

EXCLUSIVE LISTING

Corrugated Box Building - Creative Office

Owner Occupant/Investment Opportunity in Historic Manchester

FOR SALE



201 WEST 7TH ST

RICHMOND, VA 23224

 **\$5,500,000**

PROPERTY HIGHLIGHTS

- ✓ 5.43 WEIGHTED AVERAGE LEASE TERM
- ✓ EXCELLENT TENANCY
- ✓ OPEN AND FLEXIBLE VACANCY
- ✓ 80 PARKING SPACES
- ✓ IDEAL OWNER OCCUPANT OPPORTUNITY

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This one of a kind adaptive reuse creative office building is a rare opportunity located in Historic Manchester.

201 W 7th Street is surrounded by thousands of new residential units and is located in the core of Manchester’s thriving renaissance. The building offers a range of occupancy options, providing for a flexible contiguous vacancy for an owner occupant or easy demising plan for a full building lease-up.

The current tenant roster includes the YMCA headquarters, Circle S Studio and Curtis Process Consultants, all with significant term remaining – an attractive revenue stream to any potential owner user seeking to offset occupancy costs. Tenant spaces at “Corrugated Box” feature a combination of open floorplans with beautiful modern buildouts alongside private offices and curated collaborative spaces—a contemporary yet timeless aesthetic that contrasts with the building’s unique historic structure.

Although the footprint of the historic warehouse aligns with modern office building standards, the design emphatically avoids the typical building core diagram by pushing service spaces to one edge. This allows for an open and flexible floor plan which emphasizes both the scale of the space and the connectedness of the tenants. In addition, this design creates a central circulation route which encourages interaction and organizes shared spaces such as the cafe, an informal lounge, and a large, multi-media conference room. The building also features an elevator as well as a large portico, a wide covered dock space which fronts the eastern side of the building and is further enhances the potential amenity space offered by the property.

Corrugated Box is an ideal property either for a creative owner user or an investor seeking a highly dynamic yet timeless asset in one of Richmond’s hottest rising submarkets.

