



Bank of America Center

1111 E Main St
Richmond, VA

At the Heart of
Downtown Richmond



Bank of America Center

Located in the heart of Downtown Richmond — just a short walk from Shockoe Slip, the State Capitol, federal and state courthouses, VCU Health Campus, hotels and restaurants



Spectacular views
of the State Capitol,
James River and
Shockoe Valley



On site conference
facility



On site parking with
above market parking
ratio

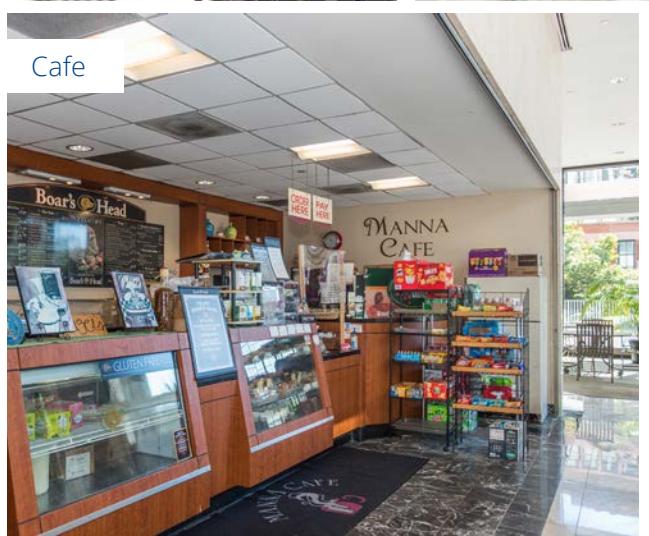


24 hour, 7 days a
week security



Building Cafe &
Dining Areas





Bank of America Center

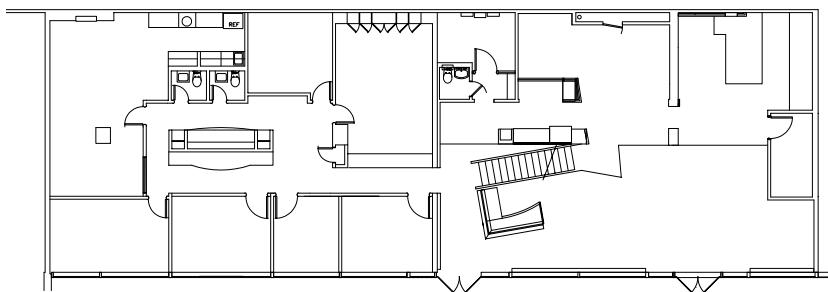
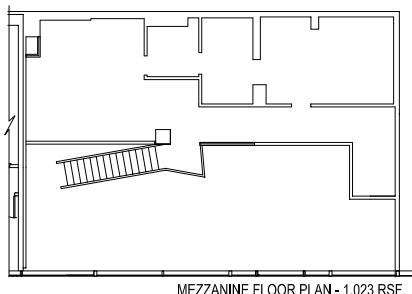
Common Areas

