

Up To 5,200 SF Office/Retail Spaces
For Sublease

23 W Broad Street

Richmond, Virginia 23220



CBRE

Property Overview

Sublease Overview

Positioned in the heart of Richmond's vibrant downtown corridor, 23 W Broad Street offers a flexible and highly accessible commercial opportunity ideal for a variety of users. This centrally located property benefits from strong visibility along one of the city's primary thoroughfares, with close proximity to dining, retail, and key business districts.

The space features a versatile layout suitable for multiple uses, including office, creative workspace, collaborative environments and a myriad of retail opportunities. The entire premises totaling 5,600 SF is available for sublease, providing an excellent option for a single tenant seeking a full-floor presence. Alternatively, smaller businesses or individuals can take advantage of the opportunity to lease select rooms or shared areas within the space, offering flexibility to meet a range of needs and budgets.

With convenient access to major roadways, public transportation, and nearby parking options, 23 W Broad Street is well-suited for tenants looking to establish or expand their presence in Richmond's dynamic urban core.

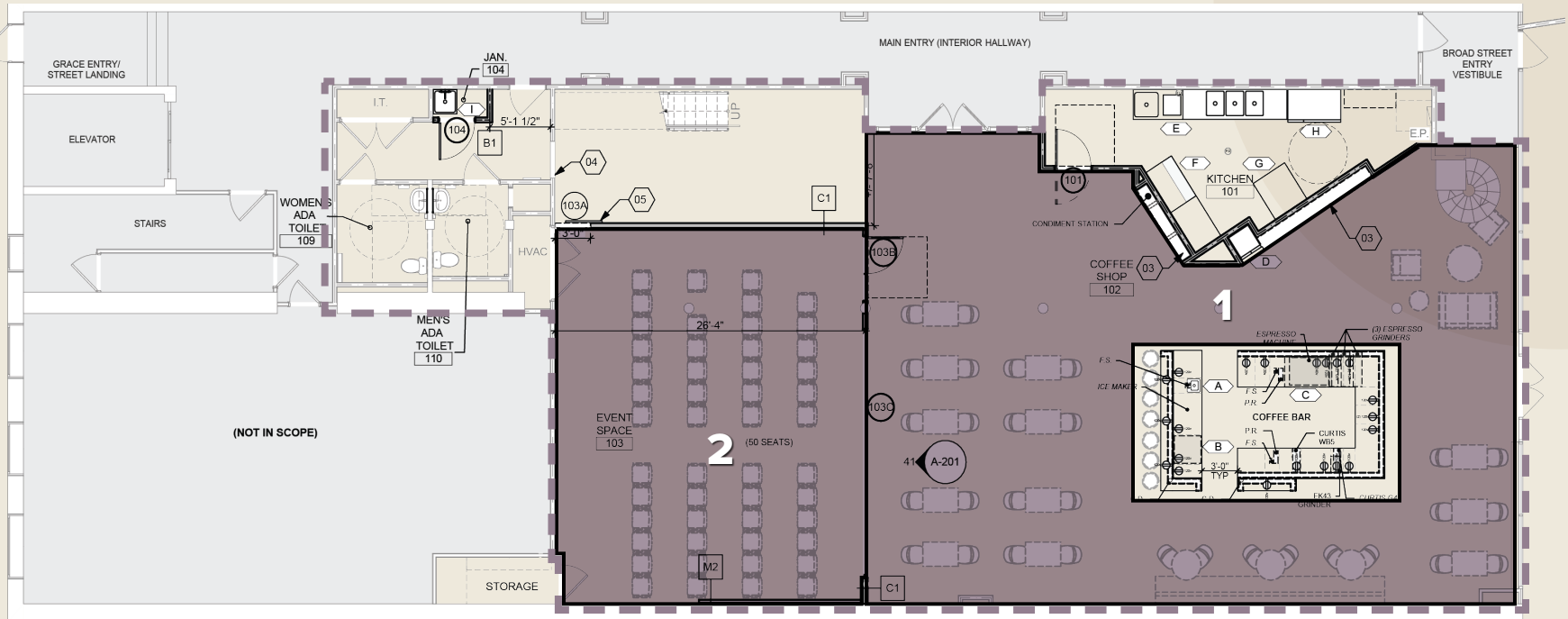
DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	29,535	146,519	2667,284
Households	12,967	71,609	123,544
Avg. HHI	\$78,001	\$99,812	\$99,385
Median Age	24.1	31.9	34.4