QUICK FACTS

ADDRESS | 201 W 7th St,
Richmond, VA 23234

PID | S0000025006

ZONING | B-7

LOT SIZE | 0.8248 AC

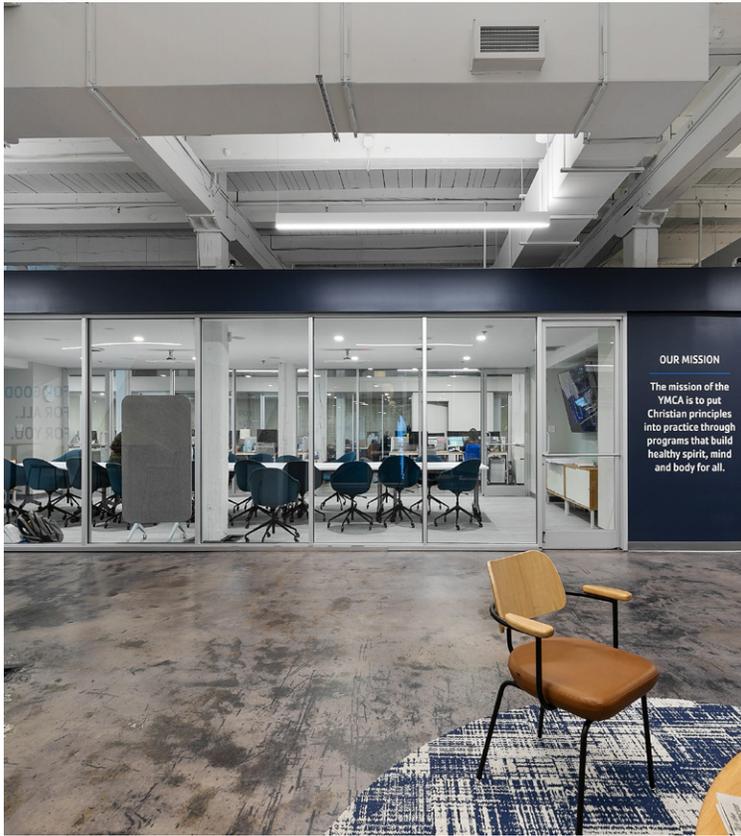
GBA | 40,000 SF

YEAR BUILT | 1900

