

Downtown Arts District Storefront

Located in the heart of the Brook/Adams Road triangle

EXCLUSIVE LISTING


FOR LEASE



20  08
ONE SOUTH
COMMERCIAL

316 BROOK RD

RICHMOND, VA 23220

 **\$1,900/month**
Modified Gross

PROPERTY HIGHLIGHTS

- ✓ RENOVATED STOREFRONT
- ✓ DOWNTOWN ARTS DISTRICT LOCATION
- ✓ 1900 HISTORIC CONSTRUCTION
- ✓ 1,100+/- SF LEASABLE

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



Street Level Storefront in Downtown Arts District

A perfect opportunity located right in the heart of the Brook/Adams Road triangle! This beautiful, street level storefront boasts high ceilings, hardwood floors, and exposed timber supports. Large, street facing windows provide ample natural light. With flexible use options, this space is suited as a photographer studio, a small retail maker space, or the office of a local tech consulting firm. Additional storage space is available in the full length basement.

An unquestionable player in the rise of Broad Street's revitalization efforts underway, this walkable neighborhood synergy includes such residents as Lillie Pearl, Cite Design, It's a Man's World, Walter Parks Architects, Little Nomad, and Gallery5 – to name just a few!

Come be a part of the creative community that is transforming Richmond's Arts District and meet the RVA market at street level.

QUICK FACTS

ADDRESS | 316 Brook Rd,
Richmond, VA 23220

PID | N0000119009

ZONING | B-4 Central Business

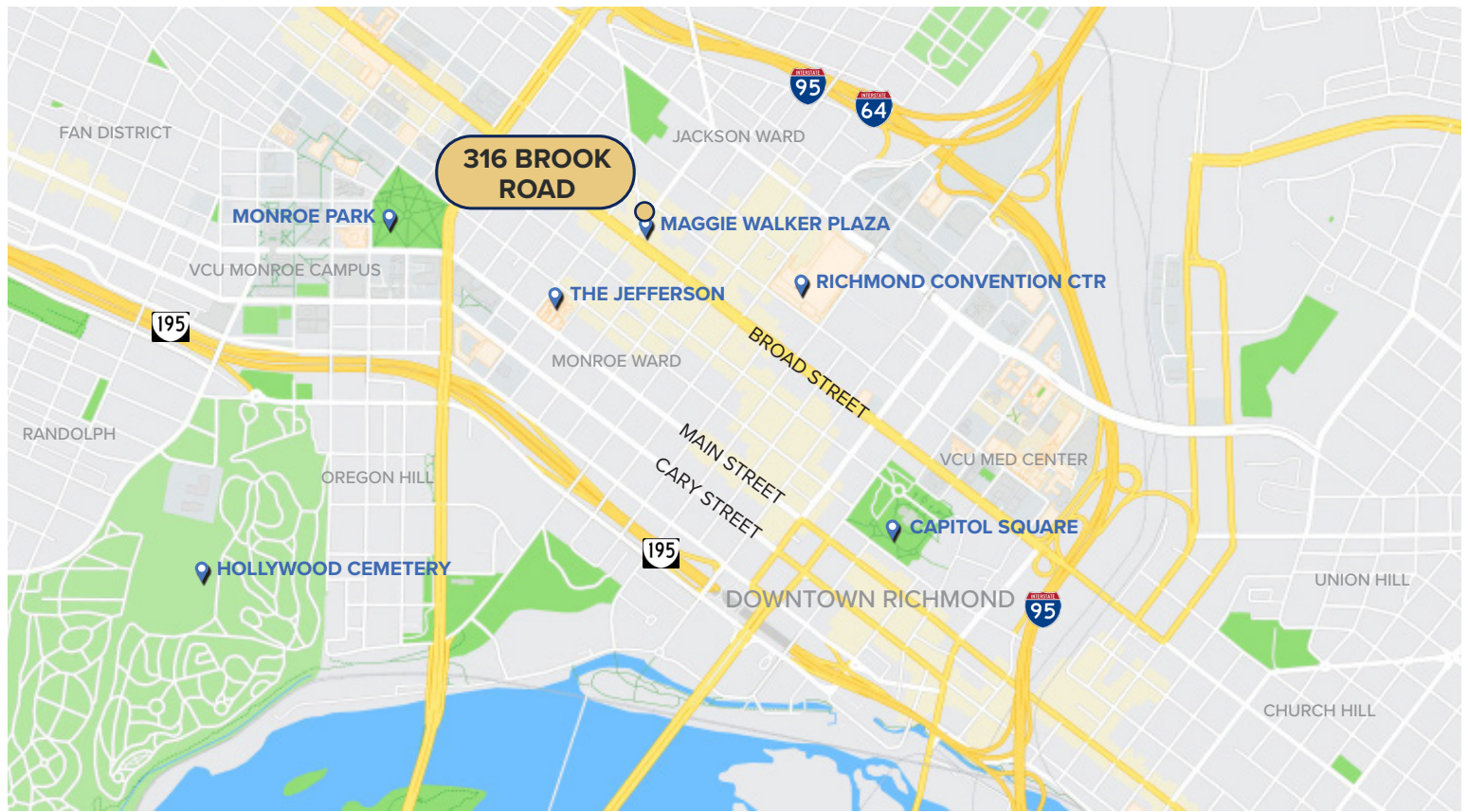
GLA | 1,100+/- SF

LOT SIZE | 1,361 SF

YEAR BUILT | 1900

PRICE | \$1,900/month
Modified Gross





ARTS DISTRICT

Located in the heart of the Arts and Cultural District, 316 Brook Road is in an area on a dynamic upswing with new retail, restaurant, gallery and entertainment options with a spurt of new development activity. The unique architecture and beautiful storefronts make the neighborhood a favorite for shoppers, diners and art lovers. With close proximity to VCU academic campus, the Central Business District, City Hall, State Capitol and State Offices, Federal Courthouse and the VCU Health Systems Medical Campus as well as a slew of nationally reputed dining and hospitality options, this location is a gem!

Just steps away from the VCU Depot, the Institute for Contemporary Art, and the VCU Siegel Center, Quirk Hotel, and the Jefferson Hotel. 316 Brook Road is extremely walkable to multiple local establishments and national chain restaurants, a bevy of local retail shops and entertainment venues, Whole Foods grocery store at Sauer Center, a growing collection of highly reputed restaurants, breweries, and upscale retail boutiques along the Broad and Grace corridors, and is a quick trip to any neighborhood in the city via the City's new Bus Rapid Transit (BRT) system, "the Pulse".



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