

Museum District Office

Street Level Private Entry | 3,592 SF on Ground Floor

EXCLUSIVE LISTING

SUB LEASE



20 08
ONE SOUTH
COMMERCIAL

2800 PATTERSON AVE

RICHMOND, VA 23221



\$23.50 PSF/Full service

PROPERTY HIGHLIGHTS

- ✓ PRIVATE STREET-LEVEL ENTRANCE
- ✓ LEASE EXPIRES DECEMBER 31, 2030
- ✓ LOCATED IN A 3-STORY HISTORIC ART NOUVEAU BUILDING
- ✓ FLOODED WITH NATURAL LIGHT
- ✓ PRIME LOCATION WITH EASY ACCESS TO LOCAL AMENITIES

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Welcome to 2800 Patterson Avenue,
an iconic 3-story historic gem along
the border of the Museum District and
the Fan, blending timeless elegance
with modern convenience.

QUICK FACTS	
ADDRESS	2800 Patterson Ave, Suite 101 & 102, Richmond, VA 23221
PID	W0001251001
ZONING	B-2
GLA	3,592 SF
LOT SIZE	0.237 AC
YEAR BUILT	1922
LEASE PRICE	\$23.50 PSF/Full service

This 3,592 SF ground-floor office space is now available for sublease, offering a rare opportunity to establish your business in a building designed in a prime location in a beautiful Art Nouveau style building. Perfectly capturing the beauty and grandeur of a bygone era, the facade and 1st floor interior features intricate details and flowing, organic forms that make a lasting impression.

The space boasts its own private street-level entrance, ensuring both exclusivity and easy access for staff and clients. High ceilings, large windows, and a highly unique triangular footprint featuring both private offices and open workspace, allow for an abundance of natural light throughout, creating an inspiring and productive environment. Whether you're a creative firm, tech startup, or a professional service which requires visibility and retail access, this space can be tailored to your needs.

Located in the vibrant after Museum District, you'll benefit from excellent walkability, close proximity to major transit routes of both 195 and I-95, and a thriving community of well established businesses, restaurants, and cultural attractions. The building's historic character, combined with modern amenities, ensures that your company will enjoy a prestigious presence in a highly sought-after location.

Situated on Arthur Ashe Boulevard, this office space boasts prime frontage in one of Richmond's most high-traffic high profile areas. Arthur Ashe Blvd is a major corridor linking The Fan to several of Richmond's most dynamic and trendy districts, including Scott's Addition and Devil's Triangle, a lively enclave just 1 block away with unique shops, restaurants, and historic homes. Whether you're hosting clients or organizing team outings, the surrounding neighborhood offers everything from boutique shopping to artisan coffee shops, all within walking distance.

**Owner/agent*









Nestled between The Fan and Richmond's West End: The Museum District

Every day can be extraordinary in the Museum District. Just step outside and you are amid friendly neighbors, fine arts and culture, fabulous restaurants and unique shopping. In addition to the amenities along your own sidewalks, you are within walking distance to banks, Steward Station Post Office, Belmont Library, a variety of grocery stores and Carytown. Our community is steeped in history and culture through its many museums. Students attend some of Richmond City's best public schools.

The Museum District Association is particularly active, hosting an array of civic events throughout the year such as town hall meetings, clean-up days, block parties and The Mother's Day Home & Garden Tour. Like the many styles of homes in the Museum District, there is a plethora of diversity among its residents as well. With its walkability, diversity, community spirit and great homes, it stands to reason why the Museum District is an amazing place to live.



FOR MORE INFORMATION, CONTACT:

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