

# 2216 EAST BROAD STREET RICHMOND, VIRGINIA 23223

Office space on East Broad Street in historic Church Hill. Just across the street, is Patrick Henry Inn and Pub and only blocks from historic St. John's Church. Wonderful view of the city from the front porch. Original building was built in approximately 1849. The space is approximately 1,150 sq ft at \$1,200 per month rent. (Prefer 3-5 year lease) Water, trash and sewer is included. Tenant pays electricity, telephone and cable/internet.



A gorgeous remodel has left the space with fabulous wide board floors, 12 foot ceilings, all original trim and doors, as well as working pocket doors.

Space consists of three large rooms, front, middle and rear that can serve as open-plan office space, private offices or conference rooms.

Front room has the original fireplace and mantle. The center room also has original fireplace and mantle with built in bookshelf and cabinets from wall to wall.

There are ceiling fans in each office with remote controls. Bathroom is totally updated. Kitchen has new lighting and flooring with space for eat-in kitchen table. The only entrance to the back yard from the house is from this space.

This unique, one-of-a-kind space is ready for immediate occupancy. Church Hill is ready for you. Are you ready for Church Hill?



# 2216 EAST BROAD STREET

## Fast Facts

Square Footage: 1,150 sq ft

Number of Rooms: 3

Kitchen

Bathroom

Rent: \$1,200/month (+deposit)

Lease term: 3-5 years

Occupancy: Immediate