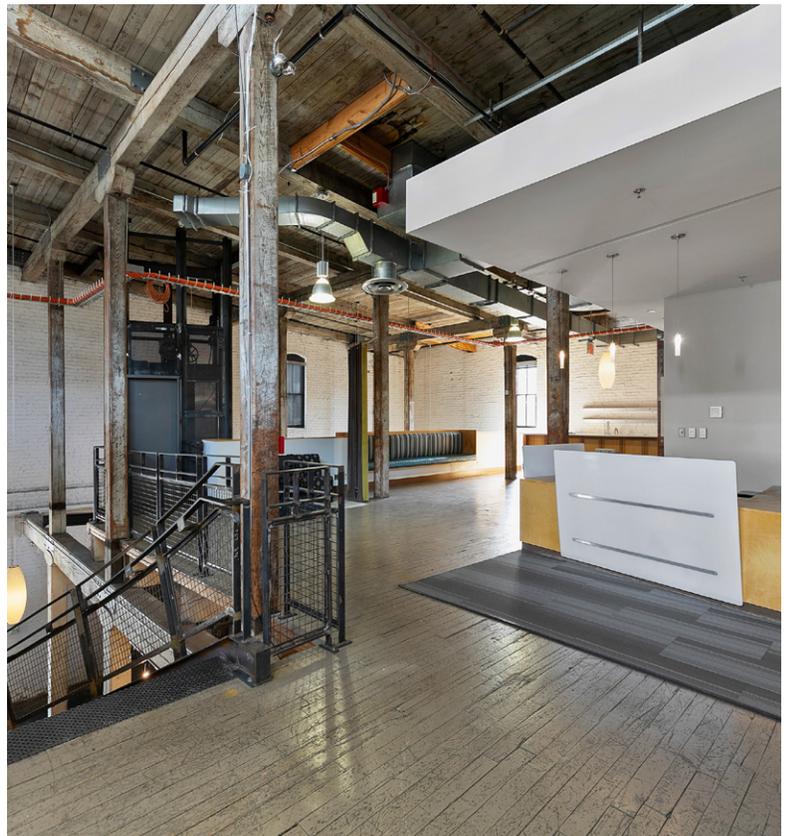
SALE PRICE | \$5,500,000

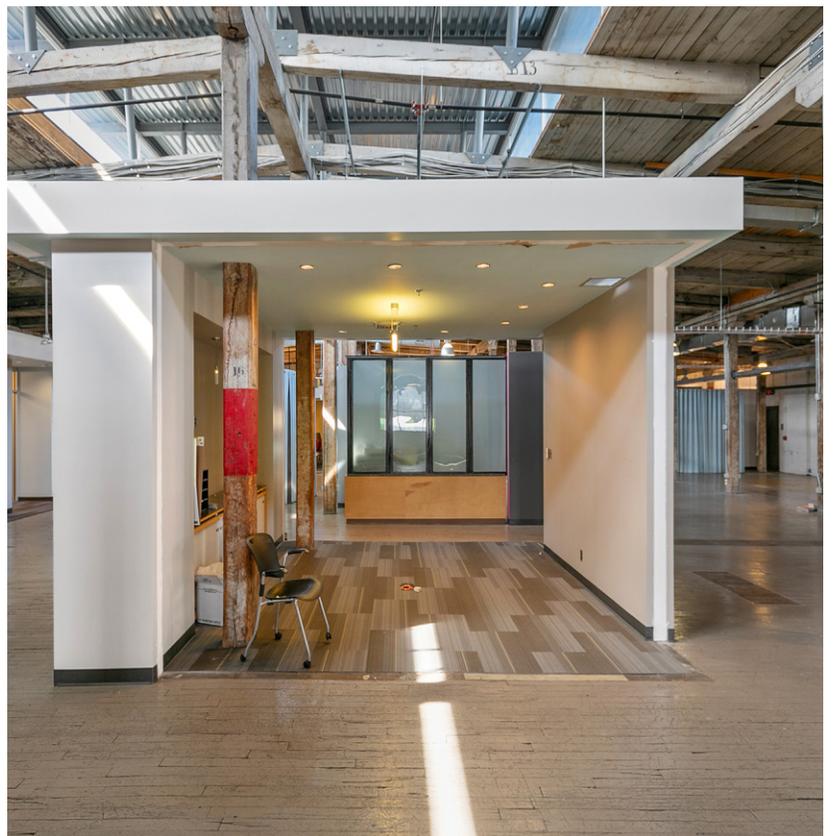
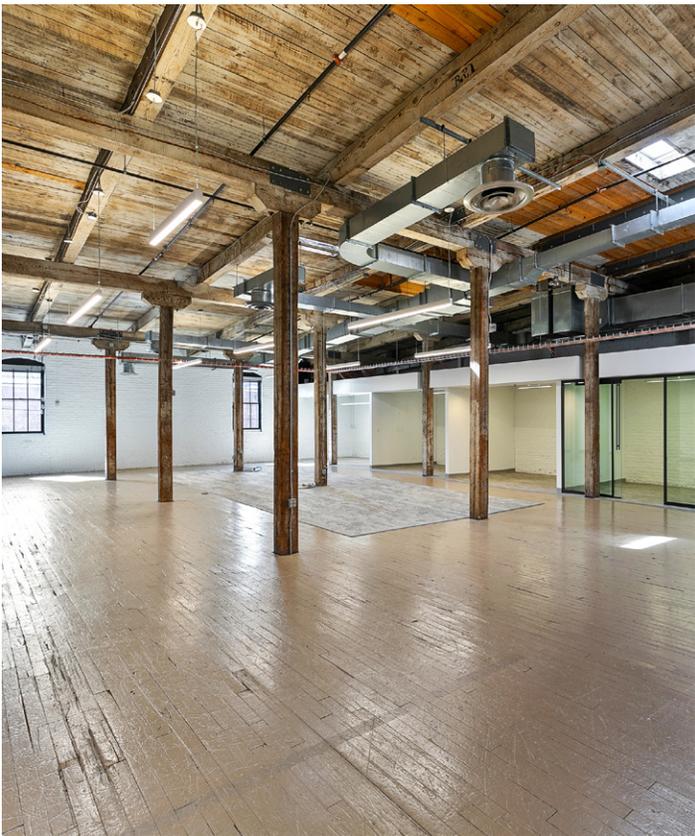
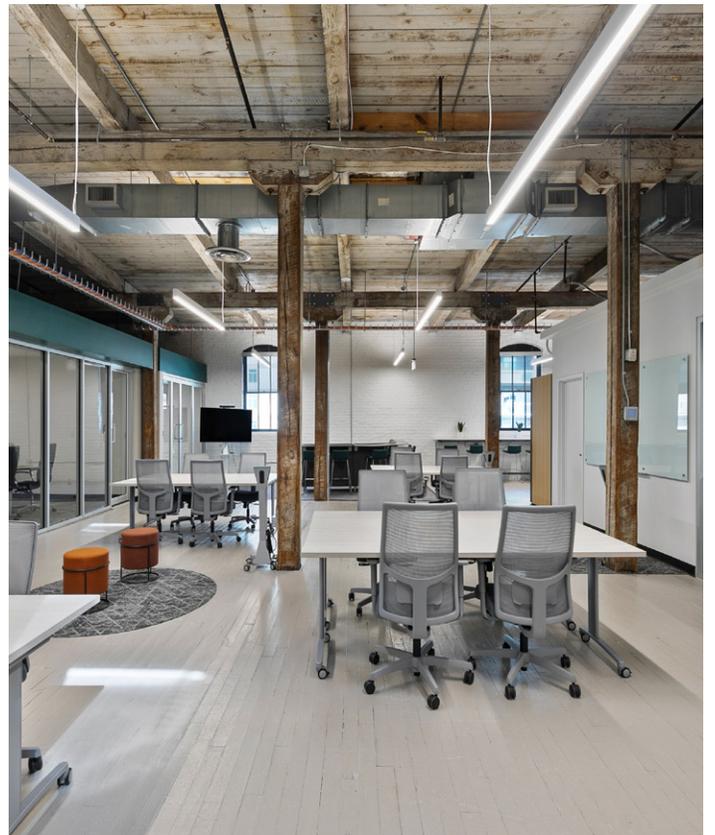


