

Downtown Commercial Condo

Turnkey Creative Office or Highly Visible Retail Space

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

310 N ADAMS STREET

RICHMOND, VA 23220



Call Agents for Pricing

PROPERTY HIGHLIGHTS

- ✓ **UNIQUE ARCHITECTURAL DETAIL**
- ✓ **LARGE STOREFRONT WINDOWS**
- ✓ **IMPRESSIVE OFFICE OR RETAIL SPACE**
- ✓ **HIGH TRAFFIC INTERSECTION
AT THE MAGGIE WALKER PLAZA**

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Renovated Downtown Richmond Commercial Condo

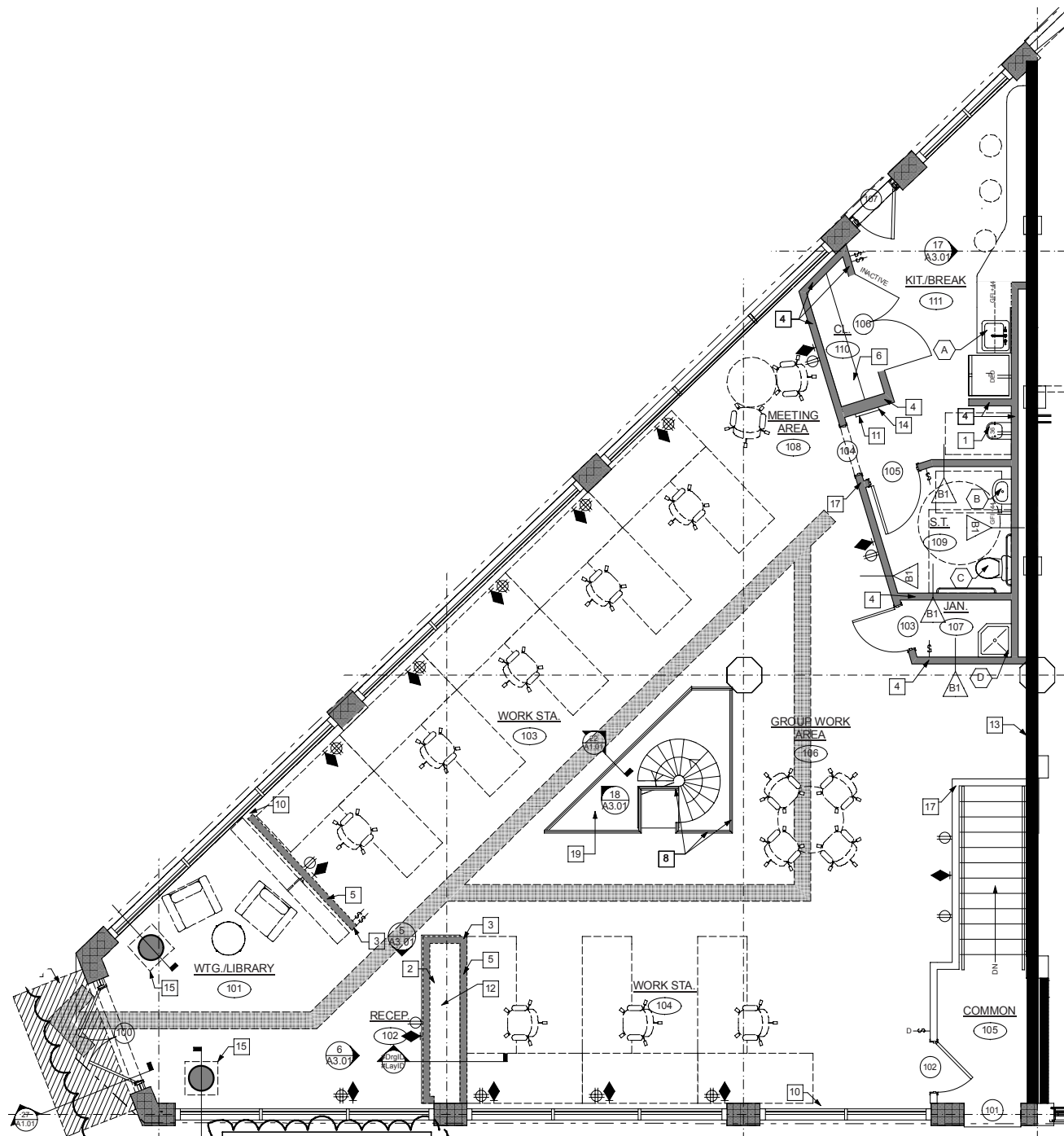
310 N Adams St offers a perfect low maintenance owner-occupant opportunity for a business to locate in the Brook/Adams triangle. This beautiful, fully renovated, modern street level commercial condo, anchoring Emrick Flats Condos, boasts high ceilings, historic tiled floors, and large street expansive glass line which wraps three sides of the space, ideal for both creative office or retail users. Another unique feature of this space is the beautiful steel spiral staircase that leads to a fully finished lower level with exposed brick work, polished concrete, and custom lighting. The floor plan is dynamic, allowing for both collaborative and open workspace, as well as exceptionally high ceilings, which would easily accommodate any user’s desire to expand their footprint through the addition of a mezzanine.

