

# Patterson Avenue Freestanding Office Space

Abundant Parking and Natural Light

EXCLUSIVE LISTING

# FOR LEASE



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**ONE SOUTH**  
COMMERCIAL

## 8417 PATTERSON AVE,

RICHMOND, VA 23229



**\$15 PSF/NNN**

### PROPERTY HIGHLIGHTS

- ✓ PATTERSON AND  
PARHAM LOCATION
- ✓ GREAT VISIBILITY
- ✓ 19 PARKING SPACES
- ✓ FRESH RENOVATION

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The two-story floorplan is very functional for many types of office users.

There are four total renovated bathrooms in the space. The parking is mostly in the rear and provides 19 spaces. New landscaping is installed, the roof was recently replaced and the parking lot was just resealed and striped. Great access with both left and right in from Patterson.

**QUICK FACTS**

**ADDRESS** | 8417 Patterson Avenue,  
Richmond, VA 23229

**PID** | 754-741-7322

**ZONING** | 02-C

**LOT SIZE** | 0.366 AC

**GBA** | 4,304 SF

**YEAR BUILT** | 1977

**SALE PRICE** | \$15 PSF/NNN

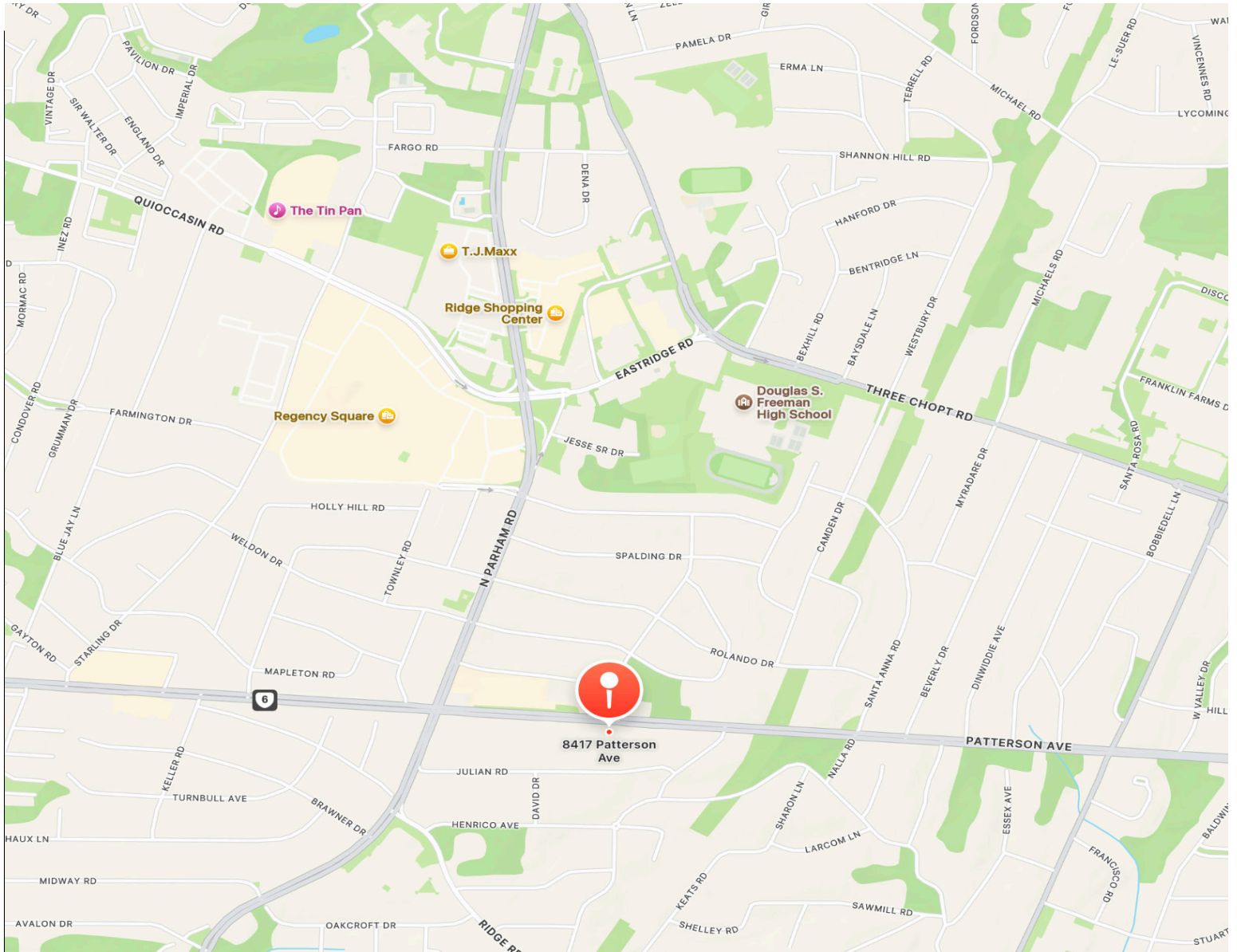












## NEAR WEST END

The Near West End is one of Richmond's most established and desirable areas, combining charm, accessibility, and consistent foot traffic. Known for its mix of boutique retail, professional offices, and longstanding local businesses, this corridor serves as a vital connector between the city and the western suburbs. Its proximity to affluent neighborhoods and major thoroughfares makes it a prime location for a wide range of commercial uses.





**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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