Floor Plans

4th Floor

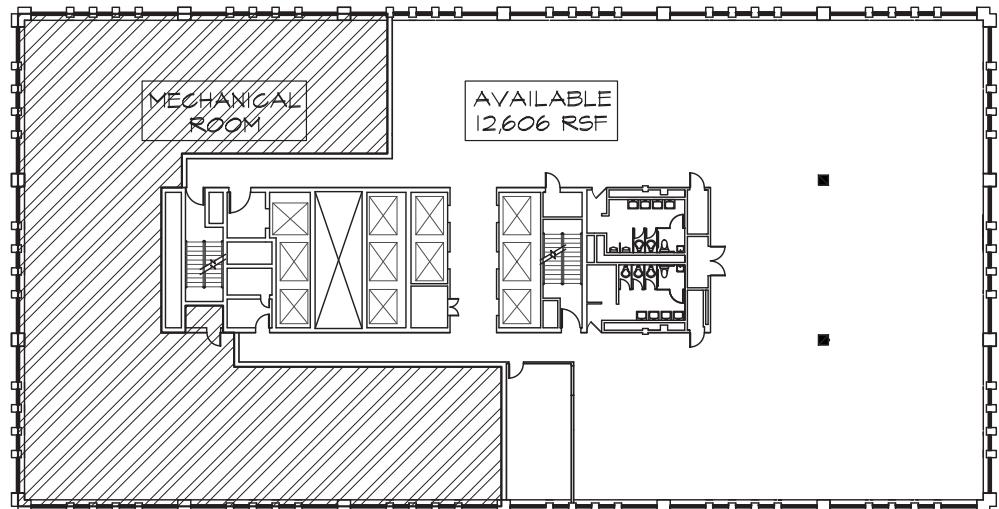
Courtyard - 5,937 RSF

- Courtyard Access
- 2 level, creative design

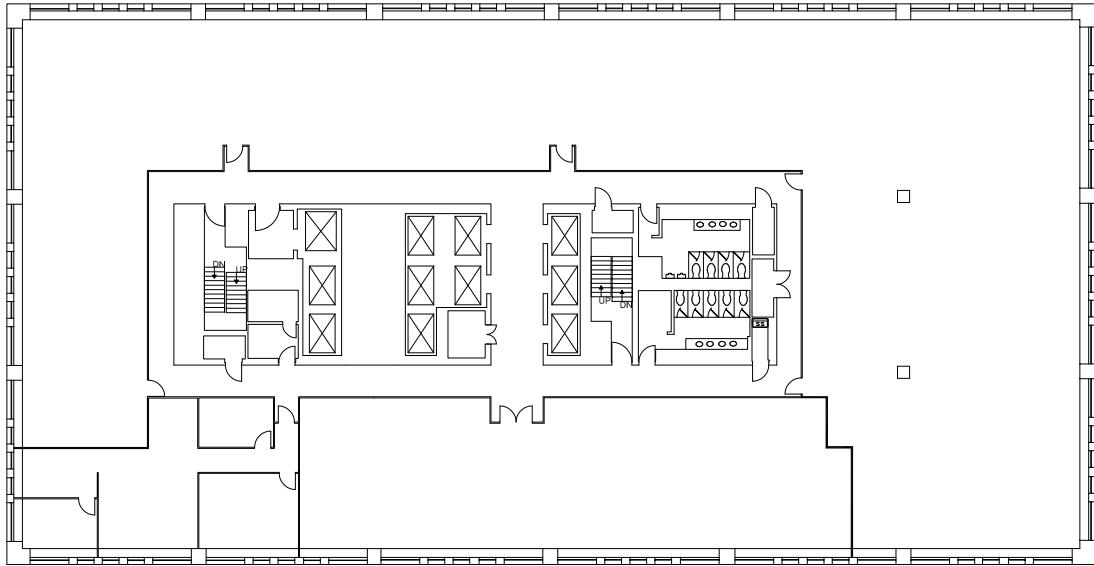


Fourth Floor - 12,606 RSF

- Full floor available
- Courtyard & streetscape views



Bank of America Building

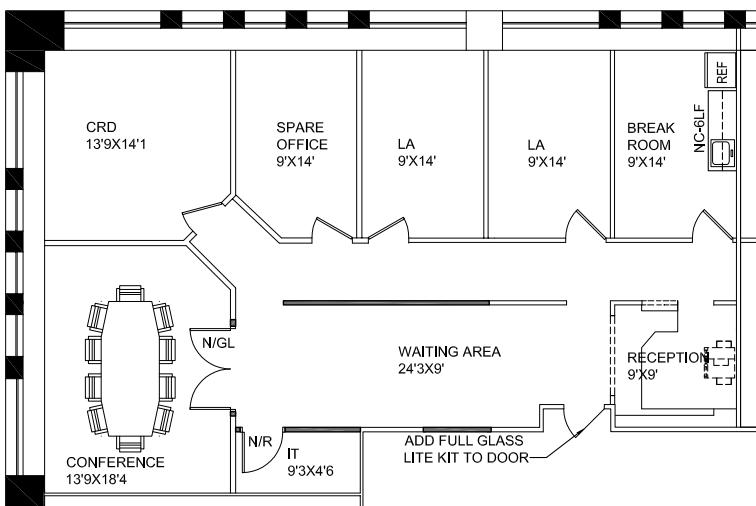


Fifth Floor - 18,576 RSF

- Full floor available
- Streetscape views
