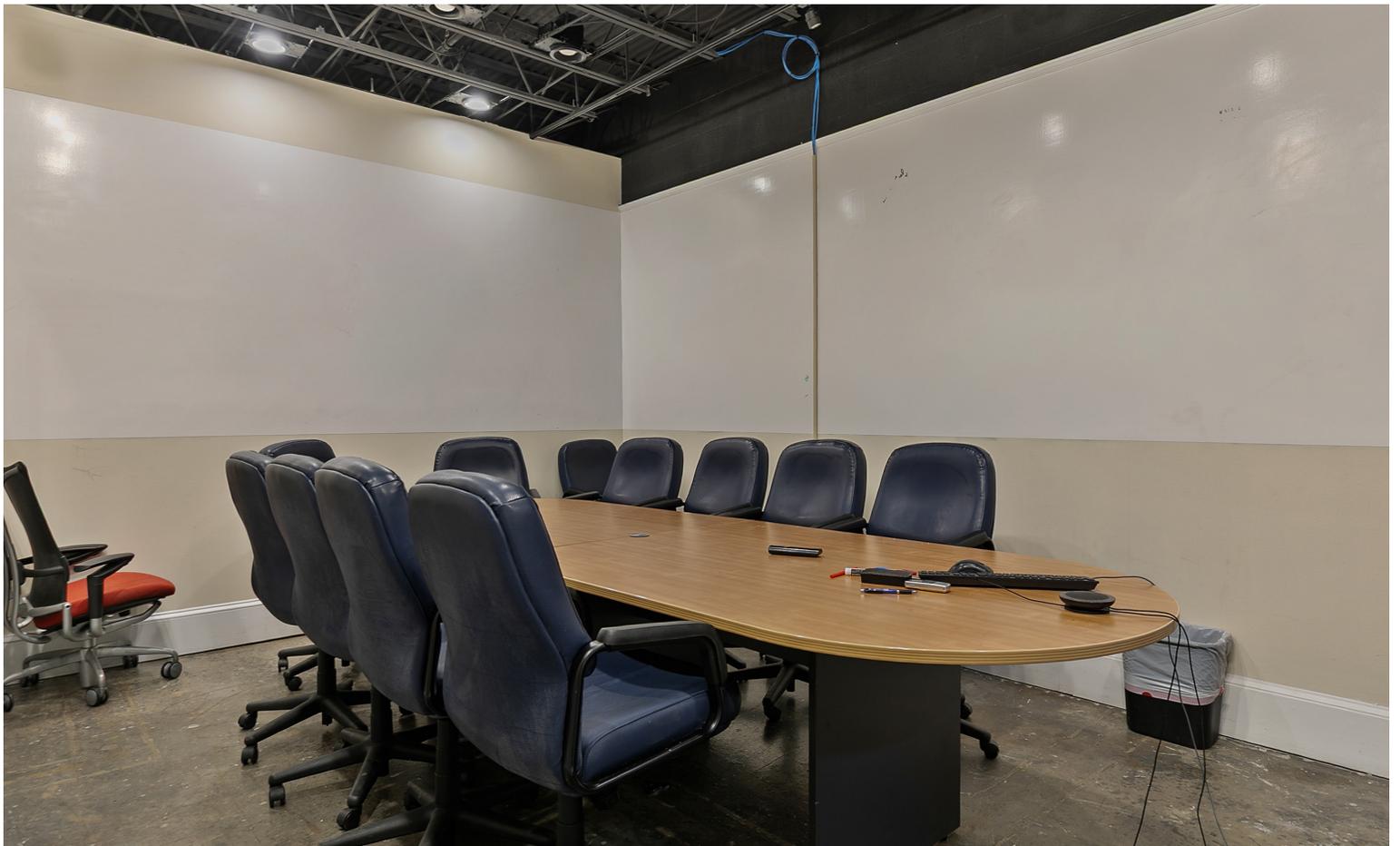
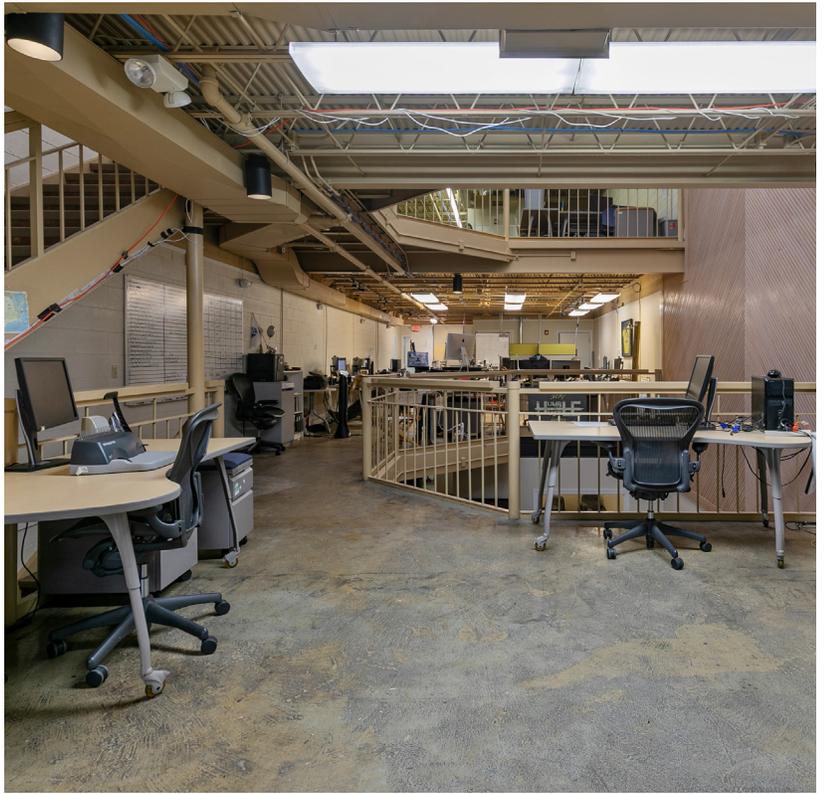
