

Monroe Ward Ground Floor Office

Close to VCU | Ideal for Solopreneur | Move-in Ready

EXCLUSIVE LISTING

FOR LEASE



4 SOUTH 1ST STREET

RICHMOND, VA 23219



\$1,100/month/modified gross

PROPERTY HIGHLIGHTS

- ✓ FRESHLY RENOVATED GROUND FLOOR OFFICE/RETAIL
- ✓ HIGHLY WALKABLE MONROE WARD LOCATION
- ✓ IDEAL FOR SOLO PRACTITIONER
- ✓ AVAILABLE IMMEDIATELY

ANN SCHWEITZER RILEY | 804.723.0446

ann.schweitzer@onesouthcommercial.com

20 08
**ONE SOUTH
COMMERCIAL**



Position your business in the heart of downtown Richmond at 4 S 1st Street, where this freshly renovated 462 SF office or retail suite offers an efficient, turnkey environment for professionals seeking a highly accessible and walkable location. The space features a bright open office layout, private restroom, and modern finishes throughout, making it an ideal fit for a solo practitioner attorney, therapist, architect, designer, consultant, or other creative office user. Its compact footprint provides an affordable and professional setting without sacrificing visibility or convenience.

Located just steps from VCU, the Downtown YMCA, and the iconic Jefferson Hotel, the property benefits from a dynamic mix of students, professionals, residents, and visitors. The central location offers exceptional walkability to restaurants, coffee shops, and downtown amenities, while providing quick access to Interstates 95 and 64 for easy commuting throughout the Richmond region. Whether you're launching a new practice, downsizing into a more efficient workspace, or seeking a distinctive downtown presence, 4 S 1st Street presents a rare opportunity to lease a move-in-ready space in one of Richmond's most connected urban neighborhoods.

QUICK FACTS

ADDRESS | 4 South 1st Street,
Richmond, VA 23219

PID | W000-0081-013

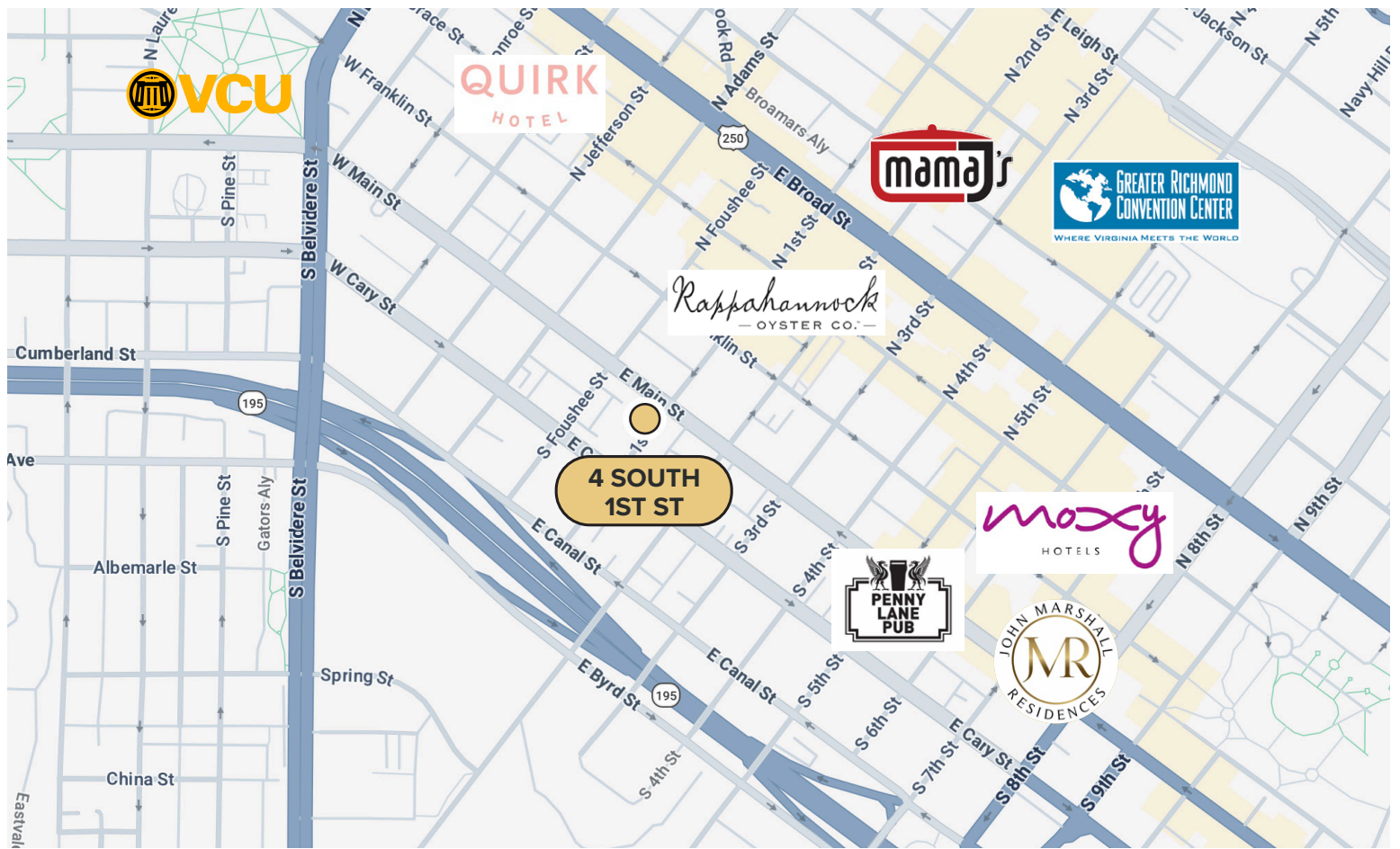
ZONING | B-3

GLA | 462 SF

LOT SIZE | 0.013 AC

PRICE | \$1,100/month/
modified gross





MONROE WARD

Monroe Ward is a dynamic and evolving neighborhood in the heart of Richmond, VA, seamlessly blending historic charm with modern vibrancy. Known for its walkability and central location, Monroe Ward sits between the bustling downtown district and the cultural energy of the Arts District, making it an attractive destination for professionals, creatives, and entrepreneurs alike. Tree-lined streets showcase a mix of historic townhomes, contemporary apartments, and repurposed commercial spaces, creating a unique architectural landscape that reflects the city's rich past and forward-thinking development. The neighborhood is home to a diverse array of restaurants, cafés, and bars, offering everything from locally roasted coffee to fine dining experiences. Proximity to VCU's Monroe Park campus infuses the area with a youthful energy, while nearby cultural landmarks, such as the Virginia Repertory Theatre and the Institute for Contemporary Art, add depth to the local arts scene. With easy access to major roadways, public transit, and green spaces like Monroe Park, Monroe Ward offers a balance of convenience and character, making it one of Richmond's most sought-after urban 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.



ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com

