

FOR SALE > OFFICE

10 E. Franklin Street | Richmond, VA 23219

Due Diligence Webpage: [www.10EFranklinSale.com](http://www.10EFranklinSale.com)



## CONTACT

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## PROPERTY FEATURES

- > 31,042 SF unique office space in historic setting
- > Ideal for Owner/Occupant, Investor
- > Possible redevelopment/conversion
- > 63% occupied
- > Zoned R-03
- > Built in 1893, Renovated in 1985
- > Parking available on street and in rear lot for monthly rental fee
- > Located in an Enterprise Zone
- > One block from Linden Row Inn, YMCA, Richmond Public Library & Urban Farmhouse Market and Cafe'
- > Walking distance to VCU campus and abundance of restaurants and retail amenities
- > Easy access to I-95/64 and the Downtown Expressway

Accelerating success.



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## PROPERTY OFFERING >

10 E. FRANKLIN STREET | RICHMOND, VA 23219

### > PROPERTY ADDRESS

10 E. Franklin Street  
Richmond, VA 23219  
City of Richmond

### > SQUARE FOOTAGE

|              |                  |
|--------------|------------------|
| Lower Level  | 6,754 SF         |
| First Floor  | 4,912 SF         |
| Second Floor | 6,164 SF         |
| Third Floor  | 5,429 SF         |
| Fourth Floor | 4,175 SF         |
| Fifth Floor  | 3,608 SF         |
| <b>TOTAL</b> | <b>31,042 SF</b> |

### > STORIES

Five (5), plus lower level

### > OCCUPANCY

63% leased to 6 tenants

### > LAND AREA

±13,504 SF (0.31 acres)

### > YEAR BUILT

1893  
Renovated in 1985

### > PARCEL NUMBER

W000-0083-019

### > CONSTRUCTION

Brick

### > ZONING

R-03

### > PARKING

Street parking & adjacent lot for  
monthly rental fee

### > UTILITIES - included

Electrical  
Water/Sewer  
Janitorial

### > SIGNAGE

Exterior building signage available

### > LIFE SAFETY

Fire sprinkler system

### > HVAC

Central York - Preventive Maintenance Contract  
7 units :  
1993, 1995 & 1998 ,2008, 2009, 2012 & 2016

### > ROOF

Replaced 2003 - Shencorp  
Warranty - no problems at this time

### > SALE OFFERING PRICE

**\$2,100,000**



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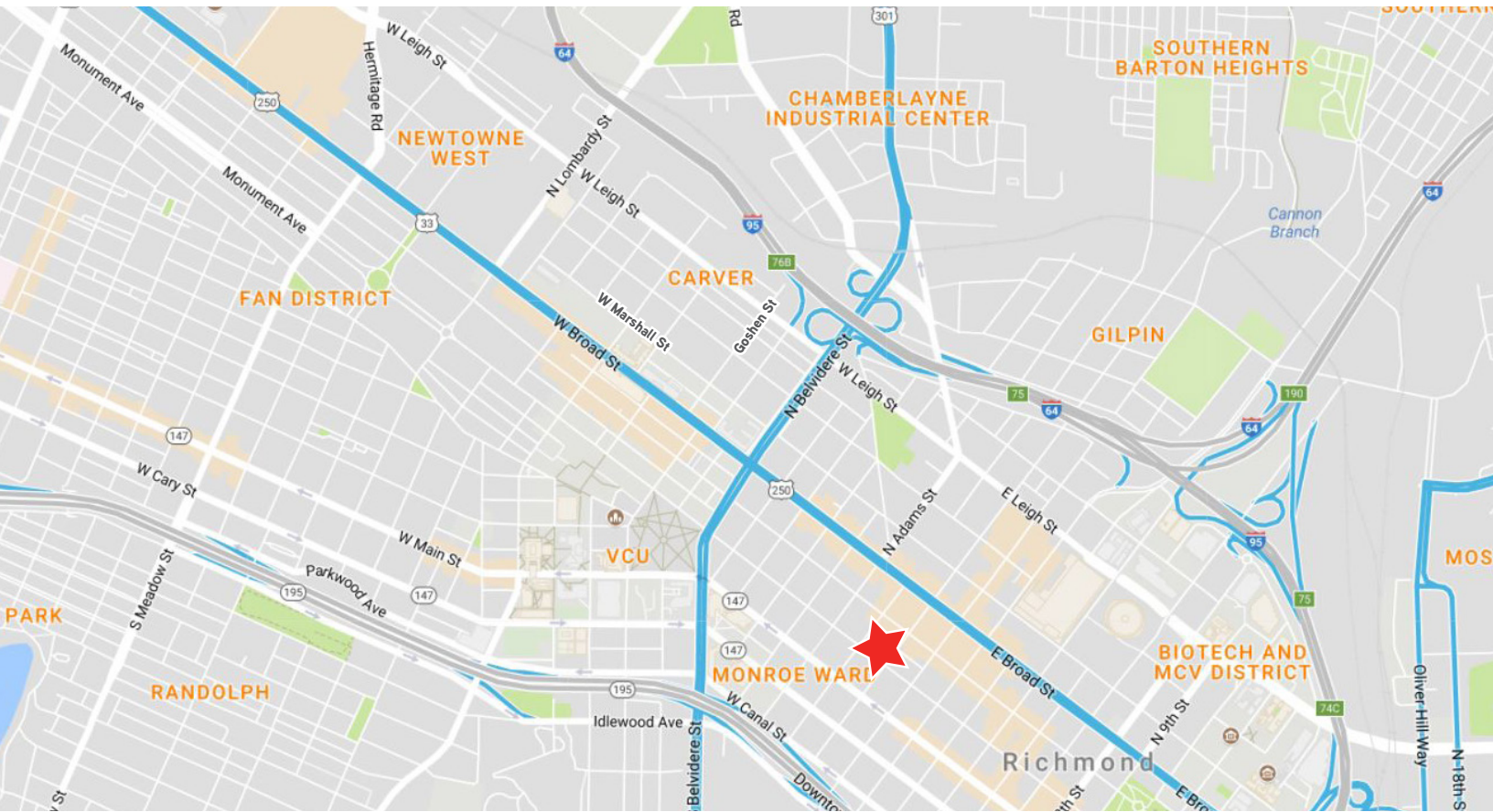
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ROAD MAP >

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