

EXCLUSIVE LISTING

3,660 SF Move-in Ready Office in Downtown Richmond | Demisable

2nd Floor End Cap Creative Office in Arts District/Monroe Ward

FOR LEASE



424 EAST GRACE STREET

RICHMOND, VA 23220



Second Floor (office): **\$16 PSF/MOD Gross**
(3,660 SF)

PROPERTY HIGHLIGHTS

- ✓ 2ND FLOOR "END CAP"
- CREATIVE OFFICE SPACE
- ✓ MOVE-IN READY
- ✓ RECENTLY RENOVATED
- ✓ HIGHLY WALKABLE
- LOCATION

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This iconic 2 story mixed use building centrally located in downtown Richmond offers a 2nd floor “turn-key” historic creative office space.

This corner building, situated at E Grace and 5th St offers an incredible glass line, prominent architectural detail, and a high profile walkable location to some of Downtown’s most sought after destinations including The National, Dominion Energy Center, the Convention Center as well as an array of well renowned restaurants including Rappahannock, Lillie Pearl, Julep’s, and Secret Sandwich Society. Formerly a retail banking location for SunTrust, the 2nd floor was recently renovated and includes a dynamic floor plan with 8-9 large perimeter private offices encompassing a large open collaborative space. The 2nd floor is ideal for a range of uses including everything to the headquarters of an architectural firm to an art gallery to a nonprofit. Conveniently positioned near interstates, several parking garages, and mass transit, 424 E. Grace is a wonderful opportunity to be situated within the center of the Richmond market.

QUICK FACTS

ADDRESS | 424 E Grace St
Richmond, VA 23220

PID | W0000025015

ZONING | B-4

GBA | 3,660 SF

LOT SIZE | 0.084 AC

LEASE RATE | 2nd Floor (office):
\$16 PSF/modified gross
(3,660 SF)



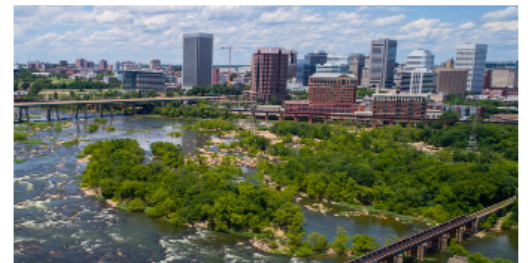


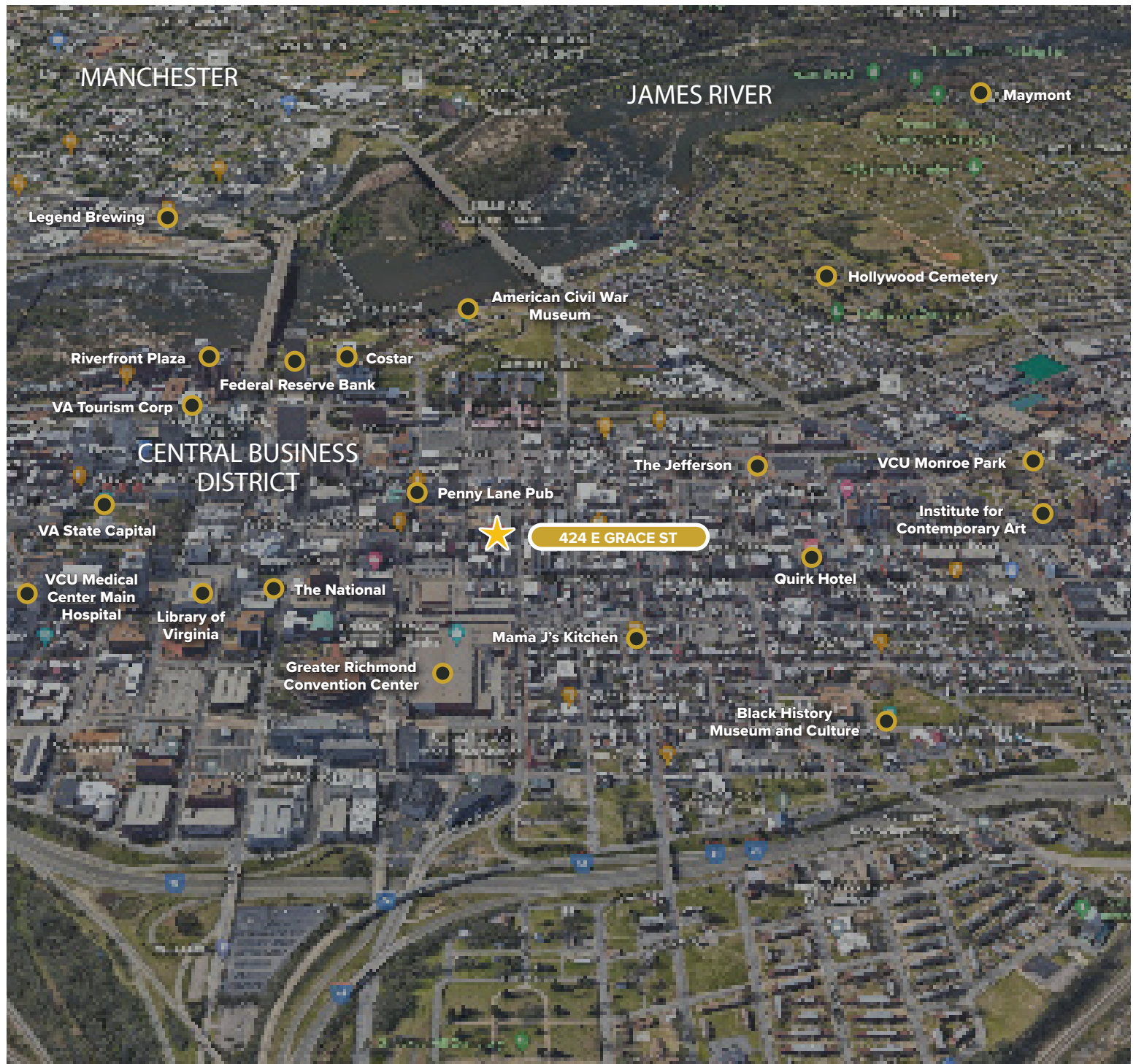


Richmond, VA is one of the oldest and most historic cities in the United States.

As the site of numerous seminal events in the nation's history, Richmond has been a center for politics, trade, and commerce for over three centuries. Today, the metro area is home to more than 1.3 million residents and headquarters to ten Fortune 1000 companies including Altria Group, Carmax, Performance Food Group, and Dominion Energy.

In addition to its role as a business hub, Richmond serves a critical role as the center of health care, research, and education in the Mid-Atlantic region. Four universities are located within the metro area including Virginia Commonwealth University -- the largest university in Virginia -- and the VCU Health System are both located Downtown.





With a walk score of “97”, 424 E Grace St is within walking distance of the largest employers and demand generators for downtown Richmond.

WALK SCORE: 97

TRANSIT SCORE: 64

BIKE SCORE: 87





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



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