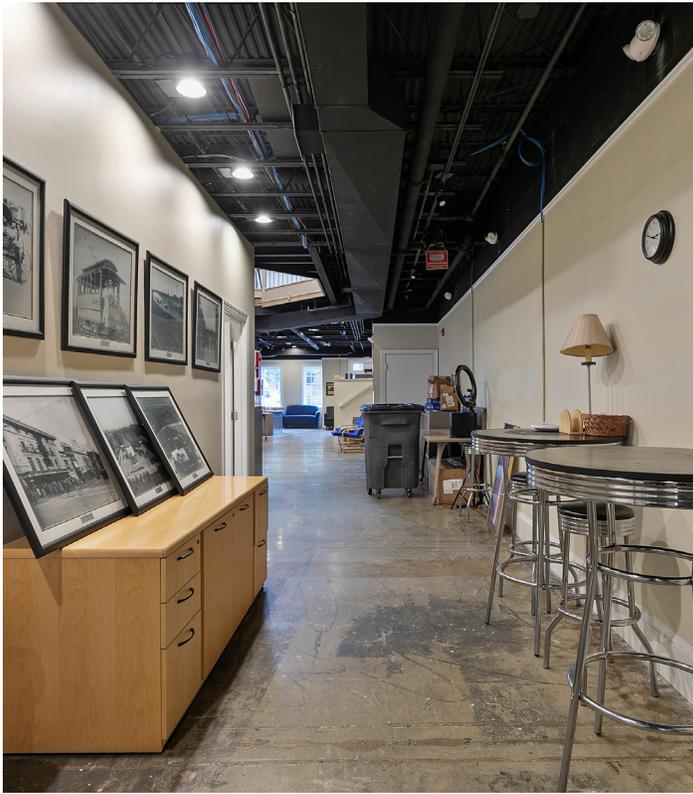
**LOT SIZE** | 0.062 AC

