



**OFFICE SPACE FOR LEASE**

# 1401 ROSENEATH RD - OFFICE SPACE

1401 ROSENEATH ROAD - OFFICE SPACE, RICHMOND, VA 23230



# 1401 ROSENEATH RD - OFFICE SPACE

1401 ROSENEATH ROAD - OFFICE SPACE, RICHMOND, VA 23230

## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	4,070 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	12,443 SF

<b>AVAILABLE SPACES</b>	<b>SF</b>
Suite 200	4,070 SF

### PROPERTY OVERVIEW

Second level office space available in the desirable Scott's Addition neighborhood. Centrally located off I-95 and within walking distance of several restaurants.

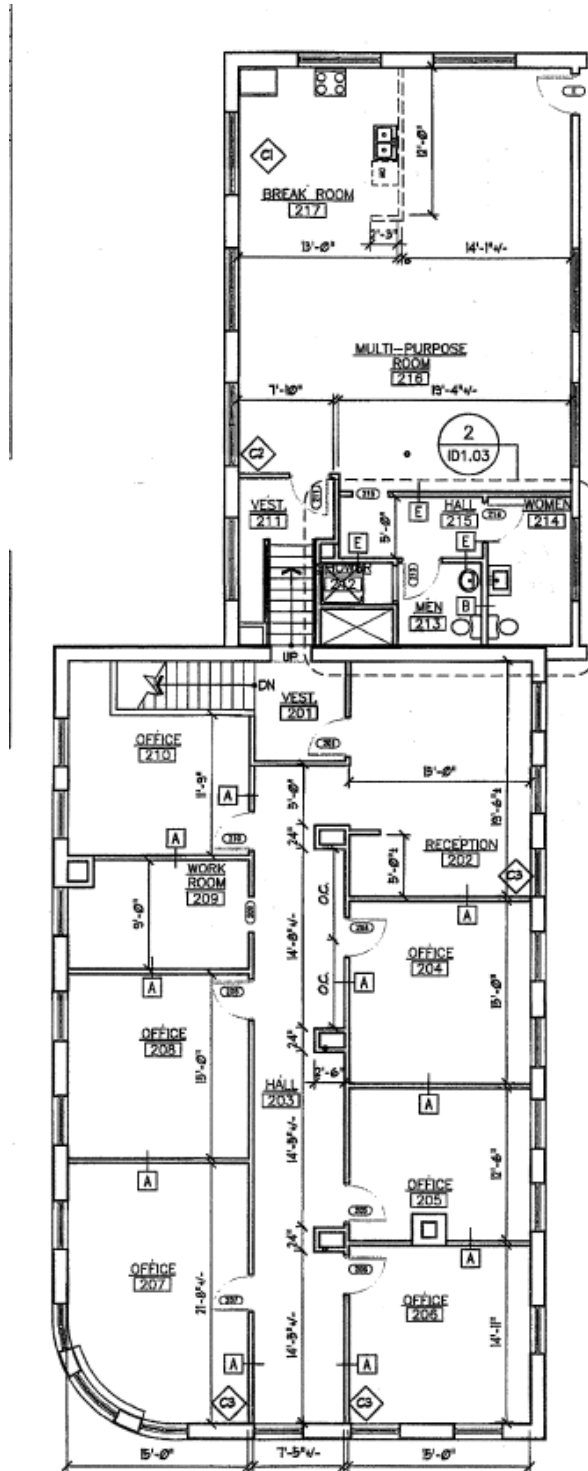
### PROPERTY HIGHLIGHTS

- Completely turnkey; Ready to move in
- Can be subdivided into two spaces: 2,555 SF and 1,421 SF
- Prime office space centrally located in Scott's Addition
- Parking available
- Two blocks off of Broad Street
- Several offices with ample light, kitchen area and rooftop access
- Available now - ready to move in condition

# 1401 ROSENEATH RD - OFFICE SPACE

1401 ROSENEATH ROAD - OFFICE SPACE, RICHMOND, VA 23230

SITE PLAN



# 1401 ROSENEATH RD - OFFICE SPACE

1401 ROSENEATH ROAD - OFFICE SPACE, RICHMOND, VA 23230

ADDITIONAL PHOTOS



SCOTT'S ADDITION



2019



85,000 VPD

WEST BROAD ST  
24,000 VPD

NORTH BOULEVARD  
22,000 VPD



SITE



MACTAVISH AVE

W CLAY ST

W MARSHALL ST

LONGOVEN



Peter & Chang



35,000 STUDENTS



NORFOLK ST

MOORE ST

W LEIGH ST



SUMMIT AVE

ALTAMONT AVE

ROCKBRIDGE ST

CARLTON ST

ROSENEATH RD

BELLEVILLE ST





**Read Goode**

Senior Vice President  
804.335.0554  
Rgoode@divaris.com

**Cheryle Toy**

Vice President  
804.977.2092  
Ctoy@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.