

# Office Space Ideal for Owner Occupant

Prime Location between the Fan and Scott's Addition

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 1641 WEST BROAD ST

RICHMOND, VA 23220

 **\$750,000**

### PROPERTY HIGHLIGHTS

- ✓ RARE OWNER-OCCUPANT OPPORTUNITY ALONG WEST BROAD STREET
- ✓ ARCHITECTURALLY DISTINCTIVE
- ✓ STRUCTURALLY SOUND ASSET
- ✓ STRATEGIC CENTRAL RICHMOND LOCATION

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Positioned along one of Richmond’s most recognizable corridors, 1641 W Broad Street presents a rare opportunity for an owner-occupant to acquire a character-rich office property in the heart of the city. This building offers an owner user long-term operational control and value appreciation potential along one of Richmond’s most connected and evolving corridors. Originally renovated in 1975 by renowned and respected structural engineer William J. Davis, the property blends classic historic detailing with an unmistakable sense of retro charm and personality.

Containing approximately 4,871 SF of office space plus a partial basement, the building offers a flexible layout well-suited for creative firms, professional offices, nonprofits, design studios, or boutique headquarters users seeking a distinctive environment with authentic architectural character. Thoughtful details throughout the property create an atmosphere that is both professional and memorable, balancing timeless craftsmanship with playful mid-century influences.

Constructed with enduring quality, the building offers a solid structural foundation and lasting integrity that reflects the vision and expertise behind its renovation. Large windows, unique interior finishes, and inviting spaces provide an inspiring setting for employees and clients alike.

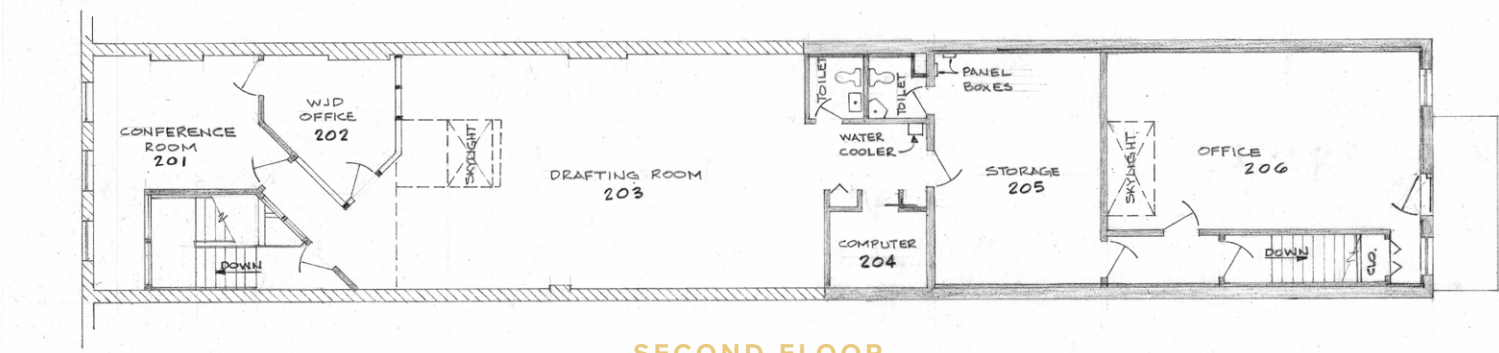
Conveniently located on West Broad Street with immediate access to Downtown Richmond, Scott’s Addition, VCU, and Interstate 95/64, the property benefits from exceptional connectivity and visibility within one of the city’s most dynamic growth corridors.

1641 W Broad Street offers a compelling opportunity to own an architecturally distinctive office building with history, personality, and long-term functionality in a premier Richmond location.

