



# FOR LEASE

3117 Norfolk Street  
Richmond, VA 23230



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

## PROPERTY HIGHLIGHTS

- › 17,500± SF creative office/warehouse for lease
- › 5,000± SF creative office with high quality finishes
- › 12,500± SF warehouse with two 12' x 14' grade level doors (Potential Covered Parking)
- › 16' ceiling height
- › 400A/480V three-phase power
- › 25 off-site parking spaces available
- › B-7 Zoning allowing for a wide variety of traditional industrial, office and retail uses
- › **Rental Rate:** Negotiable – Call Agents for pricing

### FOR MORE INFORMATION:

#### COLTON KONVICKA, SIOR

Senior Vice President

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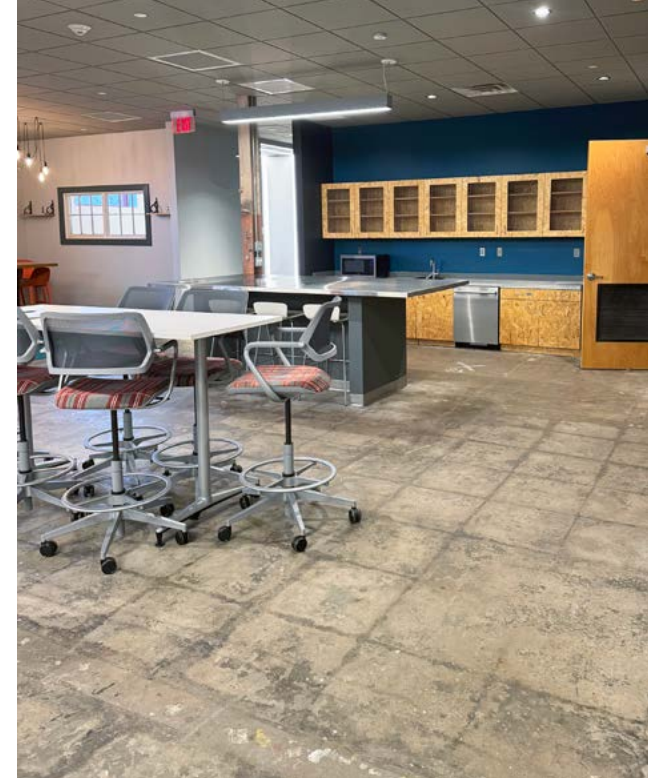
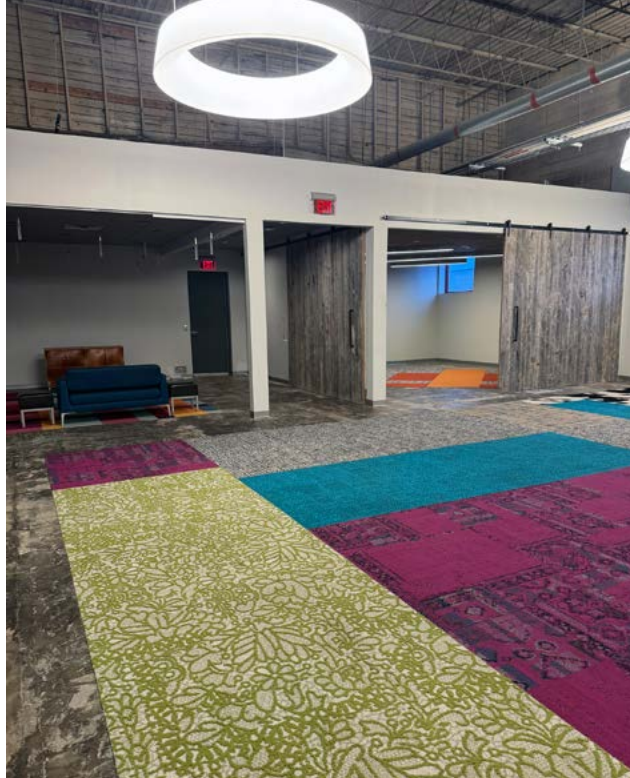
#### SAM EDWARDS