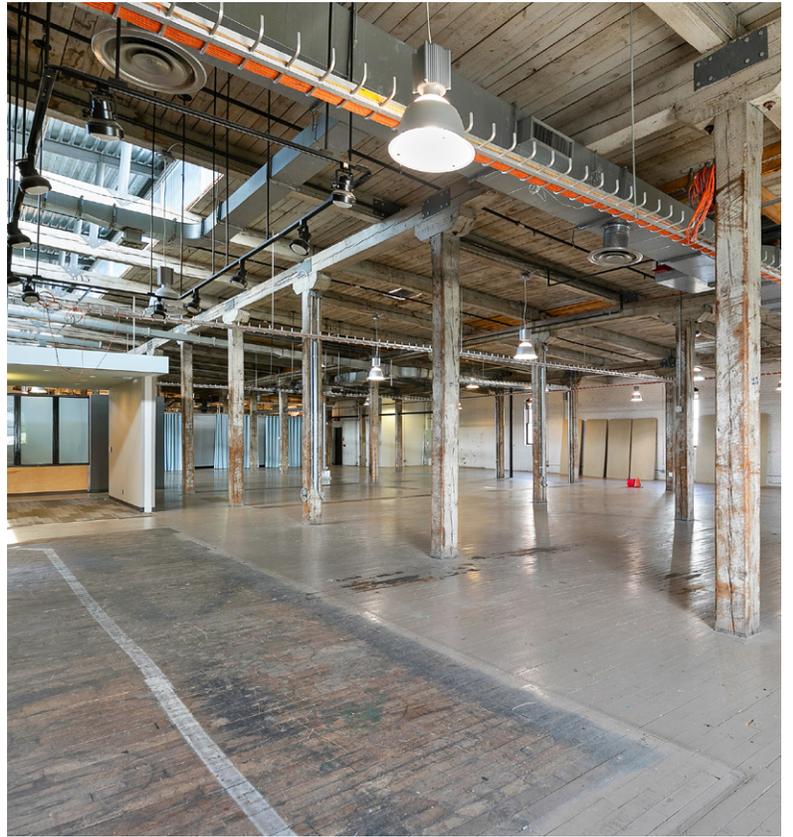


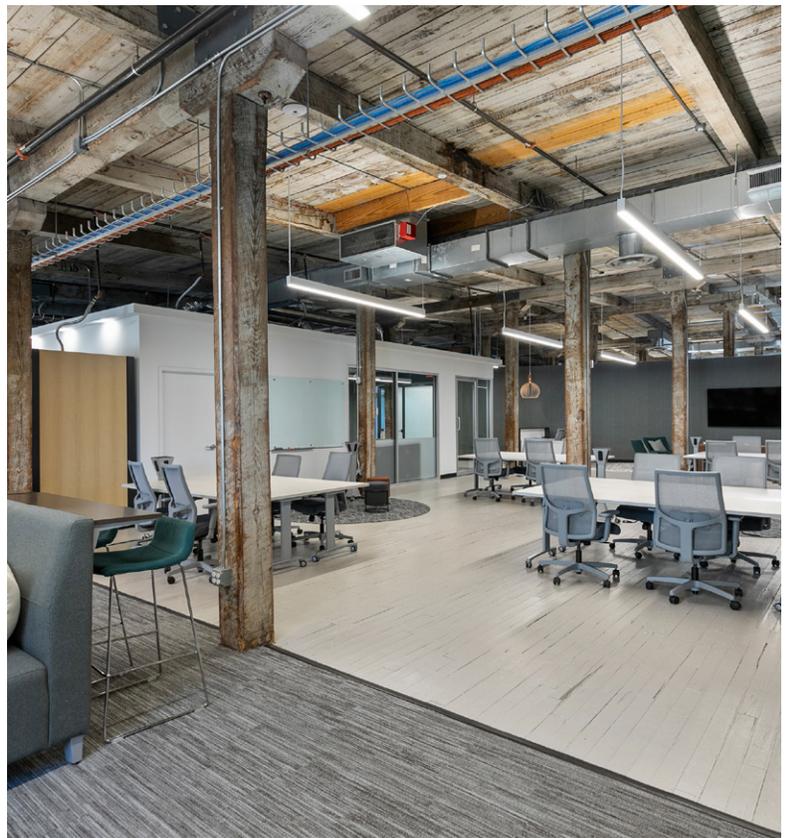


OUR MISSION
The mission of the YMCA is to put Christian principles into practice through programs that build healthy spirit, mind and body for all.