- Contiguous with 4th floor space

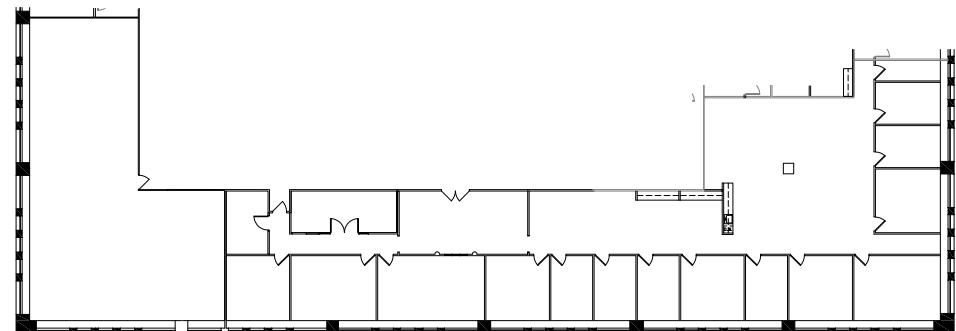
Eighth Floor - 2,316 RSF*

- River & City views
- 4 exterior private offices & conference room



Eighth Floor - 10,158 RSF*

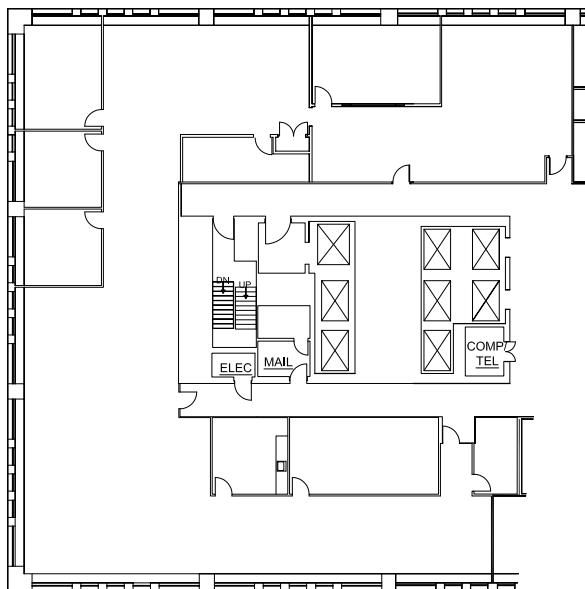
- Lobby entrance
- River, Shockoe & City views
- 14 exterior private offices



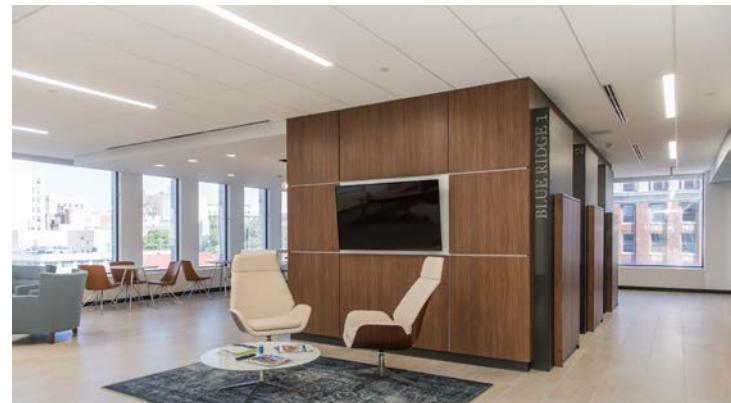
*Eighth floor suites can be combined for 12,474 RSF

