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Investment Highlights

This professional office space offers a rare blend of historic character and modern functionality, located just steps from VCU's main campus. Part of The Trolley, a stunning renovation of the historic 1889 horse car barn, the property provides a one-of-a-kind work environment that combines architectural heritage with contemporary upgrades.

Property Features

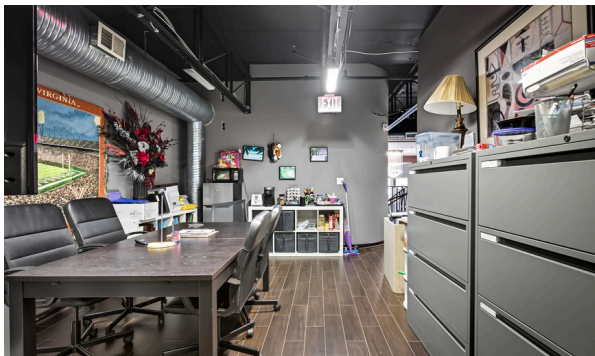
The property offers 3,900 square feet of professional office space and includes a mezzanine level, ideal for private offices, meeting rooms, or collaborative breakout areas. It is located within The Trolley Project, a landmark redevelopment preserving original 19th-century brickwork, soaring ceilings, and exposed structural details. The space is fully renovated with updated building systems, energy-efficient lighting, and high-speed connectivity. Its industrial character, open floor plan flexibility, abundant natural light, and architectural features highlight the building's historic past.

Desirable Location

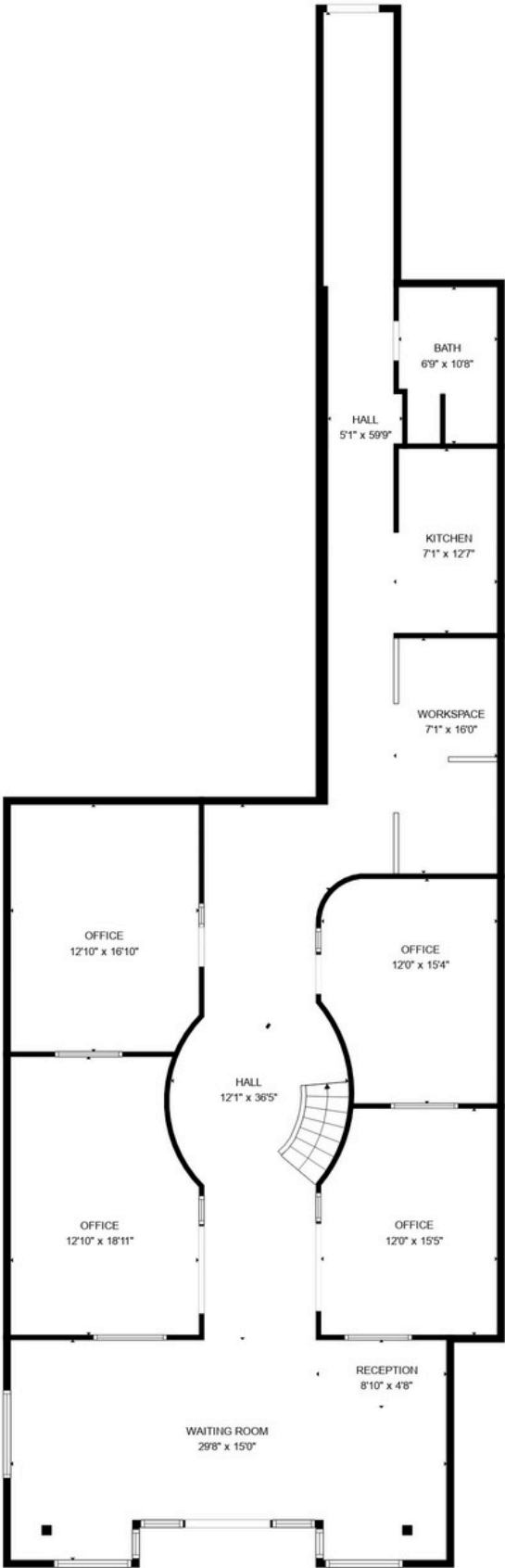
The location provides immediate access to Virginia Commonwealth University's main campus, offering unparalleled visibility and connectivity to the university community. It is surrounded by a vibrant mix of restaurants, retail, and cultural amenities, with excellent accessibility to major transit routes and ample parking options. Positioned within a growing professional hub that attracts innovative businesses and creative firms, this property offers both convenience and prestige.

Ideal Uses

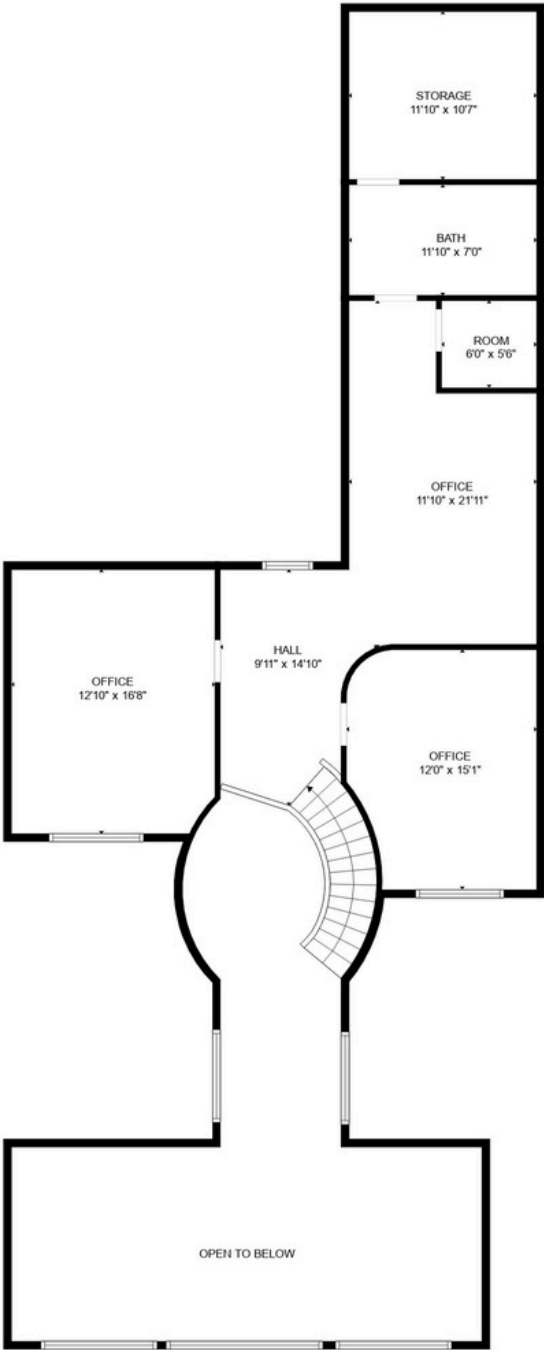
This space is perfectly suited for professional offices, creative agencies, design studios, or firms seeking a distinctive environment that reflects both history and innovation. The mezzanine level provides additional flexibility for executive offices, collaborative workspaces, or client-facing areas. Combining prime location near VCU, historic charm, and modern efficiency, this property stands out as an exceptional opportunity for businesses looking to establish a unique and inspiring presence.



Floor Plan



FLOOR 1



FLOOR 2

