

Arts District First Floor Retail/Office Space

Warm Vanilla Shell Condition Ready To Occupy

EXCLUSIVE LISTING

FOR LEASE



20 08
ONE SOUTH
COMMERCIAL

304 EAST GRACE ST

RICHMOND, VA 23219



\$19/PSF NNN

PROPERTY HIGHLIGHTS

- ✓ ARTS DISTRICT GEM
- ✓ HISTORIC RENOVATION
- ✓ LEASED APARTMENTS
- ✓ RENOVATED COMMERCIAL

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Available for lease, this 2,600 SF space is located in the heart of the Arts District, surrounded by Richmond's beloved restaurants and retailers including the Rappahannock, Perly's, Juleps and Vinyl Conflict.

The space is walkable to countless art galleries, the Dominion Arts Center, the Downtown Hilton and the Jefferson Hotel.

Its adaptable layout makes it ideal for a range of service or retail concepts. The location provides excellent visibility for any business looking to capitalize on Downtown's resurgence. A retail user can capitalize on the thriving restaurant and art scene including the very popular First Fridays. An office user can enjoy being in the heart of Richmond's most sought-after commercial corridors with all the walkability and vibrancy that comes with it.

QUICK FACTS

ADDRESS | 304 East Grace Street,
Richmond, VA 23219

PID | W0000036018

ZONING | B-4

LOT SIZE | 0.062 AC

GLA | 2,600 SF Plus Basement

YEAR BUILT | 1930

UNIT COUNT | 1 commercial space

PRICE | \$19/PSF NNN







ARTS DISTRICT

Located in the heart of the Arts and Cultural District, 304 East Grace Street is in an area on a dynamic upswing with new retail, restaurant, gallery and entertainment options. 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. 304 East Grace Street 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".



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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