

Unique 10,000 SF Historic Creative Office

Shockoe Bottom Office with Substantial Off-Street Parking

EXCLUSIVE LISTING

FOR LEASE



1801 E CARY STREET

RICHMOND, VA 23223

 **\$21/SF/Full Service**

PROPERTY HIGHLIGHTS

- ✓ HIGHLY WALKABLE
- ✓ RENOVATED HISTORIC CREATIVE OFFICE LOFT
- ✓ SUBSTANTIAL OFF-STREET PARKING
- ✓ DYNAMIC FLOOR PLAN
- ✓ EXTERIOR SIGNAGE AVAILABLE

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One South Commercial is pleased to present office space available for lease at 1801 E Cary St in Richmond’s Historic Shockoe Bottom Neighborhood.

This unique opportunity consists of a turnkey creative office space with an exclusive occupancy of 10,000 SF contiguous over the 2nd and 3rd floors of the building. This space has been recently renovated to include flexible floor plans which feature an array of modern finishes and features while preserving the historic warehouse character. The floor plan for each floor provides several configurations for open collaborative work space as well as some private offices, accessible via elevator and stairwell. 1801 E Cary St offers a dynamic layout for a range of creative office users. In addition, the space provides an excellent signage opportunity right across from Richmond’s reputed 1717 Innovation Center, plenty of off-street parking, and a potentially turnkey occupancy under a full-service lease structure. This is an excellent opportunity for any creative office user looking for a high-profile location that offers flexibility and a distinctive aesthetic in one of Richmond’s most historic neighborhoods.