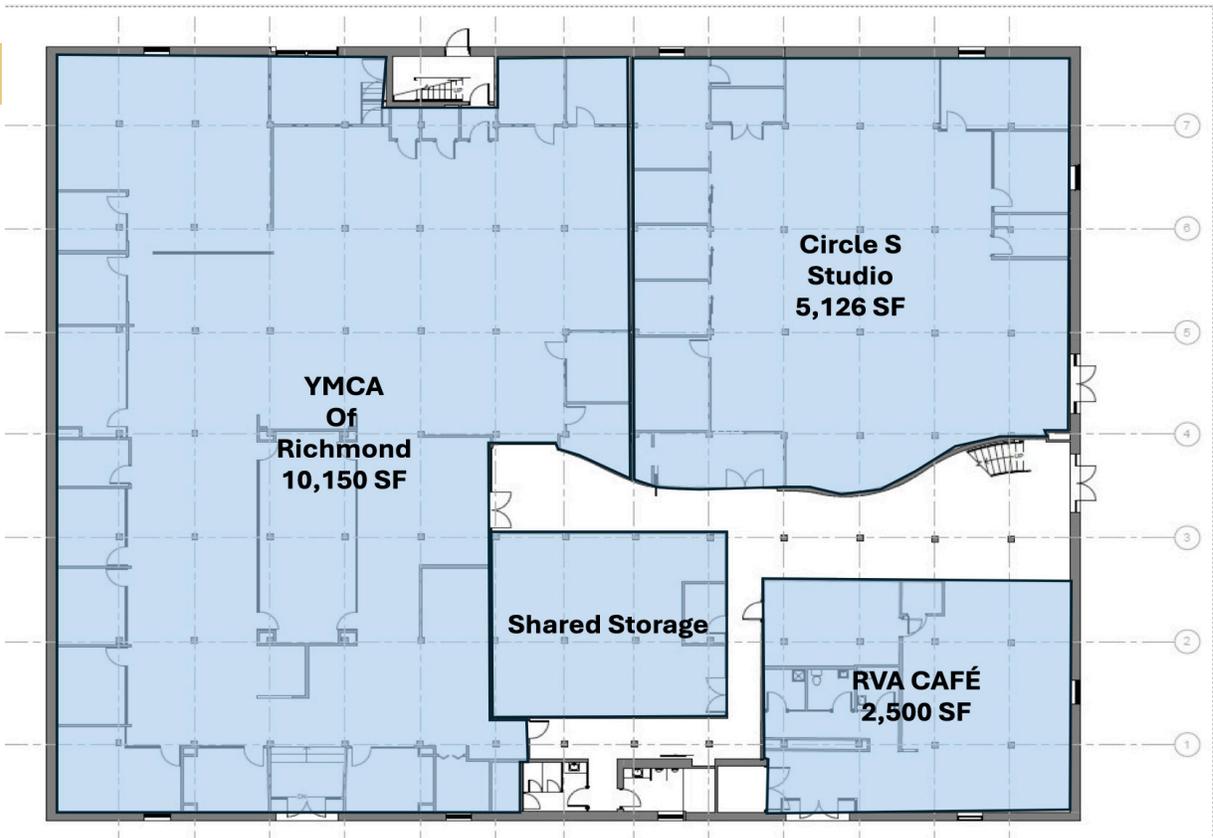




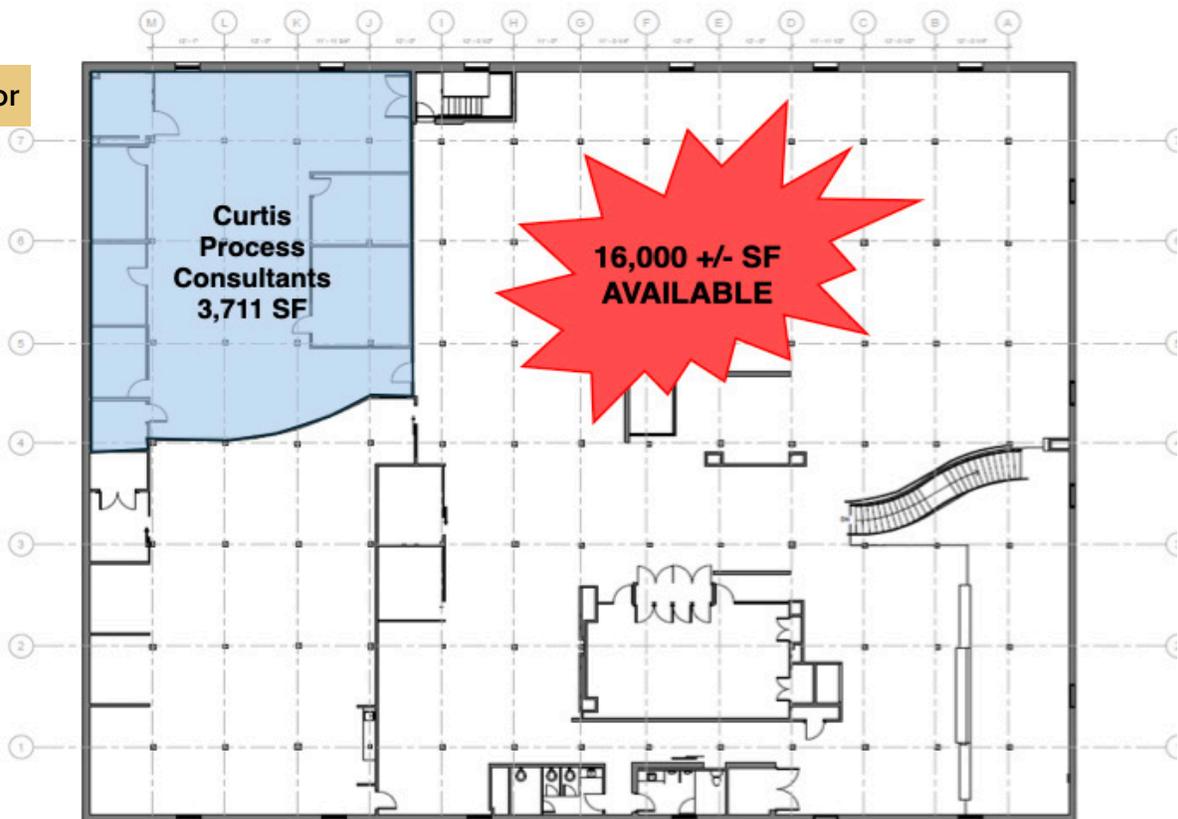


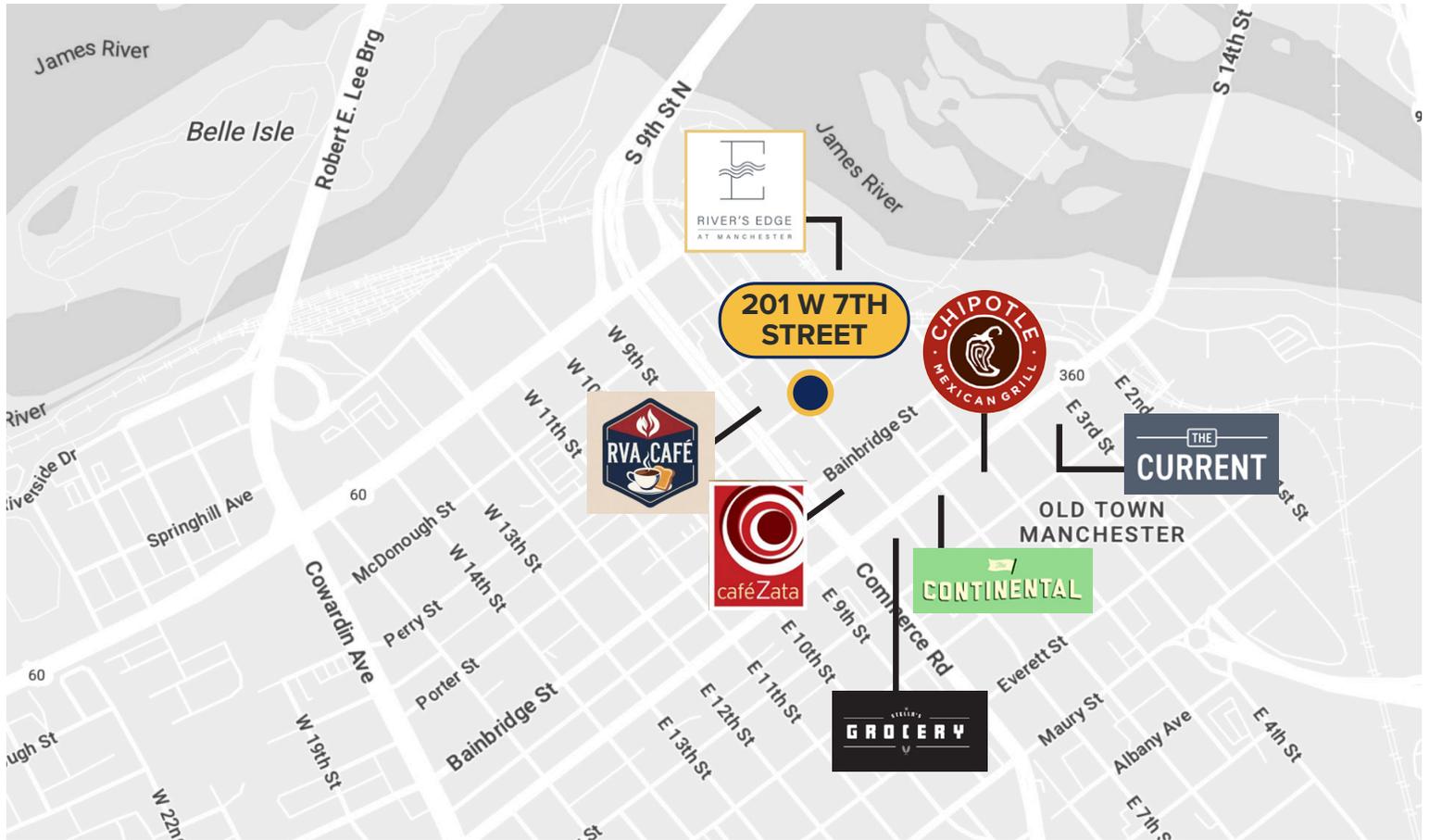


1st Floor



2nd Floor





MANCHESTER

Nestled along the southern bank of the James River, Manchester is a thriving neighborhood that blends rich history with modern urban revitalization. Once an independent city with deep industrial roots, Manchester is now one of Richmond’s most dynamic areas for growth and innovation. Known for its stunning skyline views, proximity to the river, and a flourishing arts scene, the area is a magnet for businesses, residents, and visitors seeking the perfect mix of character and convenience.

Manchester’s rapid transformation is fueled by creative energy and strategic development. The neighborhood offers a mix of industrial-style lofts, modern apartments, and adaptive reuse projects that attract professionals, entrepreneurs, and families alike. With its excellent connectivity to downtown Richmond and access to parks, trails, and waterfront activities, Manchester presents an ideal location for businesses seeking a vibrant, connected community to call home.



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MEET YOUR AGENT



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