First Level

1 - 1,000 SF

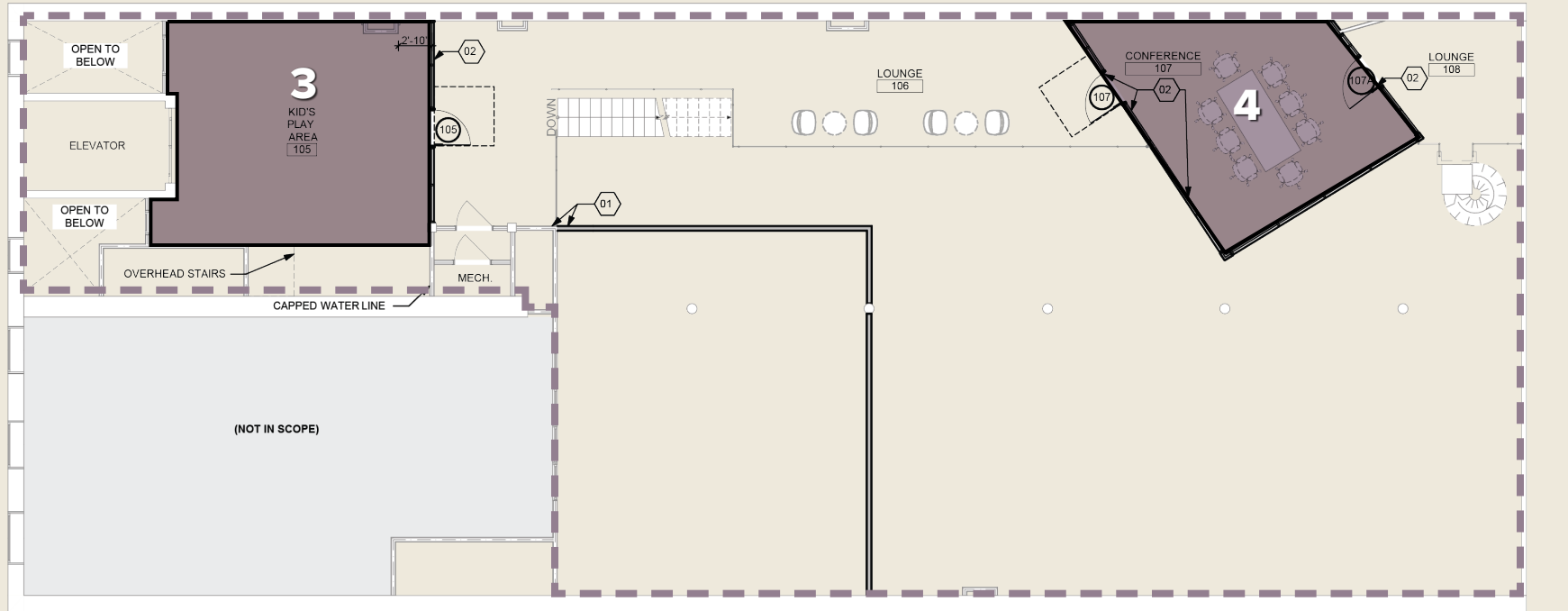
2 - 404 SF



Mezzanine

3 - 352 SF

4 - 138 SF



Entire Space

■ ■ ■ - 5,200 SF



23 W Broad Street

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