

# Trophy Office Renovation

## Imperial Building

EXCLUSIVE LISTING

# FOR LEASE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 422 EAST FRANKLIN ST

RICHMOND, VA 23219



**Call Agents for Pricing**

### PROPERTY HIGHLIGHTS

- ✓ **TROPHY HISTORIC BUILDING**
- ✓ **DELIVERED FULLY RENOVATED  
TO YOUR NEEDS WITH  
GENEROUS TI ALLOWANCE**
- ✓ **ON-SITE PARKING**

**CHRIS CORRADA** | 804.833.7909  
chris.corrada@onesouthcommercial.com

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



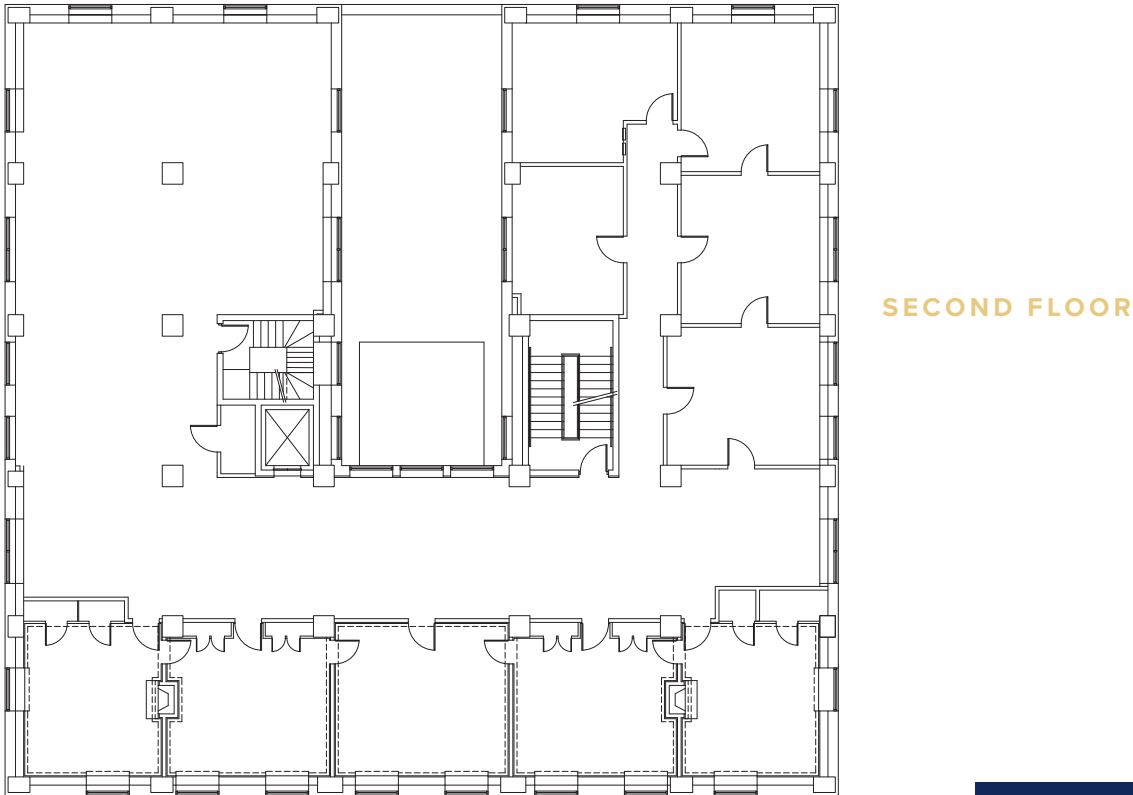
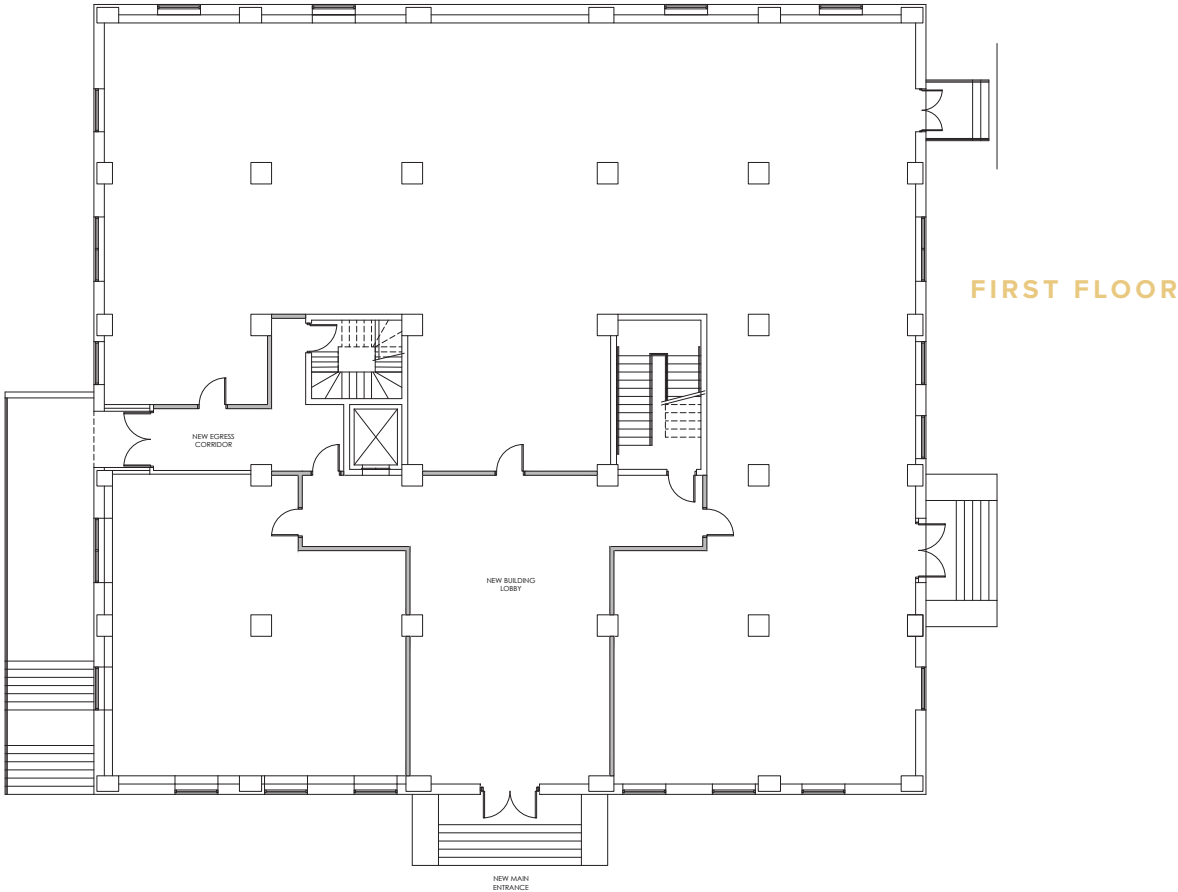
Positioned prominently at the corner of 5th and East Franklin Street in the heart of downtown Richmond, The Imperial Building at 422 E. Franklin Street represents a rare opportunity to lease space in one of the city’s most architecturally distinctive historic office buildings.