QUICK FACTS

ADDRESS | 1801 E Cary St
Richmond, VA 23223

PID | E0000134001

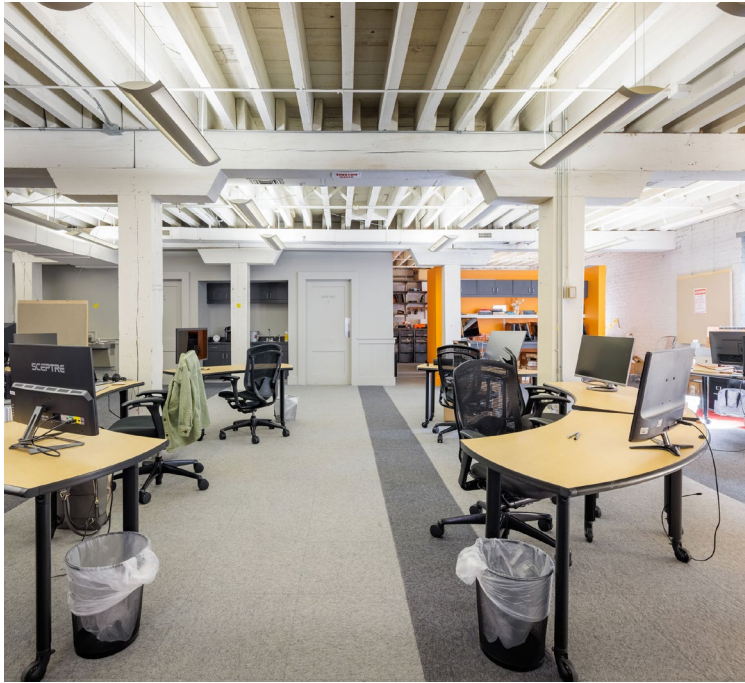
ZONING | M-2

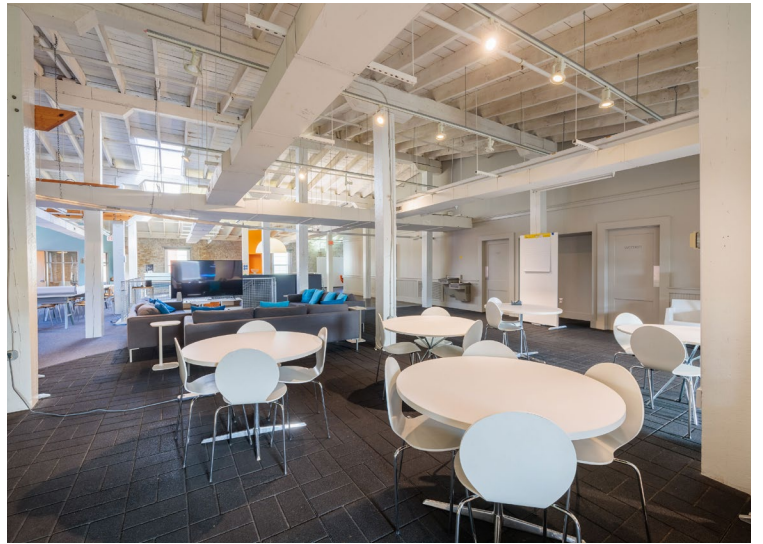
SF FOR LEASE | 10,000 SF

LOT SIZE | 0.123 AC

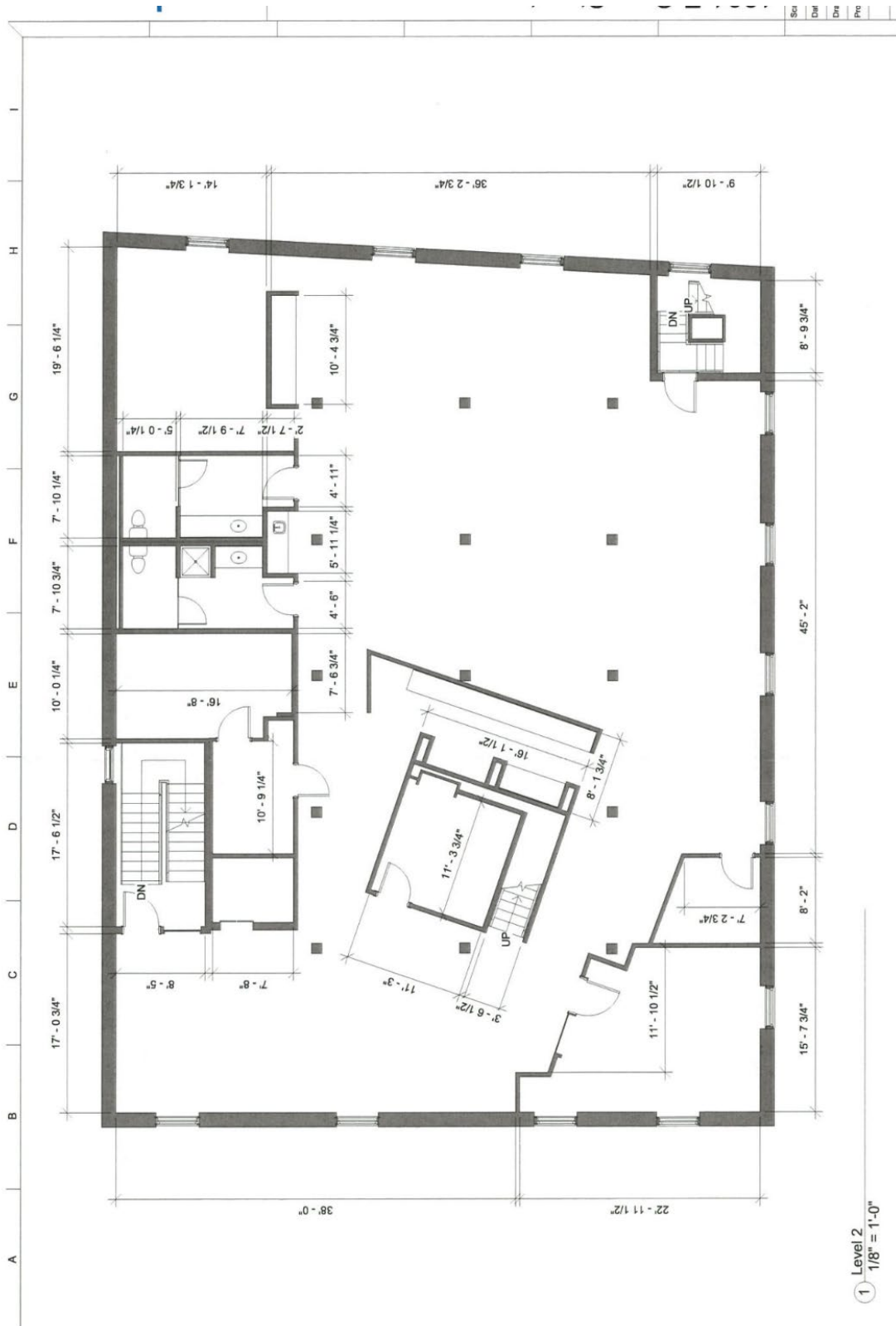
LEASE PRICE | \$21/SF/Full Service





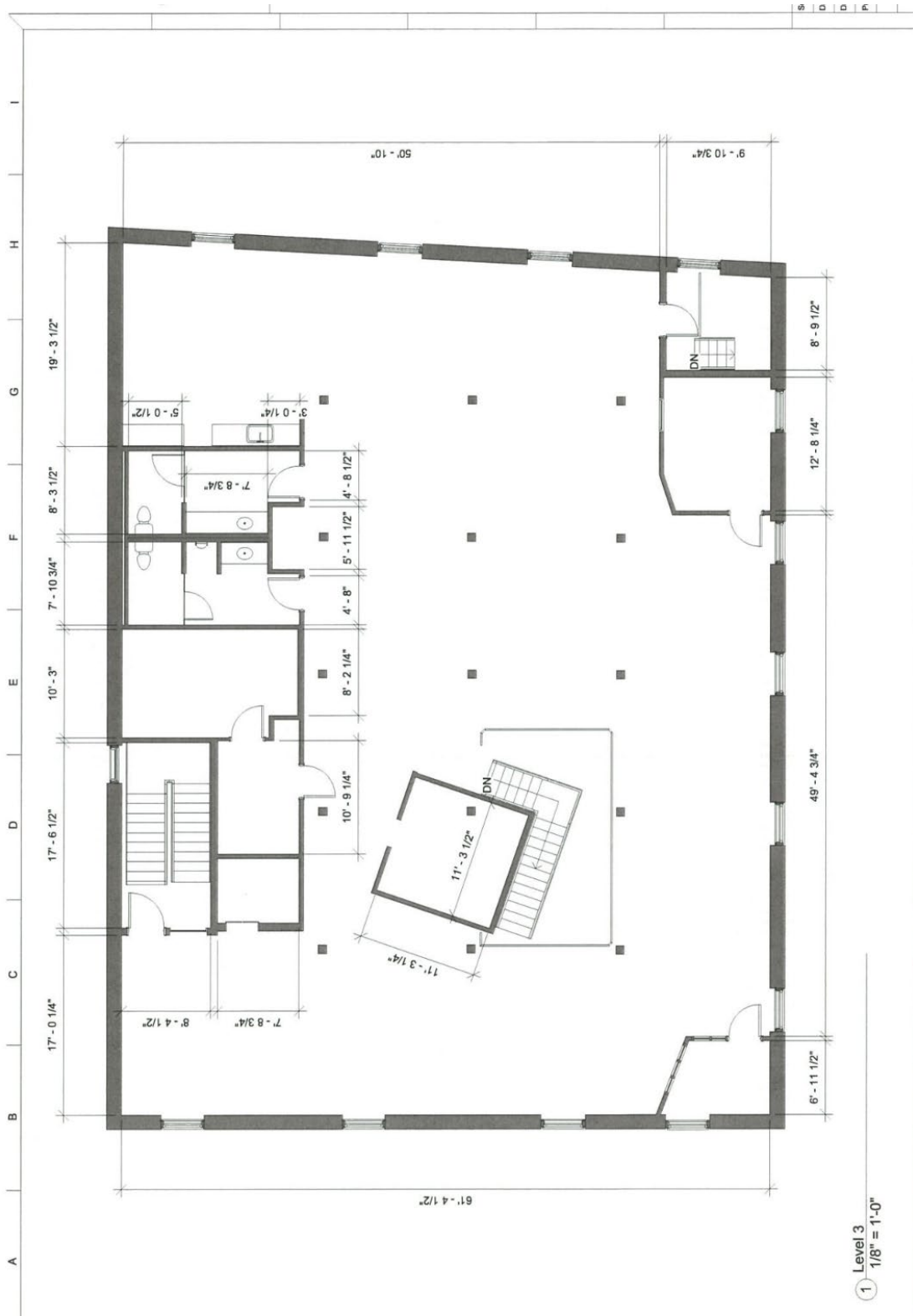


FLOOR PLAN - 2ND FLOOR



1 Level 2
1/8" = 1'-0"

FLOOR PLAN - 3RD FLOOR





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.

WALKABILITY SCORE

95

A WALKER'S PARADISE

LOCATION



The immediate area around 1801 E Cary St. is home to numerous creative and financial offices, retail stores, restaurants, cafes, coffeehouses, breweries, music venues, event spaces, and hotels.

WALK SCORE: 95

TRANSIT SCORE: 60

BIKE SCORE: 70



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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