



FOR LEASE | FLEXIBLE SPACE AT BROOK/ADAMS TRIANGLE

314 BROOK ROAD
RICHMOND, VA 23220

\$1,250/Month/Modified Gross

PID: N0000119012
800 Leasable SF
B-4 Central Business Zoning
Ground Level Commercial Unit



Downtown Arts District Storefront

A perfect opportunity located right in the heart of the Brook/Adams Road triangle! This beautiful street level retail storefront boasts high ceilings, hardwood floors, exposed brick walls, and an expansive street-facing glass line. With flexible use options, this space could be a photographer studio, a small retail maker space, or the office of a local tech consulting firm. An unquestionable player in the rise of Broad Street's revitalization efforts underway, this walkable neighborhood synergy includes such residents as Max's on Broad, Saison, Cite Design, Rosewood Clothing Co., Little Nomad, Nama, and Gallery5. Come be a part of the creative community that is transforming Richmond's Arts District and meet the RVA market at street level.

Highlights Include:

- Hardwood Floors
- Exposed Brick
- Restroom
- Janitorial Closet
- Basement Storage
- Alternate Exterior Entrance



ADDRESS | 314 Brook Rd

PID | N0000119012

ZONING | B-4 Central Business

LEASABLE AREA | 800 SF

LOCATION | Street Level

STORAGE | Basement

PRICE | \$1,250/Mo/Modified Gross



STREET LEVEL
STOREFRONT



BASEMENT
STORAGE



800 SF
LEASABLE SPACE



HISTORIC
1912 CONSTRUCTION

*Information provided deemed reliable but not guaranteed

314 BROOK RD | RICHMOND VA

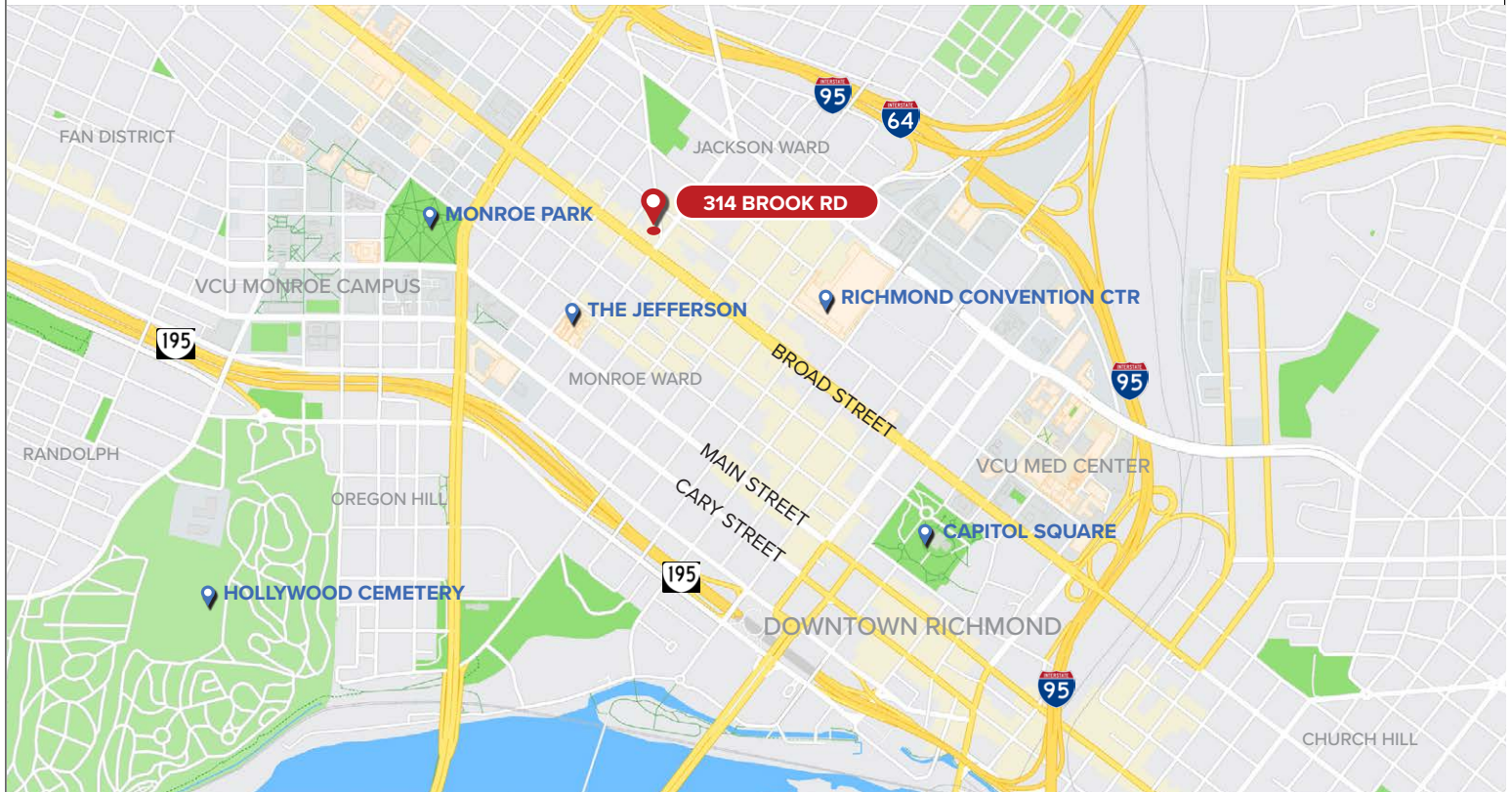




314 BROOK RD | RICHMOND VA



DOWNTOWN ARTS DISTRICT AREA



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