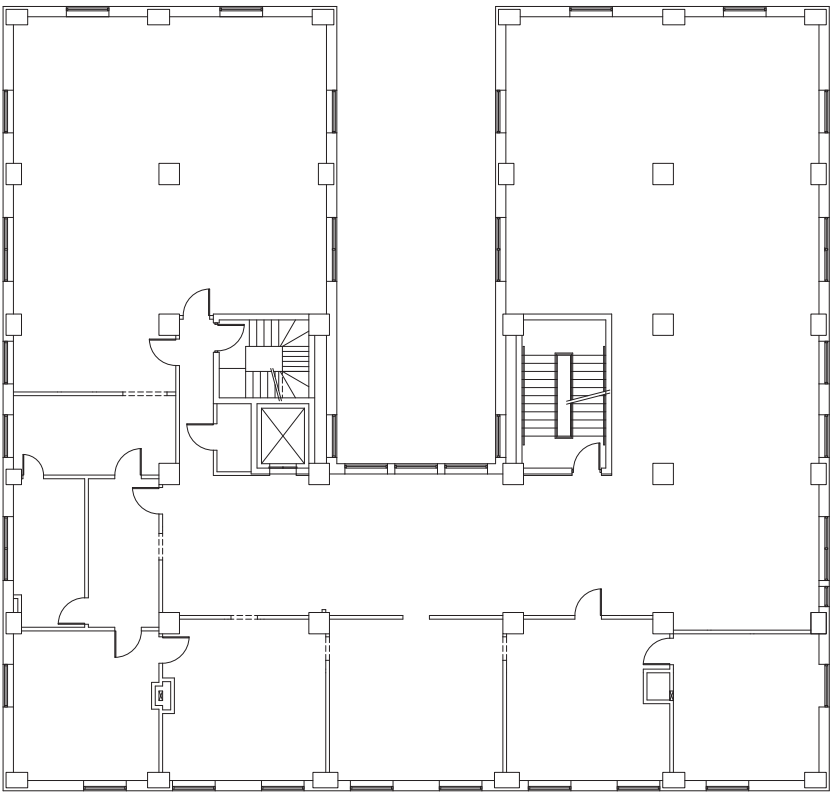
Originally constructed in 1923, this three-story, 21,842 square foot asset showcases striking Art Deco design elements, high ceilings, and a commanding façade that offers both presence and prestige just steps from the Capitol complex and the city’s core business and legal districts. Formerly the headquarters of the Richmond Free Press, the property carries a rich legacy that further enhances its character and story. Ideally situated directly across from The John Marshall and Moxy Richmond Downtown, the building is surrounded by some of Richmond’s most vibrant hospitality and dining destinations, including Penny Lane Pub, Buttermilk and Honey, and Rappahannock Restaurant—all within a short walk—creating an amenity-rich, highly walkable environment for tenants and clients alike.