Ninth Floor - 8,573 RSF

- Lobby entrance
- City, River & Shockoe views

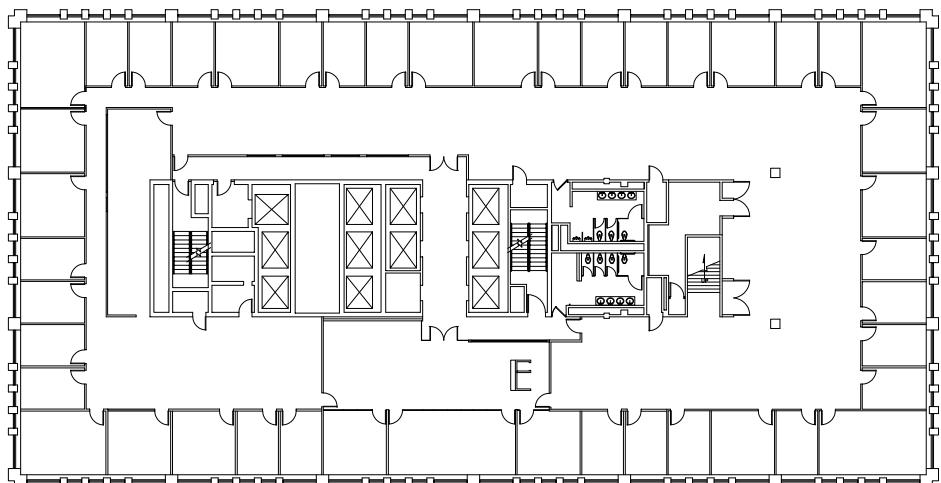


9th Floor



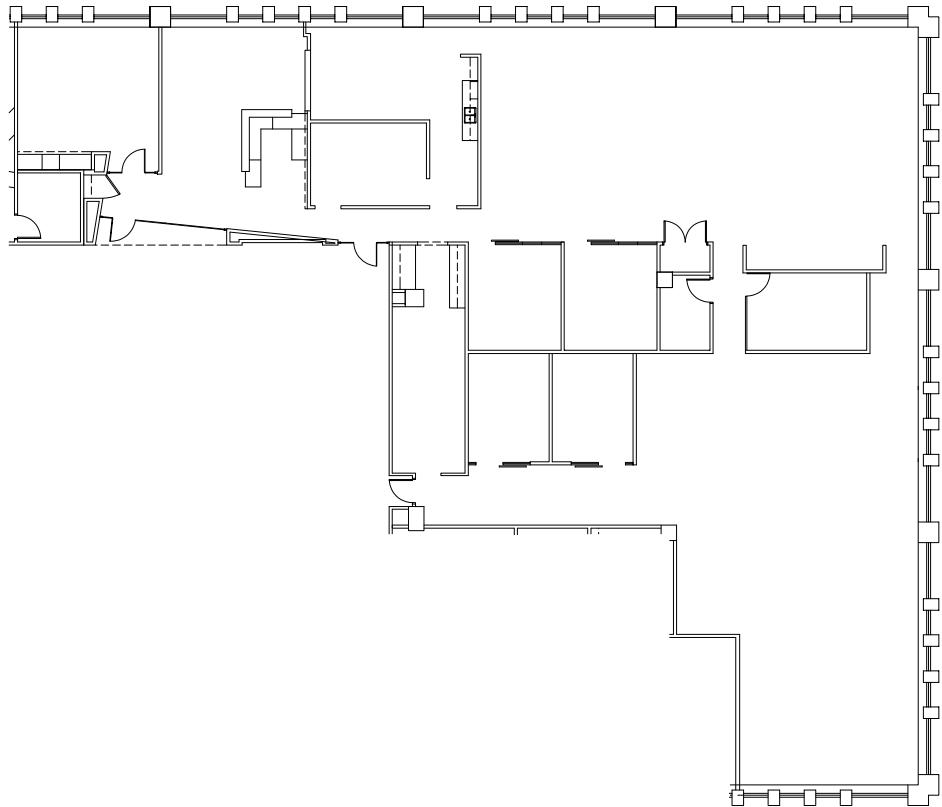
Twelfth Floor - 19,942 RSF

- Vacant
- Full floor available
- River and Shockoe views



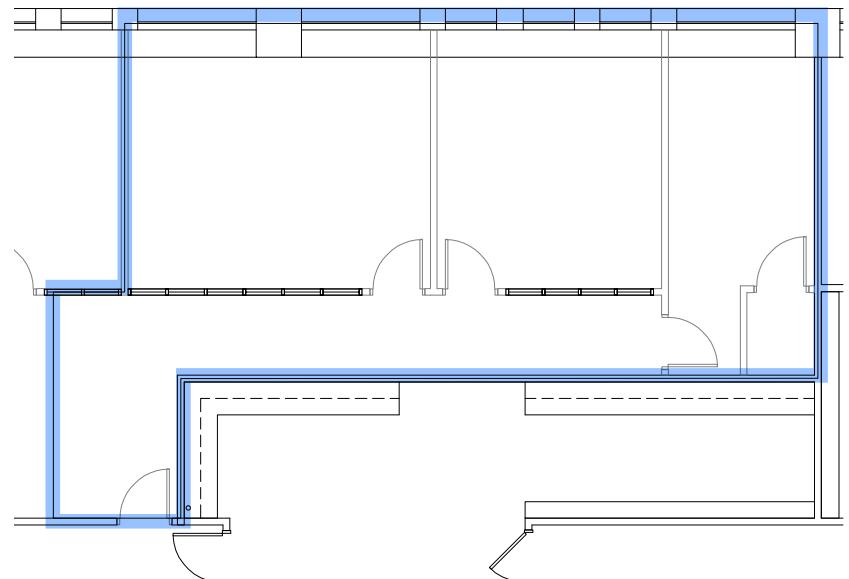
Bank of America Building

Nineteenth Floor - 8,524 RSF



