

Office Space for Lease

2,108 SF in the Heart of Scott's Addition

EXCLUSIVE LISTING

FOR LEASE



20 08
ONE SOUTH
COMMERCIAL

3310 WEST CLAY ST

RICHMOND, VA 23230



\$23 PSF/NNN

PROPERTY HIGHLIGHTS

- ✓ OFF-STREET PARKING
- ✓ COMBINATION OF OPEN AREA AND PRIVATE OFFICE
- ✓ GREAT WALKABILITY
- ✓ UP TO 2,108 SF – 2ND FLOOR OFFICE SPACE

KEN CAMPBELL | 804.387.8812

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One South Commercial is pleased to present for lease a new commercial space in the heart of dynamic Scott's Addition.

This modernized office/warehouse building containing approximately 2,108 SF of available office space includes a conference room, private office, kitchenette, and open area. The space is currently move-in ready and includes parking spaces for the tenants use.

Redevelopment in Scott's Addition has transformed this formerly industrial area into one of the most exciting mixed-use neighborhoods in Richmond with distinctive adaptively repurposed multifamily apartments, entertainment venues, and popular commercial uses. Some of Richmond's highest rated restaurants, markets, coffee shops and breweries are in short walking distance such as Tazza Kitchen, Stella's Grocery, Vasan Brewing Company, Cochiloco, Grit Coffee, Lillian, Lost Letter, Ardent Craft Ales, ZZQ Texas Barbeque and The Veil Brewing Co.

3310 West Clay is the perfect location to be in Scott's Addition.

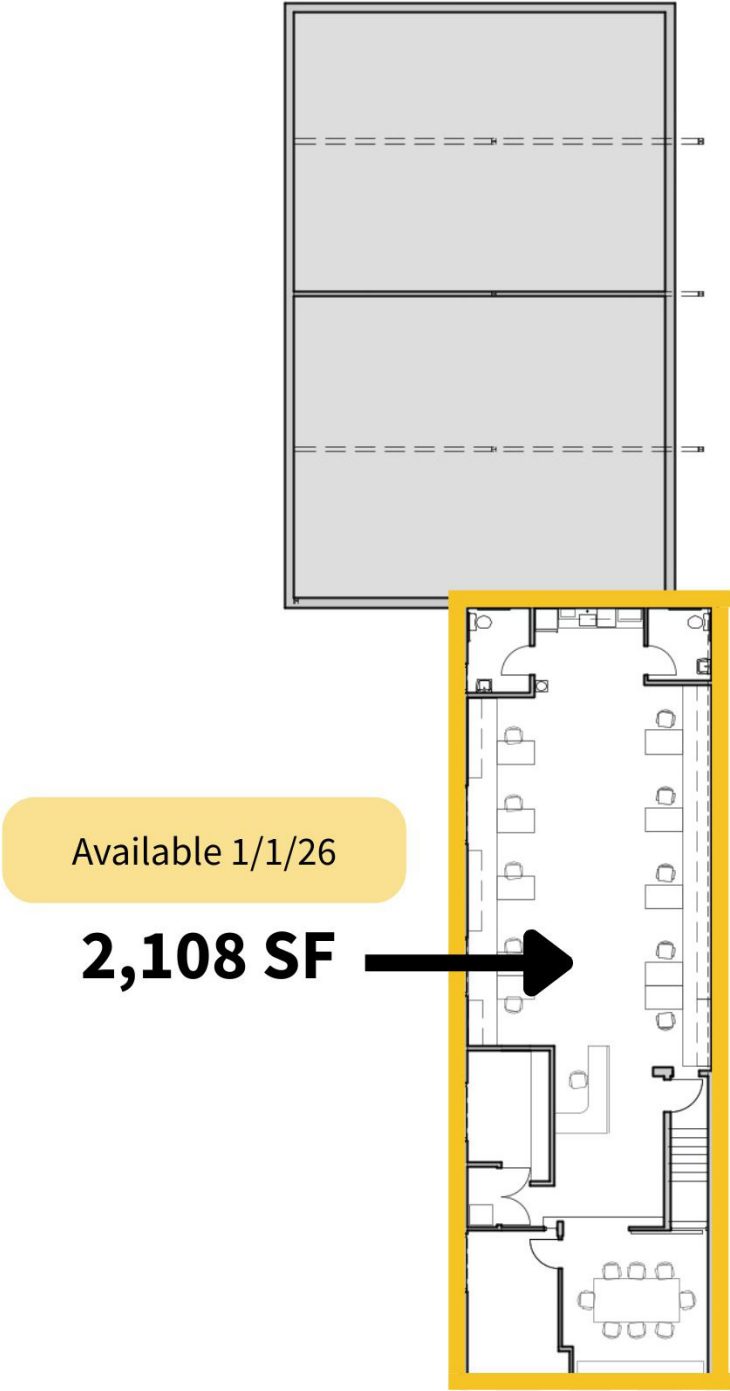
QUICK FACTS	
ADDRESS	3310 West Clay Street, Richmond, VA 23230
PID	N0001785011
ZONING	B-7
LOT SIZE	0.27 AC
GBA	2,108 SF
YEAR BUILT	1946

RATE TYPE | \$23 PSF/NNN











SCOTT'S ADDITION

Scott's Addition is one of Richmond's most vibrant and rapidly evolving neighborhoods, known for its dynamic blend of historic charm and modern innovation. Once an industrial district, it has transformed into a thriving hub for creative businesses, award-winning breweries, popular restaurants, luxury apartments, and boutique fitness studios. The area's adaptive reuse of historic warehouses and factories has attracted a diverse mix of tenants—from tech startups and design firms to retail brands and entertainment venues—making it a sought-after destination for both locals and visitors.

With excellent access to I-95, I-64, and the Downtown Expressway, Scott's Addition offers unbeatable connectivity while maintaining a walkable, energetic urban atmosphere. Its proximity to the Fan, Museum District, and Downtown Richmond further enhances its appeal. Whether you're an investor, business owner, or developer, Scott's Addition represents a prime opportunity to be part of Richmond's continued growth in one of its most desirable and forward-thinking neighborhoods.



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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