With flexible use options permitted under the B-4 Central Business Zoning, this space is suited as a designer retail space, a personal service boutique, or a creative office.

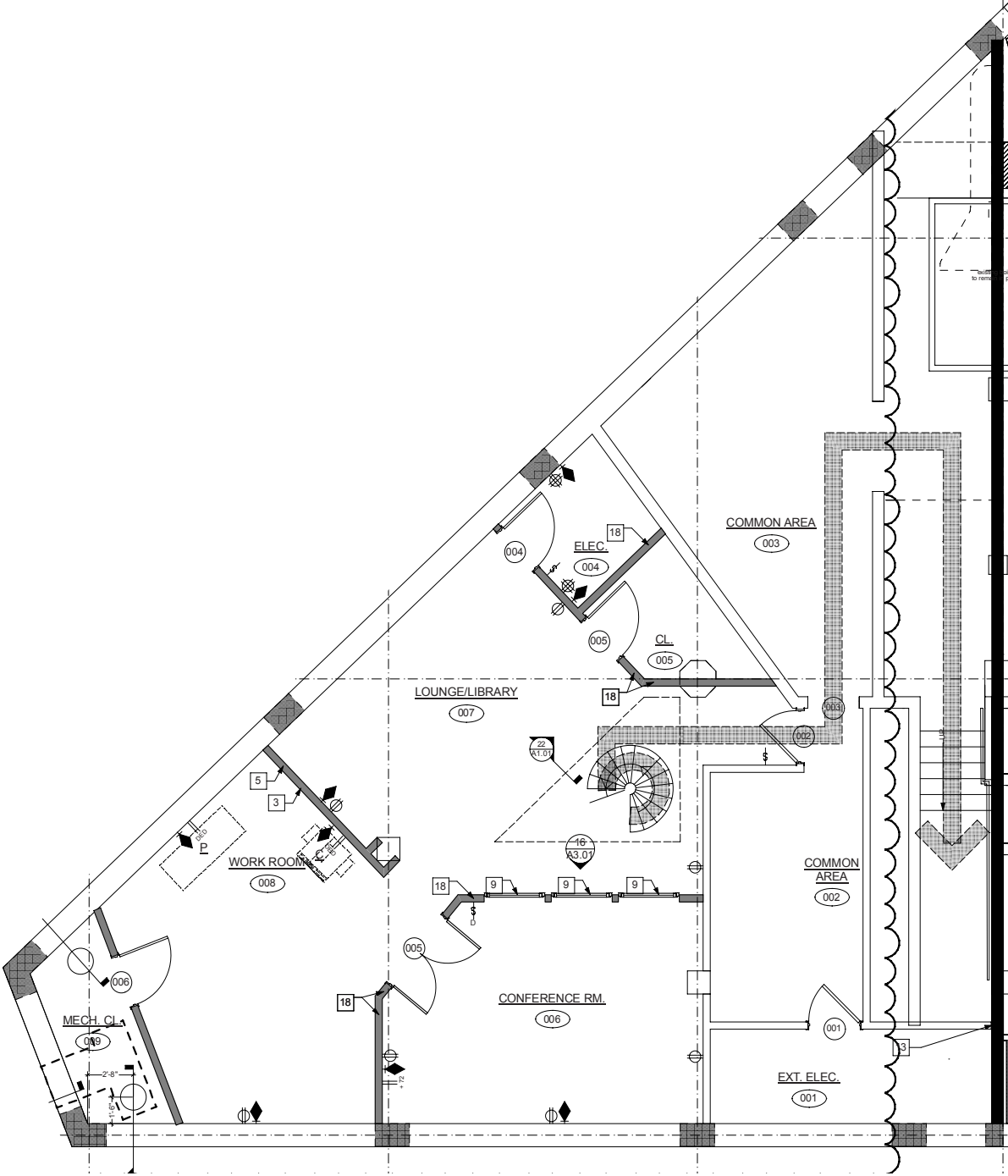
Emrick Flats Condos, a 25 unit condo project, occupies perhaps the most prominent and unique corner of Richmond’s Arts District. Its triangular, industrial architectural design was expertly leveraged into the building’s condo conversion in 2007-2008 and is situated at the locus of Broad Street’s accelerating revitalization. This highly walkable mixed use neighborhood includes such residents as The Hive Bar & Grill Sweet P’s RVA, Rosewood Clothing Co., Lift Coffee Shop, Gallery 5, and Mama J’s Kitchen– to name just a few. With an incredible location and rich amenity base, 310 N Adams is an excellent new address for any growing business.