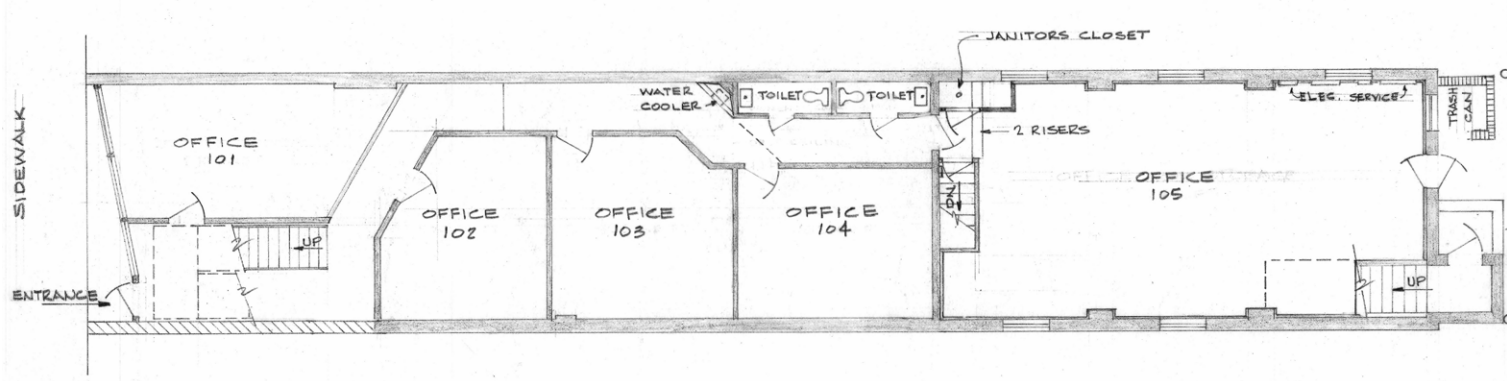
| QUICK FACTS    |                                          |
|----------------|------------------------------------------|
| ADDRESS        | 1641 West Broad St<br>Richmond, VA 23220 |
| PID            | W000-0736-012                            |
| ZONING         | B-6                                      |
| LOT SIZE       | 0.06 AC                                  |
| GBA            | 4,871 SF                                 |
| YEAR BUILT     | 1925                                     |
| YEAR RENOVATED | 1975                                     |
| SALE PRICE     | \$750,000                                |



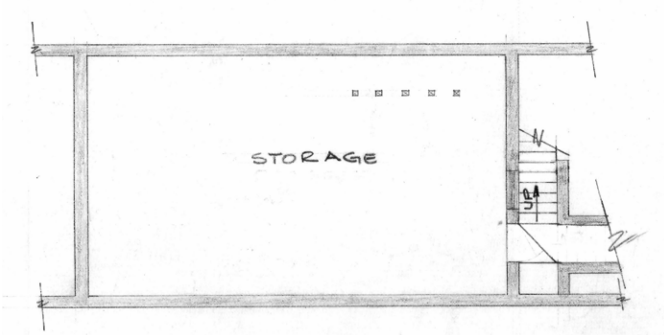




SECOND FLOOR



FIRST FLOOR



BASEMENT



## BROAD STREET CORRIDOR

The Broad Street corridor bounding the northern edge of Richmond's historic Fan District is a bustling, evolving artery where classic architecture meets rapid urban growth. This stretch effortlessly blends residential charm with a booming culinary and arts scene. It features a unique mix of early 20th-century brick commercial buildings, expansive art spaces and neighborhood institutions. The area is a hub of ongoing urban revitalization.

The GRTC Pulse runs directly down the middle of Broad Street, making the corridor highly walkable and connected to Scott's Addition, Downtown Richmond and Virginia Commonwealth University. Major multi-phase redevelopments, such as the Sauer Center expansion, are reshaping the nearby blocks. This massive urban project brings new mixed-use spaces, residential units, and plazas just steps from the Fan. Residents enjoy immediate proximity to major retailers (like Whole Foods Market), trendy restaurants, and seamless public transit while retaining the classic charm of a historic neighborhood.



**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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