



FOR LEASE

701 E. Franklin Street  
Richmond, VA 23219



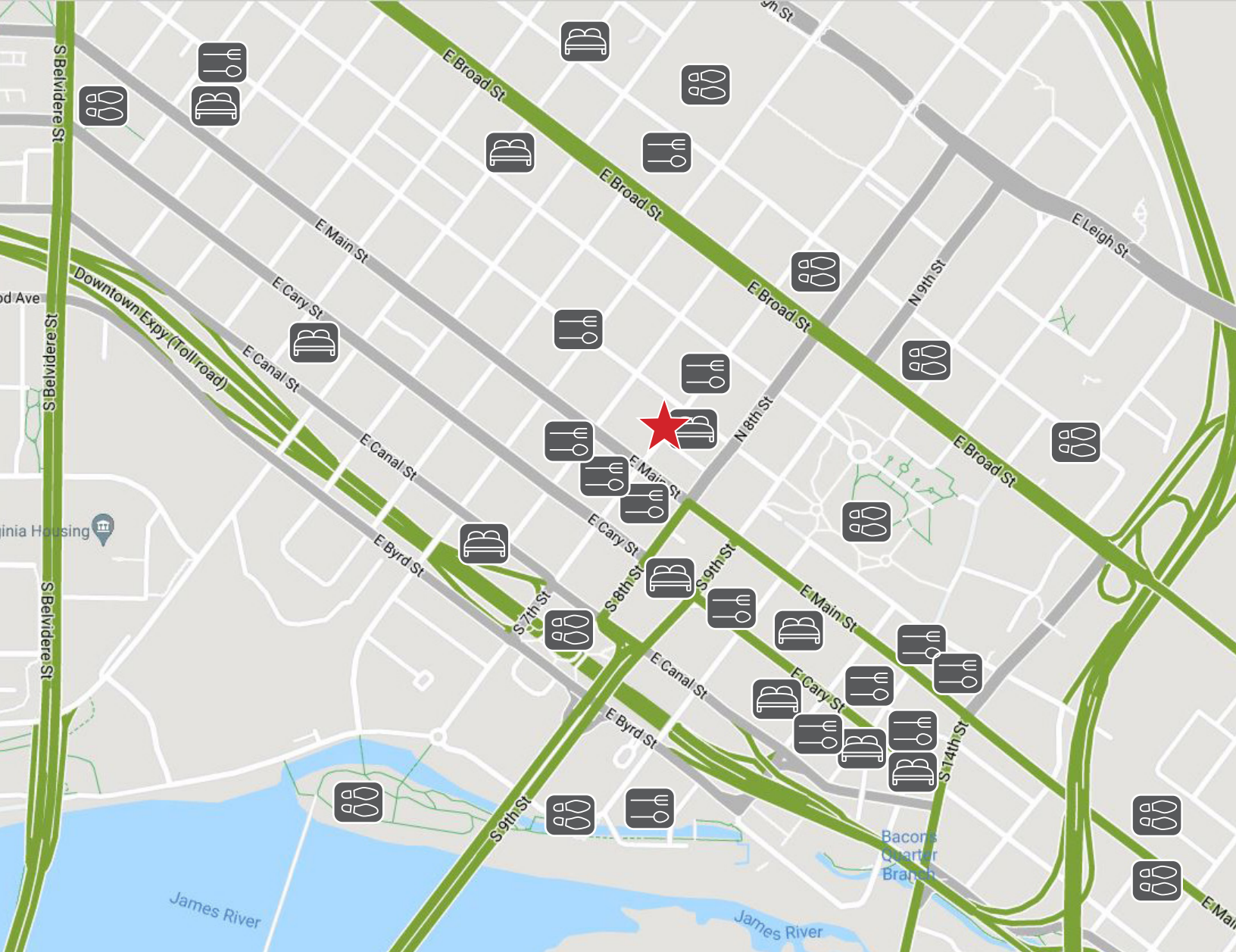
**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

# PROPERTY HIGHLIGHTS

- › Small blocks of space available from 700 - 5,600± SF; large blocks of space available from 5,700 - 60,000± SF
- › Located in the heart of Richmond's Central Business District, just one block from the Supreme Court of Virginia, two blocks from the State Capitol, and four blocks from Richmond's Canal Walk
- › Efficient floor plan allows for window lined views from all suites
- › On-site amenities include ownership and management, cafe serving breakfast and lunch, shared training rooms, parking, front desk attendant, and 24/7 key fob access
- › Recent renovations to the entrance lobby and various floor common areas
- › Convenient access to I-64, I-95 and I-195
- › Building signage available
- › **Please Contact Agents for details on pricing and floor plans**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 POPULATION	25,976	136,701	259,156
AVERAGE HH INCOME	\$44,954	\$64,189	\$71,542
DAYTIME EMPLOYEES	61,728	108,153	161,633





Courtyard by Marriot  
 Delta Hotels by Marriot  
 Hilton Downtown  
 Homewood Suites  
 Omni  
 Residence Inn by Marriot  
 Richmond by Marriot  
 The Berkeley  
 The Commonwealth  
 The Jefferson



521 Biscuits & Waffles  
 Cafe Rustika  
 Capital Ale House  
 Casa del Barco  
 Charlotte's Southern  
 Chez Foushee  
 Chopt  
 Dunkin'  
 Julep's New Southern  
 Lemaire

Lillie Pearl  
 Maple Bourbon  
 Native Plate  
 Padow's  
 Penny Lane Pub  
 Perly's  
 Potbelly  
 Quiznos  
 Rappahannock  
 Rueger's



Secret Sandwich Society  
 Spice of India  
 Subway  
 Trevi's  
 Starbucks  
 Urban Farmhouse  
 The Pit and The Peel  
 Tobacco Company  
 Wong Gonzalez

Brown's Island  
 Canal Walk  
 City Hall  
 Convention Center  
 Kanawha Plaza  
 Shockoe Slip  
 The Library of Virginia  
 Virginia State Capitol  
 VCU

For More Information Regarding This Property, Please Contact:

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SUNTRUST

Bank of America

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