

Renovated Monroe Ward Office Building

Ideal for Owner Occupant | Just Steps from VCU

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

17 EAST MAIN STREET

RICHMOND, VA 23219



\$595,000

PROPERTY HIGHLIGHTS

- ✓ RENOVATED HISTORIC OFFICE BUILDING
- ✓ POTENTIAL FOR FUTURE EXPANSION/
OFF STREET PARKING
- ✓ FLEXIBLE LAYOUT WITH MULTIPLE
LARGE PRIVATE OFFICES
- ✓ HIGHLY WALKABLE TO VCU CAMPUS
- ✓ EASY ACCESS TO INTERSTATES/STATE
CAPITOL COMPLEX

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Located in Richmond’s historic Monroe Ward neighborhood, 17 E Main St presents a unique opportunity to acquire a well-maintained, renovated historic office property with exceptional flexibility for both owner-occupants and investors. Originally constructed in 1915, the two-story, 2,280 SF building blends historic character with a highly functional professional office layout featuring 5 generously sized private offices, a central open workspace/ reception area on each floor, and two full bathrooms—one on each level. Currently operated as shared workspace for private therapy practices, the property lends itself particularly well to continued professional office use and offers an owner-user the ability to occupy all or a portion of the building while generating supplemental income from the remaining offices.

Positioned within Monroe Ward and convenient to Downtown Richmond’s major employment, institutional, and cultural destinations, 17 E Main Street offers easy access to VCU, the Jefferson Hotel, the YMCA, the Virginia State Capitol complex, and the surrounding Downtown business community. The property is also conveniently accessible to both I-95 and I-195, providing excellent connectivity to the greater Richmond region. A large, fenced rear yard provides additional flexibility, with potential for future building expansion or possible conversion to off-street parking. With its combination of private offices, shared reception and workspace areas, historic character, central location, and flexible occupancy potential, the property is an excellent fit for a law practice, private therapy or counseling group, nonprofit headquarters, design or architecture firm, or other professional user seeking a distinctive Monroe Ward presence. For investors, the existing shared-office configuration provides an attractive framework for continued multi-tenant leasing and income generation.

QUICK FACTS	
ADDRESS	17 East Main Street, Richmond, VA 23219
PID	W0000081009
ZONING	TOD-1
GLA	2,280 SF
LOT SIZE	0.040 AC
YEAR BUILT	1915

PRICE | \$595,000







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.



FOR MORE INFORMATION, CONTACT:

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