

EXCLUSIVE LISTING

# 8,000 SF Office/Retail in the Heart of VCU

2 Story Building with Elevator Access Near Broad and Belvidere

# FOR LEASE



20 08  
**ONE SOUTH  
COMMERCIAL**

## 807-809 W BROAD ST

RICHMOND, VA 23284

 **\$22 PSF/NNN**

### PROPERTY HIGHLIGHTS

- ✓ SINGLE USER OCCUPANCY OPPORTUNITY
- ✓ POTENTIAL FOR GROUND FLOOR RETAIL
- ✓ HIGH FOOT TRAFFIC
- ✓ HEART OF VCU CAMPUS
- ✓ POTENTIAL TO SUBDIVIDE

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## Prime Two-Story Building for Lease in the Heart of VCU Campus

807-809 W Broad Street presents an exceptional opportunity for businesses looking to establish themselves in a high-traffic, high-visibility location. This versatile 8,000 SF property, which can be demised to suit tenant needs, offers flexible configurations to accommodate a wide range of uses.

With its prominent street-level presence, the ground floor is ideally suited for retail concepts such as specialty shops, cafes, or fast-casual dining, all of which would thrive in this heavily trafficked corridor or any medical or service-oriented businesses that cater to the VCU community and the greater Richmond area.

The 2nd floor, currently built as a mix of private and open office spaces, is perfect for creative studios, professional services, co-working environments, or educational institutions seeking proximity to VCU. Its flexible layout can be tailored for tech startups, design firms, or nonprofits.

The elevator access at the rear of the property enhances the usability of the upper floor, allowing seamless access for both staff and customers. The two floors could also be combined for businesses requiring a retail-showroom-office hybrid concept and would allow for an exclusive occupancy by a single user.

Positioned at the heart of the VCU campus, this property boasts constant exposure to thousands of students, faculty, and neighborhood visitors every day. With unmatched adaptability, 807-809 W Broad Street provides an ideal platform for businesses to make a bold statement in Richmond's vibrant urban core.

### QUICK FACTS

**ADDRESS** | 807-809 W Broad St,  
Richmond, VA 23284

**PID** | W0000361021

**ZONING** | B-4

**GLA** | 8,000 SF (office) +  
4,000 SF (basement)

**LOT SIZE** | 0.129 AC

**YEAR BUILT** | 1920

**SALE PRICE** | \$22/PSF/NNN







# VCU

The VCU neighborhood in Richmond, Virginia, is a thriving hub of activity, blending academic energy, cultural diversity, and urban convenience. Anchored by Virginia Commonwealth University, one of the largest universities in the state, this area attracts a dynamic mix of students, professionals, and visitors. The neighborhood offers a lively atmosphere with a mix of historic charm and modern amenities, making it a prime location for businesses, retail, and residential developments. Its strategic position near downtown Richmond ensures excellent connectivity and visibility for commercial enterprises looking to capitalize on the area's high foot traffic and vibrant community.

The VCU neighborhood boasts a rich selection of restaurants, cafes, and entertainment venues that cater to its eclectic population. It's also home to the Institute for Contemporary Art and a variety of galleries and cultural institutions, reinforcing its reputation as a creative and progressive destination. With ongoing investments in infrastructure and redevelopment, the neighborhood continues to grow as a desirable location for businesses and property owners seeking opportunities in Richmond's flourishing urban landscape.





**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 AGENT



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