

Creative Office/Retail

In the Heart of Downtown, Steps from Main Street Station

EXCLUSIVE LISTING

FOR LEASE



13 SOUTH 15TH ST

RICHMOND, VA 23219



\$2,600/month NNN

PROPERTY HIGHLIGHTS

- ✓ CREATIVE OFFICE WITH RETAIL VISIBILITY
- ✓ FLEXIBLE FLOOR PLAN INCLUDING BOTH PRIVATE OFFICE AND OPEN WORKSPACE
- ✓ HIGHLY WALKABLE LOCATION JUST 1 BLOCK FROM MAIN STREET STATION
- ✓ OFF STREET PARKING COMPONENT
- ✓ IMMEDIATE AVAILABILITY

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**ONE SOUTH
COMMERCIAL**

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Position your business in the heart of Shockoe Bottom with this distinctive 2,650 SF retail/office space for lease at 13 S 15th Street. With the majority of the space located on the ground level, the property pairs a polished modern renovation with the character of Richmond’s historic building stock, including exposed brick walls, original hardwood floors, and distinctive post-and-beam construction. The existing creative office buildout features five private offices, open collaborative workspace, and a highly visible retail storefront, offering an ideal combination of privacy, flexibility, and street presence. The layout is particularly well suited for a **design or architecture firm, showroom, personal services concept, creative agency, or other end user** looking for a distinctive space that can function as both a workplace and a customer-facing location.

QUICK FACTS	
ADDRESS	13 South 15th Street Richmond, VA 23219
PID	E0000088030
ZONING	B-5
LOT SIZE	0.192AC
GLA	2,650 SF
PRICE	\$2,600/month NNN

A versatile lower level provides additional space for storage, employee recreation, creative workspace, or other support uses, allowing the primary ground floor to remain focused on day-to-day operations and client interaction. The property also offers the increasingly rare **benefit of off-street parking in a highly walkable urban location just steps from Main Street Station** and convenient to the restaurants, businesses, residences, and amenities of both Shockoe Bottom and Shockoe Slip. With its blend of authentic historic architecture, contemporary improvements, flexible retail/office functionality, and prominent storefront visibility, 13 S 15th Street offers a turnkey opportunity for a business seeking a memorable presence in one of Richmond’s most established historic neighborhoods.







SHOCKOE SLIP

Known for its scenic, cobblestone streets, Shockoe Slip is home to some of Richmond's most beloved and long-standing restaurants and small businesses, the Kanawha Canal, creative businesses like the Martin Agency and many of downtown RVA's hotels.

Shockoe Slip is one of Richmond's first neighborhoods to transform historic buildings into modern lofts and apartments, creating a unique blend of old and new. The neighborhood brings together the best of downtown RVA—history, art, culture, and recreation. Residents and visitors can explore public art, stroll the Canal Walk, or take on the Virginia Capital Trail, a 52-mile paved path that begins in Shockoe Slip. Its shops and restaurants, many of which have been community staples for years, offer an intimate and authentic feel with diverse cuisines and specialty finds.



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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