Ownership is planning a comprehensive renovation that will thoughtfully restore the building’s historic grandeur while integrating modern systems and amenities to meet today’s office standards. The second floor stands out as a truly exceptional offering, featuring floor-to-ceiling wood-paneled offices that evoke a timeless, “Mad Men”-style aesthetic—perfectly suited for executive or C-suite occupancy. Available spaces range from approximately 1,272 square feet to the full 21,842 square feet. The building is elevator-served and includes the rare advantage of basement garage parking, providing both convenience and accessibility in a premier downtown location. With its combination of irreplaceable architecture, premier location, and planned modernization, The Imperial Building presents an outstanding opportunity for a company seeking a distinctive and highly visible headquarters presence in Richmond.

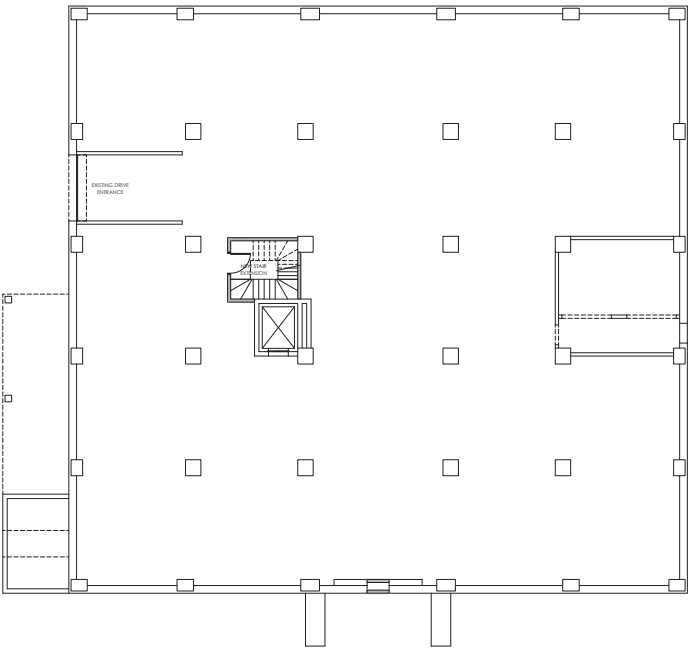
| QUICK FACTS |                                             |
|-------------|---------------------------------------------|
| ADDRESS     | 422 East Franklin St,<br>Richmond, VA 23219 |
| PID         | W000-0024-010                               |
| ZONING      | B-4                                         |
| GLA         | 1,272-21,842 SF Available                   |
| LOT SIZE    | 0.26 AC                                     |
| FLOORS      | 3                                           |
| YEAR BUILT  | 1923                                        |



