

PATTERSON OFFICE VILLAGE

OFFICE BUILDING FOR LEASE

FOR
LEASE



6714 PATTERSON AVE

RICHMOND, VA 23226

PROPERTY HIGHLIGHTS

- Flexible floor plan options
- Professional property management
- Convenient access

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Elevate your business at Patterson Office Village. Embrace the flexibility offered by our diverse floor plan options, designed to accommodate your unique operational needs. With professional property management ensuring a seamless leasing experience, this space is poised to support your business growth. Convenient access to major roadways and an array of nearby amenities further enhance the appeal of this prime location. Enjoy the perfect balance of functionality and accessibility, all within a dynamic business environment. Don't miss the opportunity to position your business for success in a space designed to meet your professional aspirations.

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OFFERING SUMMARY

Lease Rate:	\$17.00 - 18.00 SF/yr (MG)
Number of Units:	6
Available SF:	1,568 - 1,658 SF
Lot Size:	13,549 SF
Building Size:	6,250 SF

DEMOGRAPHICS 0.5 MILES 1 MILE 3 MILES

Total Households	1,424	4,543	34,293
Total Population	3,186	11,392	82,189
Average HH Income	\$151,256	\$144,514	\$135,132



ADDITIONAL PHOTOS



6714 PATTERSON AVE | RICHMOND, VA 23226



SUITE 103



SUITE 202

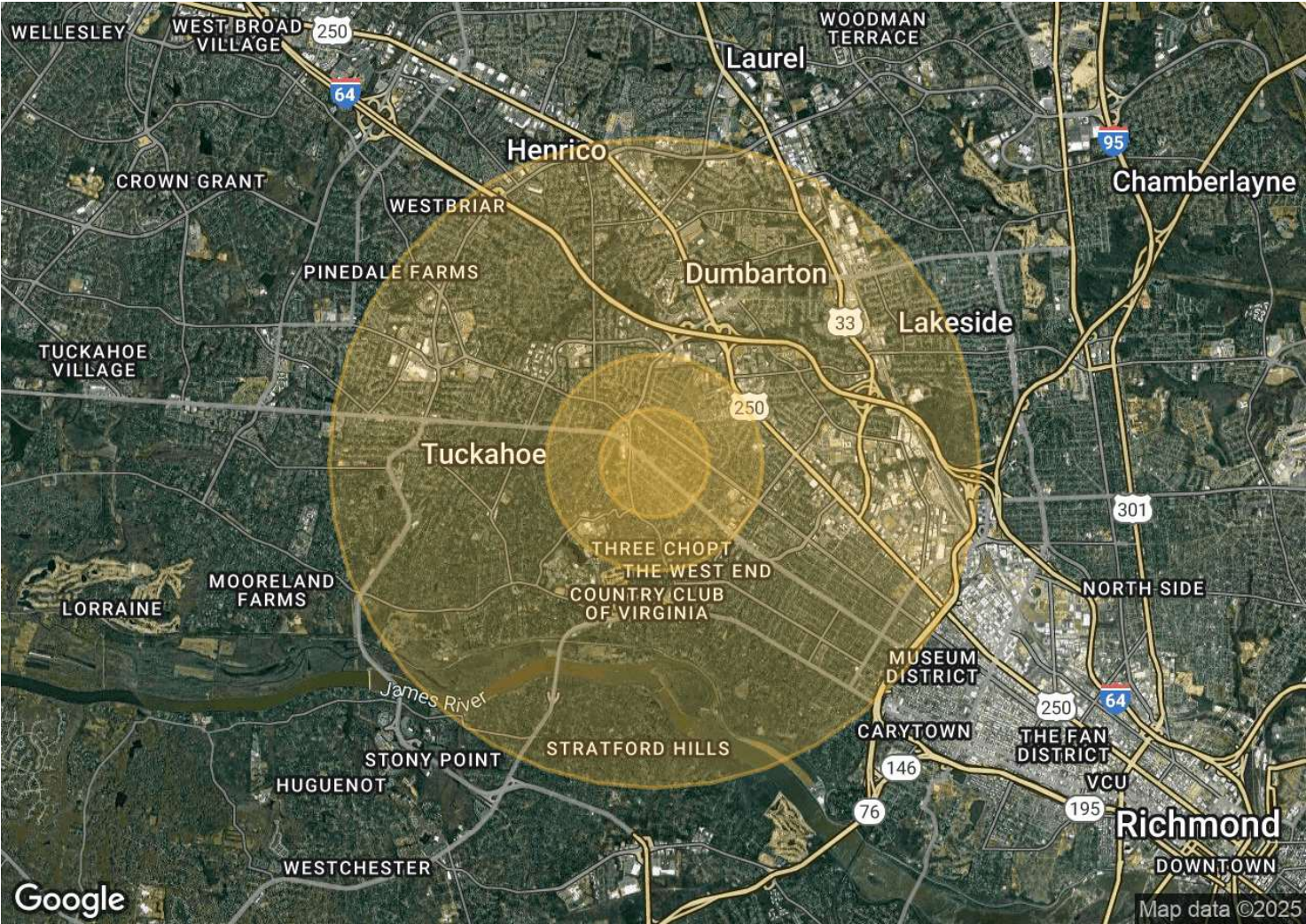


LOCATION INFORMATION



Located in the Three Chopt neighborhood of Richmond, VA market, this location offers office tenants a prime location surrounded by a dynamic mix of amenities, such as retail and dining destinations such as Westhampton and Libbie and Grove. This property is also in close proximity to Bon Secours St. Mary's Hospital, the University of Richmond and St. Christopher's School. This strategic location delivers an ideal balance of work-life integration, with seamless access to a robust business environment and an array of conveniences. Tenants benefit from being part of a neighborhood that fosters productivity while offering numerous lifestyle advantages.

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PROPERTY FEATURES



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Joyner Commercial has established a reputation as Richmond's premier commercial real estate company, delivering unparalleled guidance and market expertise. Attentive professional service has been at the heart of our business since our founding in 1973, and it remains a critical component of our working relationships today. The key to Joyner's success is simple. We build lasting relationships by knowing our clients and understanding their priorities. With Joyner, you get a trusted partner and advocate committed to providing realistic solutions to your property or investment needs.



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