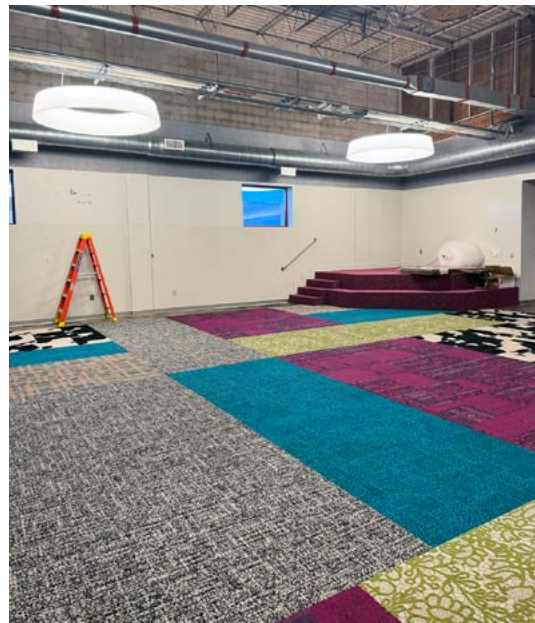
Sales & Leasing Associate

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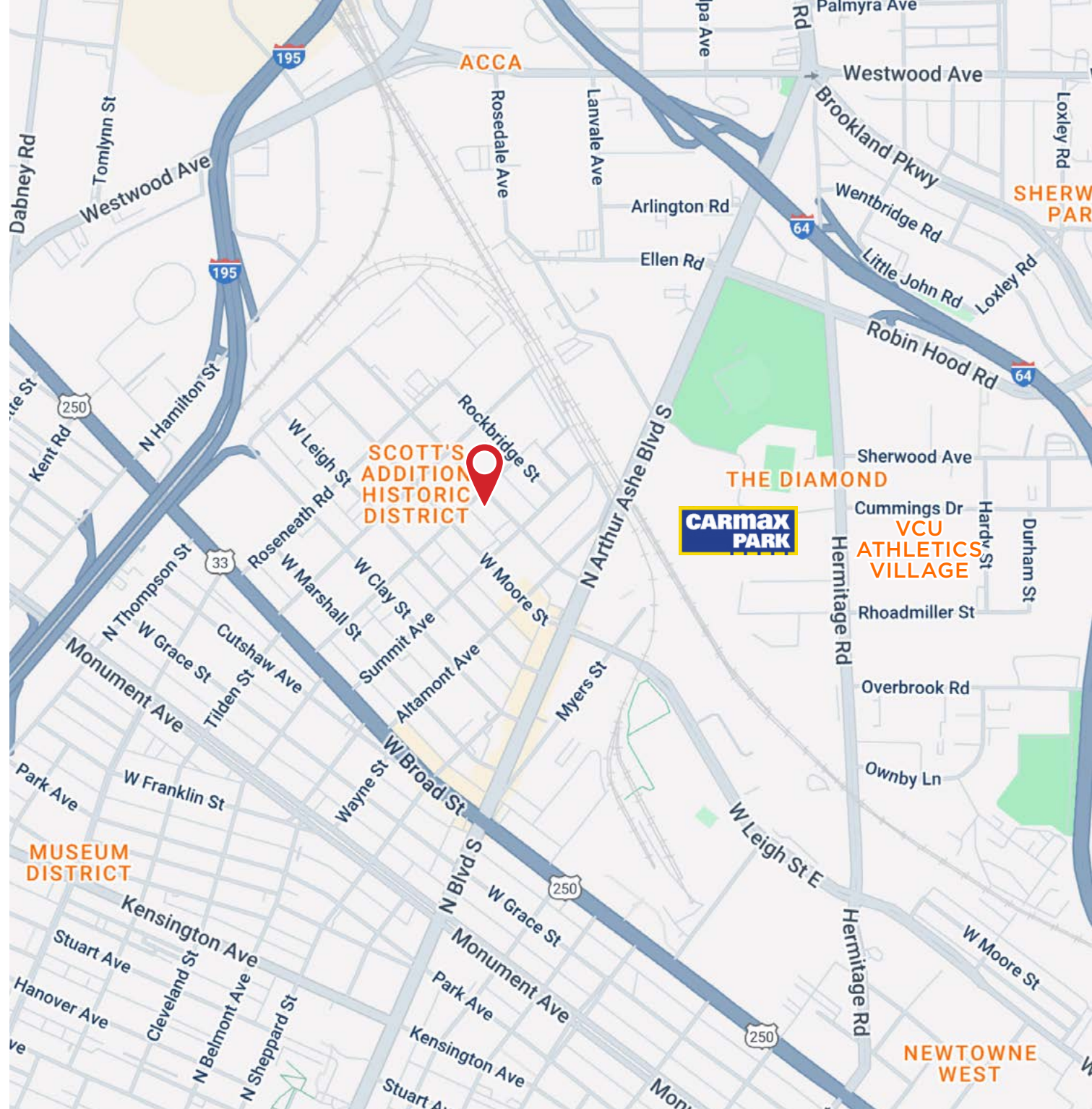
Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.