QUICK FACTS	
ADDRESS	310 N Adams St Richmond, VA 23220
PID	N0000119057
ZONING	B-4
GLA	3,297 SF
LEVELS	2
YEAR BUILT	1925

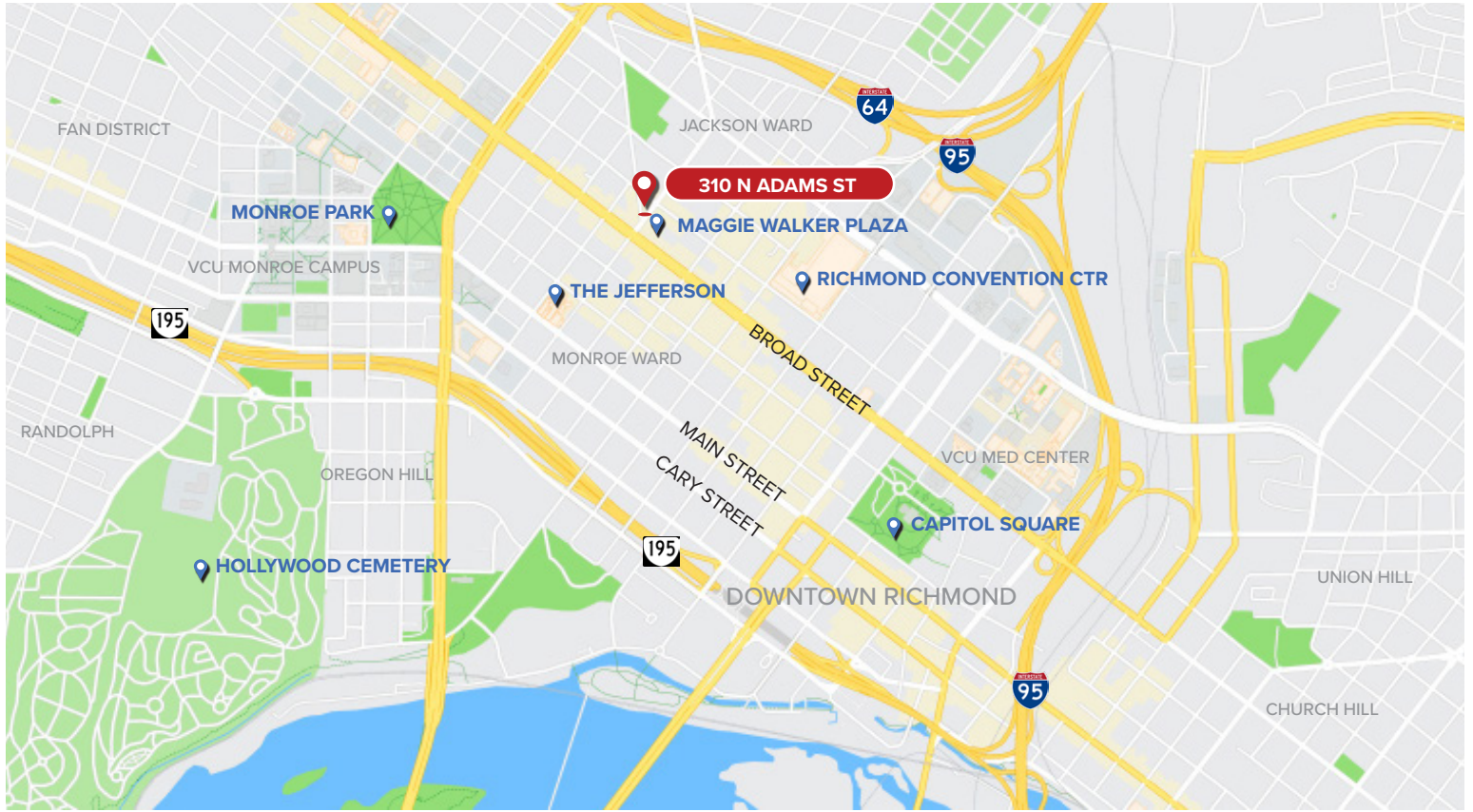




MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



ARTS DISTRICT

Located in the heart of the Arts and Cultural District, 310 N Adams Street is in an area on a dynamic upswing with new retail, restaurant, gallery and entertainment options. The unique architecture and beautiful storefronts make the neighborhood a favorite for shoppers, diners and art lovers. With close proximity to VCU academic campus, the Central Business District, City Hall, State Capitol and State Offices, Federal Courthouse and the VCU Health Systems Medical Campus as well as a slew of nationally reputed dining and hospitality options, this location is a gem!

Just steps away from the VCU Depot, the Institute for Contemporary Art, and the VCU Siegel Center, Quirk Hotel, and the Jefferson Hotel. 310 N Adams Street is extremely walkable to multiple local establishments and national chain restaurants, a bevy of local retail shops and entertainment venues, Whole Foods grocery store at Sauer Center, a growing collection of highly reputed restaurants, breweries, and upscale retail boutiques along the Broad and Grace corridors, and is a quick trip to any neighborhood in the city via the City's new Bus Rapid Transit (BRT) system, "the Pulse".



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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