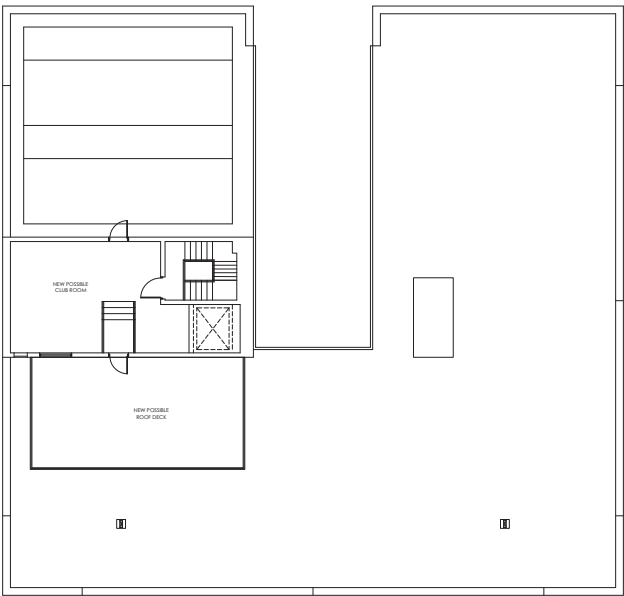




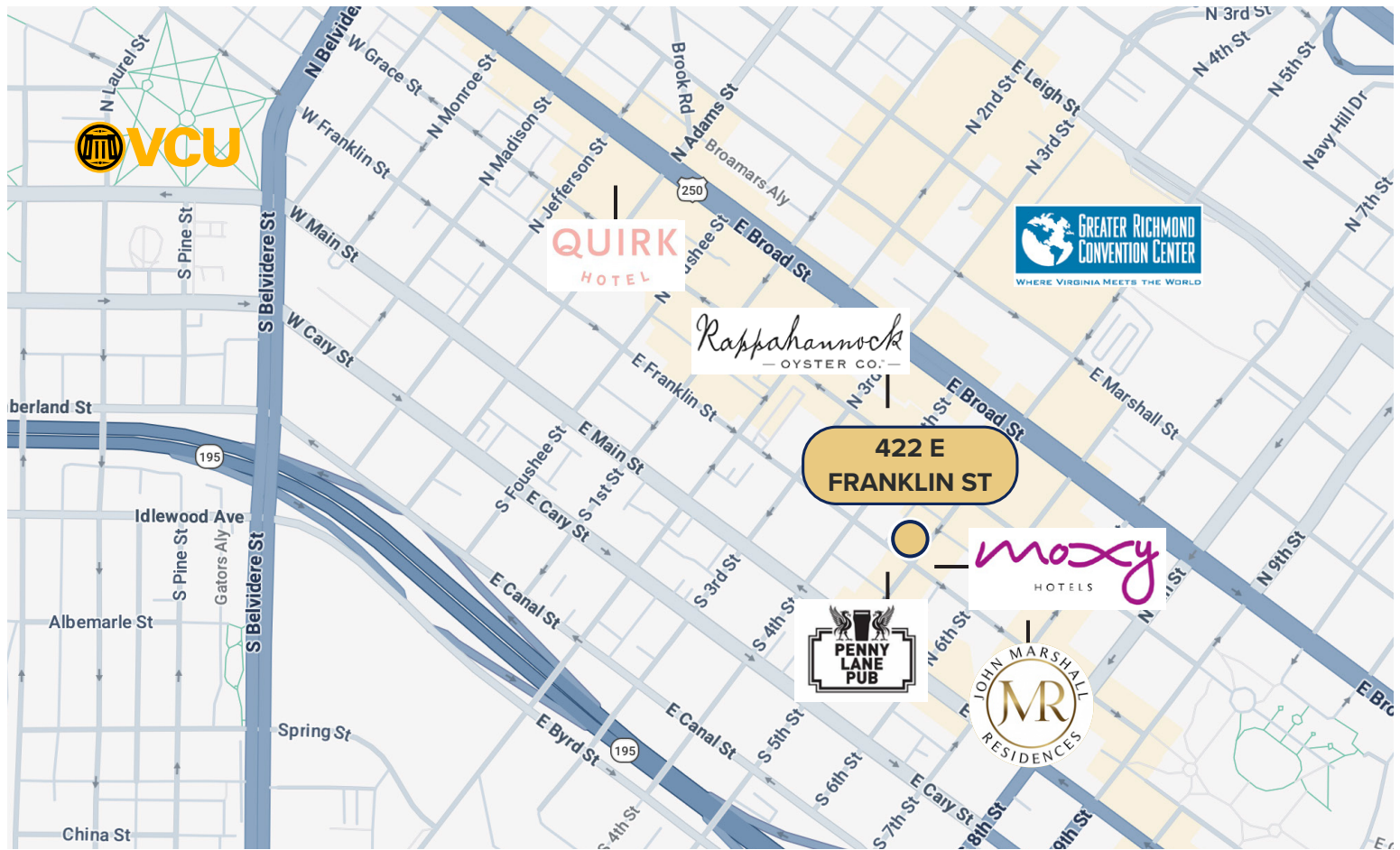
THIRD FLOOR



BASEMENT



ROOF



## MONROE WARD

Monroe Ward is a dynamic and evolving neighborhood in the heart of Richmond, VA, seamlessly blending historic charm with modern vibrancy. Known for its walkability and central location, Monroe Ward sits between the bustling downtown district and the cultural energy of the Arts District, making it an attractive destination for professionals, creatives, and entrepreneurs alike. Tree-lined streets showcase a mix of historic townhomes, contemporary apartments, and repurposed commercial spaces, creating a unique architectural landscape that reflects the city's rich past and forward-thinking development. The neighborhood is home to a diverse array of restaurants, cafés, and bars, offering everything from locally roasted coffee to fine dining experiences. Proximity to VCU's Monroe Park campus infuses the area with a youthful energy, while nearby cultural landmarks, such as the Virginia Repertory Theatre and the Institute for Contemporary Art, add depth to the local arts scene. With easy access to major roadways, public transit, and green spaces like Monroe Park, Monroe Ward offers a balance of convenience and character, making it one of Richmond's most sought-after urban neighborhoods.



**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.



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