## BREWERIES, RESTAURANTS AND ROOFTOPS AND RETAIL, ALL WITHIN WALKING

Ardent Craft Ales  
 Bar Buoy  
 Bingo Beer Company  
 Boulevard Burger and Brew  
 Brainstorm Brewhouse  
 Brambly Park  
 Buskey Cider  
 Cabo Fish Taco  
 Cochiloco  
 Don't Look Back - Triple  
 Eazzy Burger  
 En Su Boca  
 Fighting Fish  
 Gelati Celesti Ice Cream  
 Grit Coffee  
 Hardywood Park Craft Brewery  
 Lucky AF: Asian Fusion & Sush  
 Lillian  
 LUNCH.SUPPER!  
 Main Line Brewery  
 Moore Street Cafe  
 Nate's Bagels  
 Parlay Bar & Lounge  
 Peter Chang  
 Pinky's  
 Raising Cane's  
 Reservoir Distillery  
 River City Roll  
 Scotty's Taphouse  
 Starbucks  
 Starr Hill Richmond Beer Hall & Rooftop  
 Stella's Grocery  
 Strangeways Brewing  
 Väsen Brewing  
 Tazza Kitchen  
 The Park RVA  
 The Veil Brewing Company  
 Three Notch'd Brewing  
 Toast  
 Wood & Iron  
 ZZQ Texas Craft Barbeque





### SCOTT'S ADDITION

Scott's Addition is a vibrant and rapidly developing neighborhood in Richmond, VA. The area offers modern, luxury apartments and commercial spaces, making it an attractive location for both businesses and residents. The neighborhood is part of the Diamond District, which is undergoing significant development and investment. This can lead to increased property values and **economic opportunities for business owners**. Scott's Addition is highly walkable, making it convenient for customers to visit multiple businesses in one trip. This can lead to increased visibility and customer engagement for businesses located in the area.

Source: carmaxpark.com  
Source: scottsaddition.com  
Source: carmaxpark.com



### CARMAX PARK

The multi-use entertainment venue slated to open in 2026 will be the new home of Minor League Baseball's Richmond Flying Squirrels in addition to hundreds of events year-round.



### VCU ATHLETIC VILLAGE

This development is part of the ONE VCU Master Plan and is designed to provide state-of-the-art facilities for various sports, including outdoor track facilities, practice fields, a tennis center, a soccer stadium, and an indoor field house. The Athletic Village will be located off-campus, in the Diamond District near Hermitage Road and Robin Hood Road.