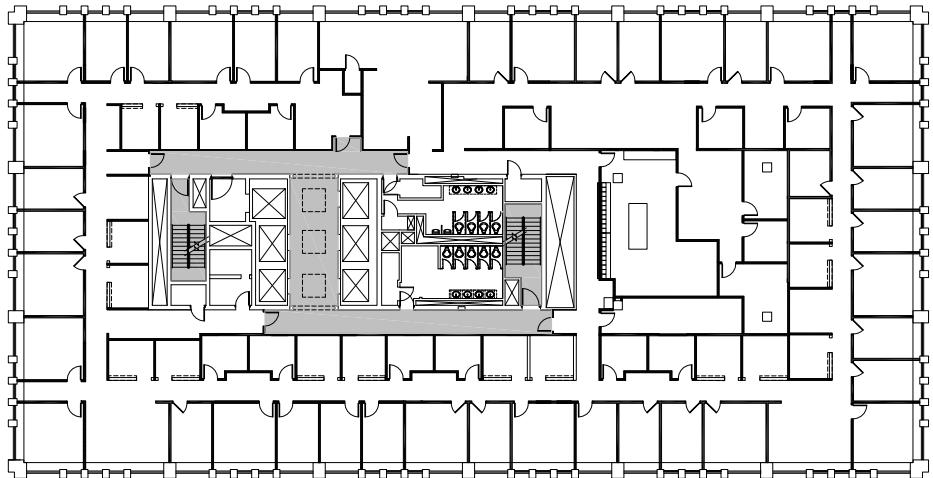
Twentieth Floor - 1,171 RSF

- Upper floor city view
- 2 private office suite



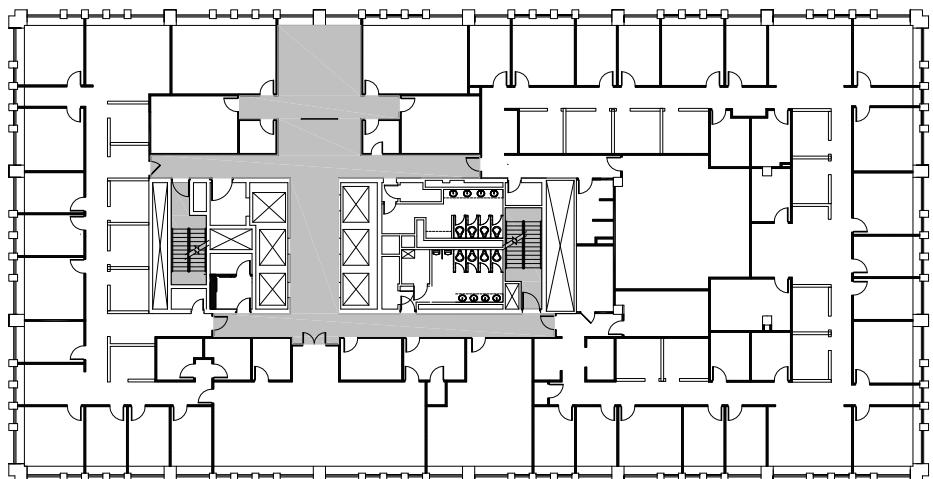
23rd Floor - 19,416 RSF

- Full floor available 2/1/24
- Law firm buildout
- Panoramic views of Downtown Richmond
- Highest available floors available for lease in Richmond

