# THE ALKAT BUILDING

## AVAILABLE IMMEDIATELY

**Fran Mason | 804-564-9833**

**FLEX SPACE · SHOWROOM · CONDITIONED WAREHOUSE**

3301 W. Leigh Street | Richmond, Virginia 23230



*Featured exterior view — paved parking area and gated side-yard access*

## VERSATILE COMMERCIAL SPACE IN SCOTT'S ADDITION

Bring your office, showroom and warehouse operations together at The Alkat Building. This adaptable flex property pairs a customer-facing office/showroom with a fully conditioned warehouse, off-street parking and useful gated outdoor space in Richmond's sought-after Scott's Addition district.

| | | |
|---|---|---|
| **~7,000 SF**<br>TOTAL BUILDING AREA | **~2,000 SF**<br>OFFICE / SHOWROOM | **~5,000 SF**<br>CONDITIONED WAREHOUSE |
| **~10 SPACES**<br>OFF-STREET PARKING | **NEW ROOF**<br>REPORTED IMPROVEMENT | **B-7**<br>MIXED BUSINESS USE ZONING |

### Designed for the way businesses work

- Office/showroom and warehouse in one flexible location
- Heating and air conditioning throughout, including the warehouse
- Three newly renovated bathrooms
- Freshly painted interiors and new flooring
- Newly repaved front parking lot
- Gated side-yard / lay-down area with potential additional vehicle or equipment space, subject to permitted use and approvals

## Parking and outdoor utility

The property offers approximately 10 spaces in the newly repaved parking lot. The side yard may provide room for roughly 10 additional vehicles or equipment, depending on the proposed use and applicable approvals.

## A flexible fit for a range of businesses

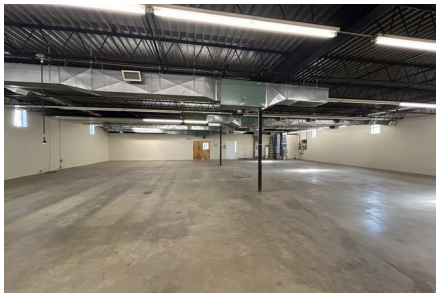
Potentially well suited to contractors and specialty trades, distributors, equipment suppliers, product showrooms, service companies and businesses seeking office space alongside conditioned warehouse storage. All uses are subject to zoning, building requirements and any necessary approvals.

| RENTAL RATE | LEASE TERMS |
| --- | --- |
| $22.00 / SF / YEAR | 5-year initial term |
| NNN lease structure | Renewal options |

Rental rate: $22.00 per square foot per year, NNN. At approximately 7,000 SF, this equals $154,000 annually ($12,833.33 per month), plus NNN expenses.

## Photo tour

Actual property photos: warehouse interior, foyer / entrance, and office with new flooring.



WAREHOUSE INTERIOR



FOYER / ENTRANCE



OFFICE WITH NEW FLOORING

### LEASING CONTACT

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*All areas, features, lease terms, permitted uses and outdoor-space capacities are approximate and subject to verification. Information deemed accurate but not guaranteed. NNN expenses are additional. Final terms subject to negotiation.*