

# FOR LEASE

**POLLARD & BAGBY**  
REAL ESTATE

## 512 N 3rd St, First Floor, Richmond, VA 23219



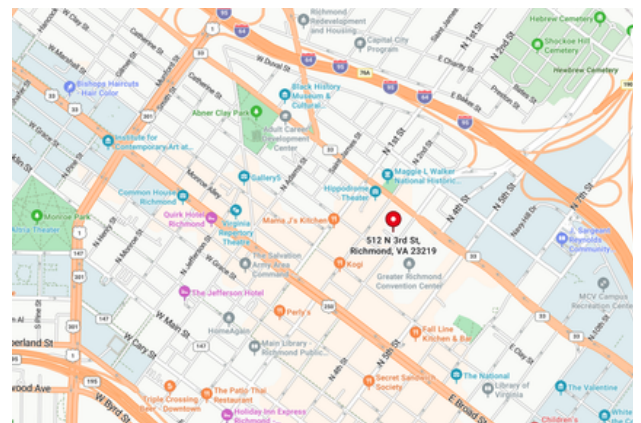
Walkable First-Floor Office Across from Convention Center. Positioned in vibrant Jackson Ward, this first-floor office space offers convenient access and a central downtown location directly across from the Greater Richmond Convention Center. Featuring updated finishes, an efficient layout, and natural light. Ideal for professional, creative, or service-oriented users.

### PROPERTY FEATURES:

- 780 SF office space; \$1,400 monthly
- Modern updates throughout
- Utilities included: water, sewer, trash, maintenance/repairs
- Tenant responsible for interior janitorial and phone/internet
- One off-street parking space included; additional parking available
- B zoning | Mixed-use

### TENANT EXPERIENCE:

- Directly across from the Greater Richmond Convention Center
- Immediate access to Broad Street and I-95
- Walkable to dining and amenities
- Mama J's Kitchen - 1-2 blocks
- Salt & Forge - 2 blocks
- Perly's - 5 blocks



### CONTACT:

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## PROPERTY PHOTOS:



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