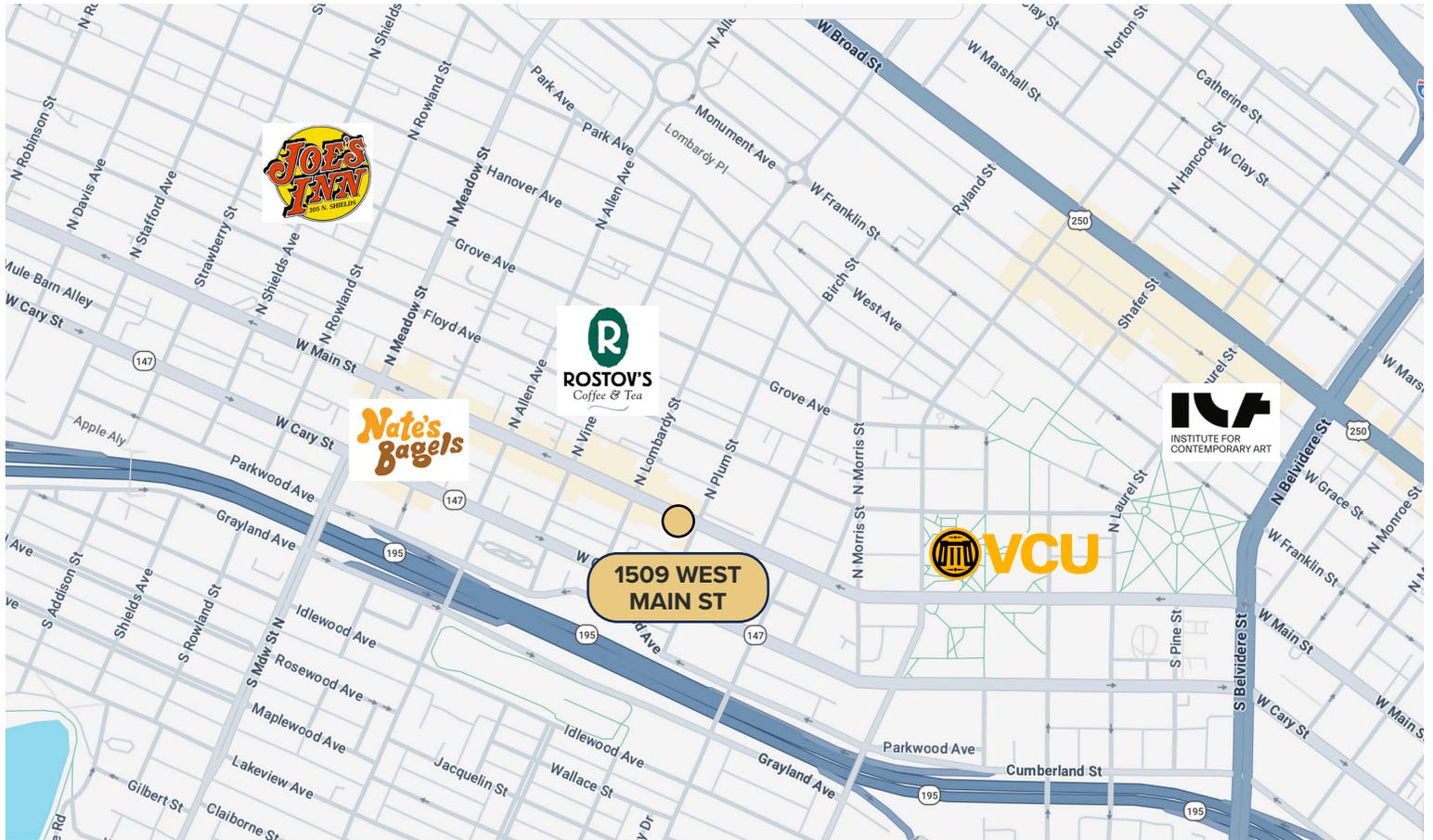
**GBA** | 6,188 SF

**YEAR BUILT** | 1986

**PRICE** | \$1,825,000







## THE FAN DISTRICT

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU's Monroe Park Campus. Bounded by Broad Street, the Boulevard, the Downtown Expressway and Belvidere, the Fan is one of Richmond's most striking and engaging urban neighborhoods.

The Fan was largely developed in the early 1900's and remains one of the city's most walkable and pedestrian friendly places to live. The density and mixed-use nature of the Fan means cultural, entertainment, and dining options are located within the district and this unique blend is one of the Fan's most appealing attributes.

The Fan's strategic location within Richmond means that the best of the city's culture and entertainment is never far away. Located along the Fan's western border, the Boulevard corridor is home to some of the best of Richmond's arts and culture. The famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are all conveniently located within walking distance of each other.

In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as the Bow Tie Theater and The Diamond, home to the Flying Squirrels baseball club (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the Altria Theatre, Dominion Energy Center/Carpenter Center, the Institute of Contemporary Art (ICA), and The National are located immediately east of the Fan in the heart of VCU and in the Downtown district.



**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



**ANN SCHWEITZER RILEY** | 804.723.0446  
ann.schweitzer@onesouthcommercial.com



**KEN CAMPBELL** | 804.387.8812  
ken.campbell@onesouthcommercial.com

