

Office Space for Lease

Up to 3,894 SF for a single user or divisible into private offices for individual users

EXCLUSIVE LISTING

FOR LEASE



20  08
ONE SOUTH
COMMERCIAL

29 NORTH 17TH STREET,
RICHMOND, VA 23219

 **Call for Pricing**

PROPERTY HIGHLIGHTS

- ✓ HEART OF DOWNTOWN – WITHIN WALKING DISTANCE TO RICHMOND’S FINANCIAL, COURTS AND MEDICAL DISTRICTS.
- ✓ “THE ROOKERY” IS A HISTORIC BUILDING CONSTRUCTED IN 1853
- ✓ UP TO 12 PRIVATE OFFICES

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Located at 17th Street and E Franklin Street, the Rookery is a beautifully restored red-brick building that offers nearly 4,000 square feet in a private office style layout on the second and third floors.

Each office has grand historic windows overlooking the 17th Street Marketplace and E Franklin Street. Charming fireplaces with stately mantels decorate many of the private offices. The space is easily divisible with one portion of the building offering 1,450 square feet in a more open office layout. Perfect for a variety of businesses, these offices provide quick access to restaurants, entertainment, and Richmond’s Central Business District.

For inquiries, please contact Ann Schweitzer Riley at (804) 723-0446 or Lory Markham at (804) 248-2561.

QUICK FACTS

ADDRESS	29 North 17th Street, Richmond, VA 23219
PID	E0000108050
ZONING	B-5
LOT SIZE	0.0342 AC
GBA	3,894 SF
YEAR BUILT	1853
PRICE	Call for Pricing