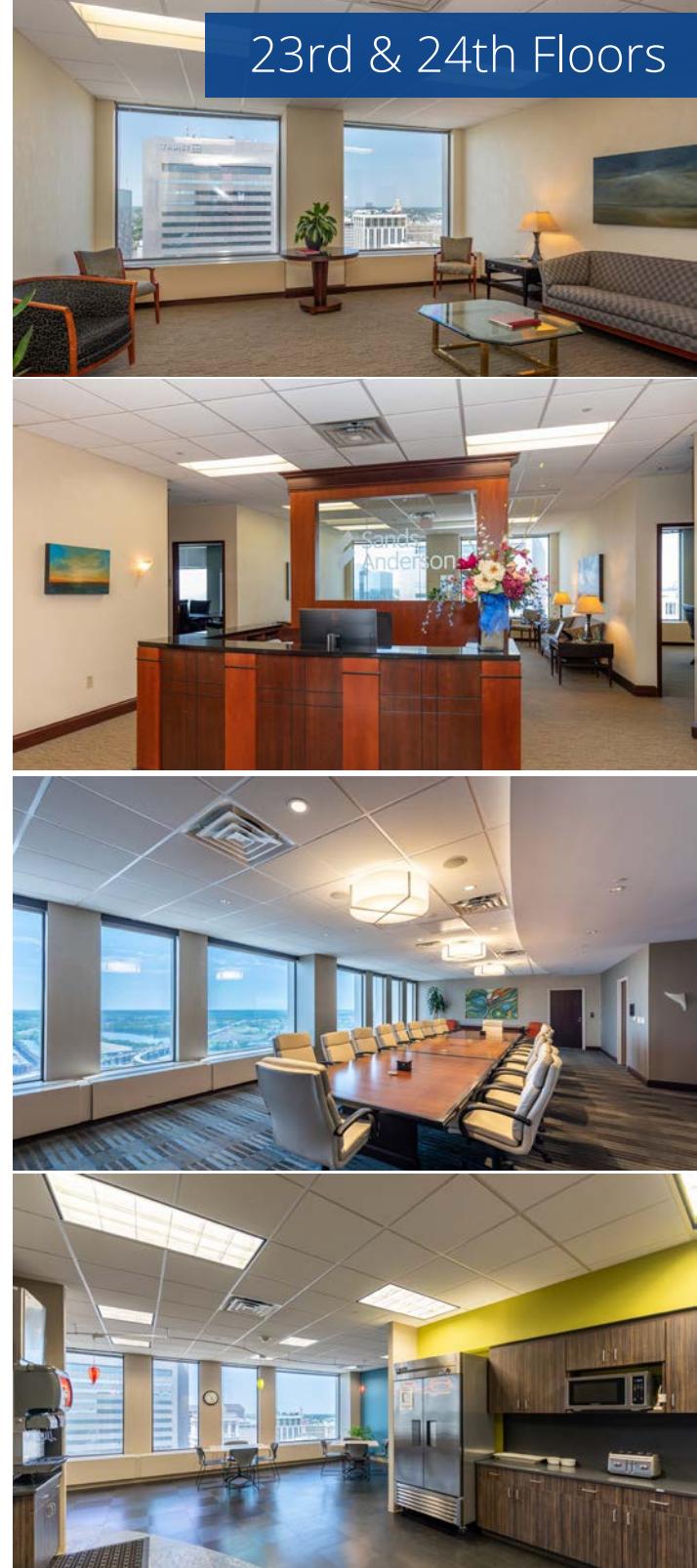


24th Floor - 19,416 RSF

- Full floor available 2/1/24
- Law firm buildout
- Panoramic views of Downtown Richmond
- Highest available floors available for lease in Richmond