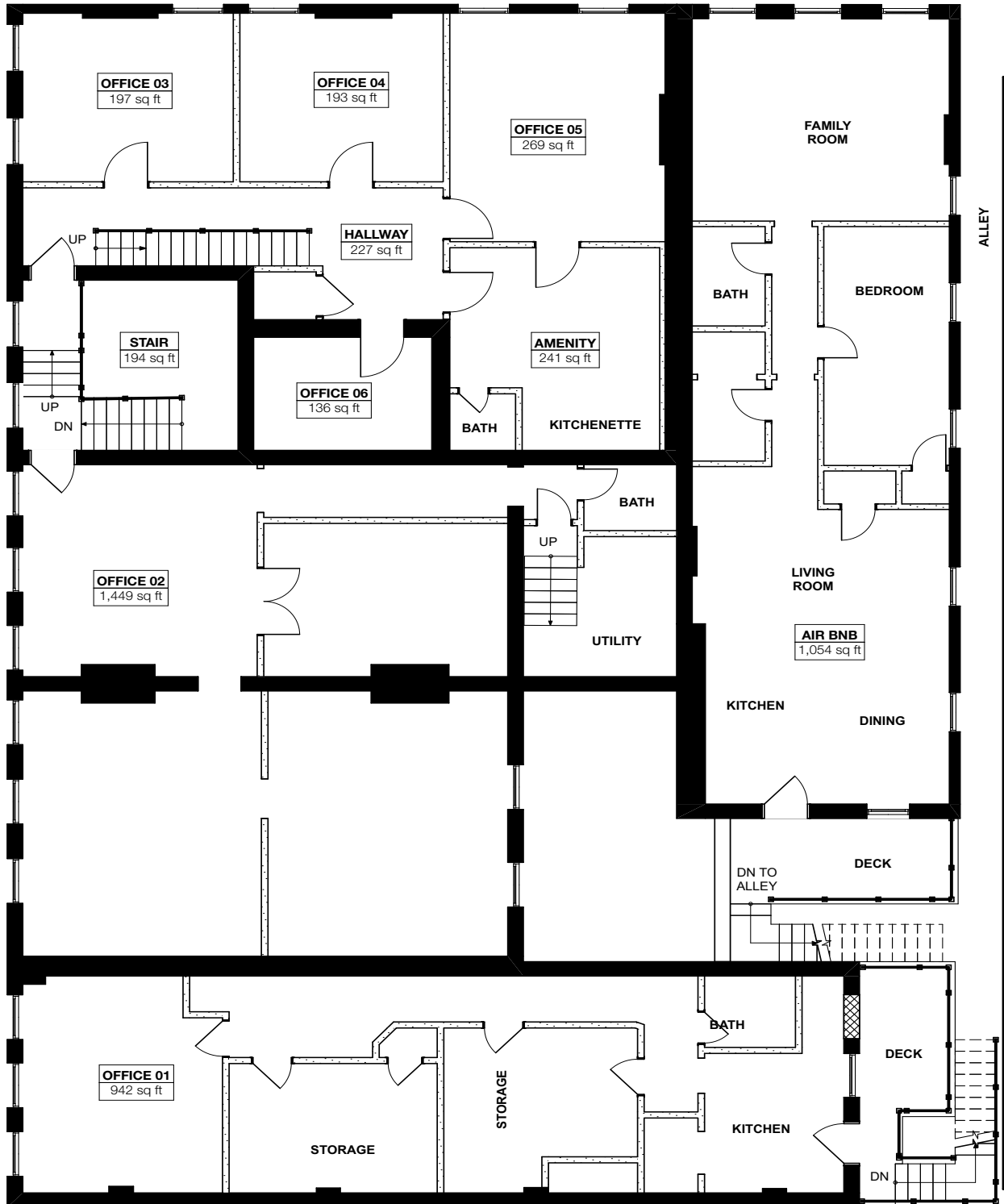


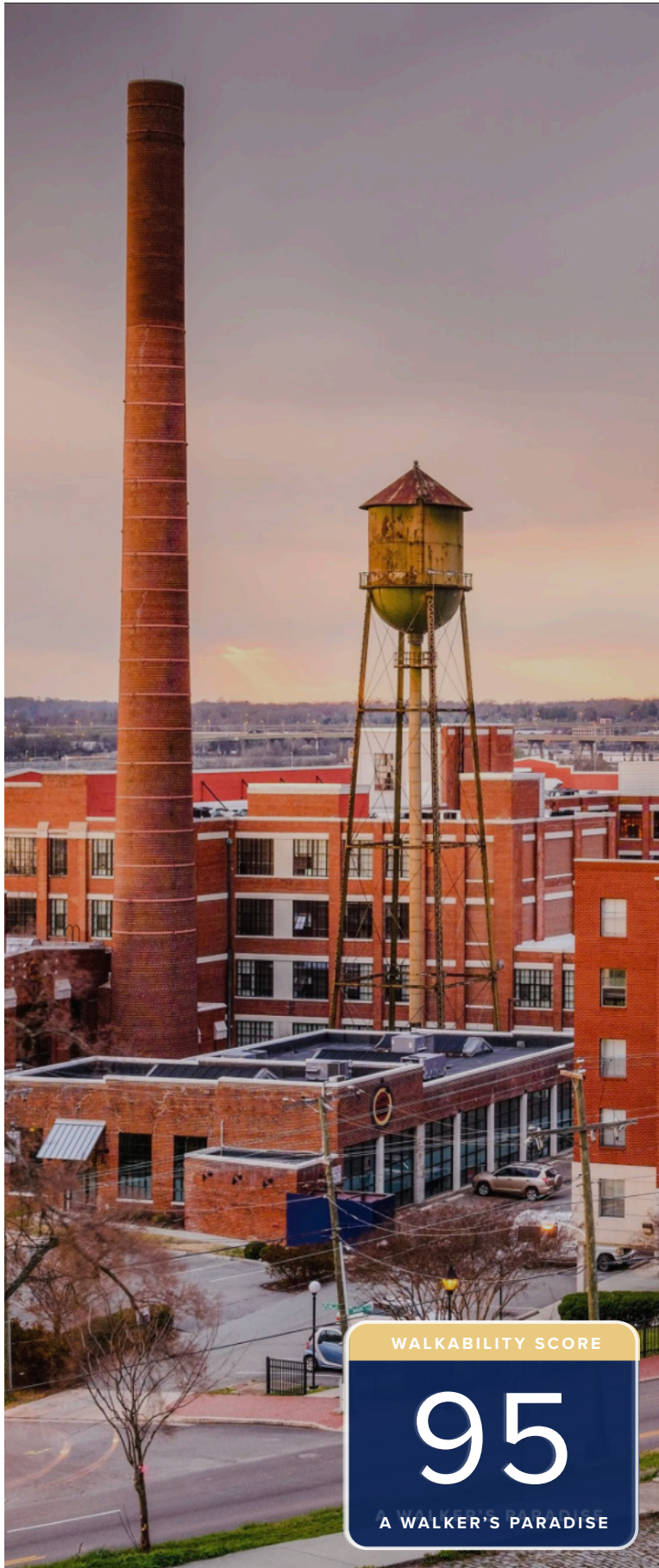






SECOND FLOOR





WALKABILITY SCORE

95

A WALKER'S PARADISE

Shockoe Bottom

Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood. The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.

Historically the hub for Richmond's shipping and commerce, the area played a major role in trade throughout the 18th and 19th centuries. Until the end of the American Civil War in 1865, this commerce included the human trade as Shockoe Bottom was the second largest slave trading center in the U.S. In 2007, a 15-foot, half-ton bronze sculpture named the Richmond Slavery Reconciliation Statue was unveiled as part of the Richmond Slave Trail to raise awareness and increase informational accuracy about Richmond's role in the slave trade. This memorial sits not far from the former slave market in Shockoe Bottom.



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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