23rd & 24th Floors





Greater Richmond Convention Center

The National

Virginia State Capitol

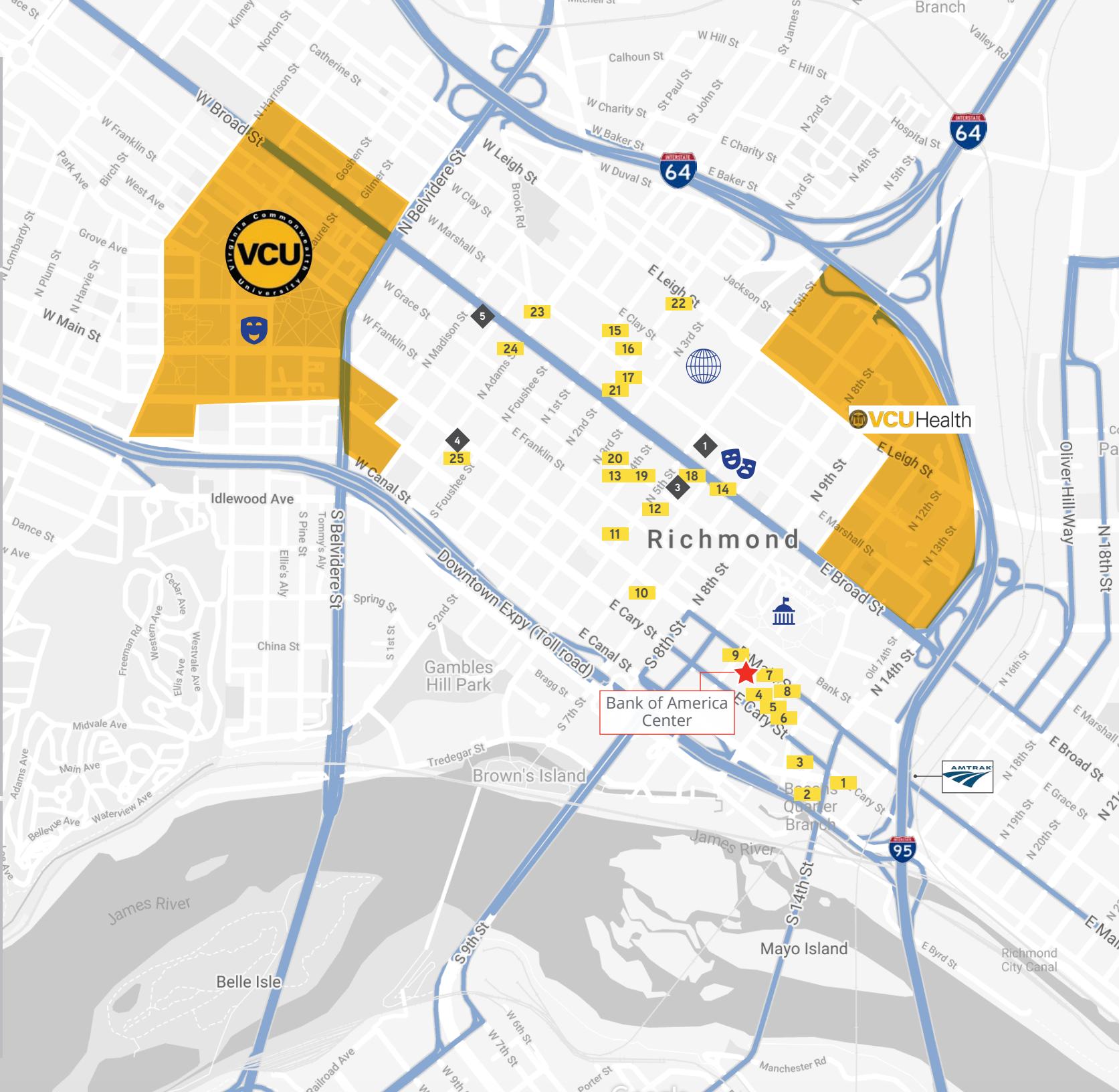
Altria Theater

RESTAURANTS

- 1 The Hard Shell
- 2 Southern Railway Taphouse
- 3 Sine Irish Pub
- 4 The Cobblestone
- 5 Sam Miller's
- 6 Mijas Cantina
- 7 Citizen
- 8 Soul Taco
- 9 Padow's
- 10 Capital Ale House
- 11 Penny Lane Pub
- 12 Secret Sandwich Society
- 13 Godfrey's
- 14 Vagabond
- 15 Mama J's Kitchen
- 16 Lucy's
- 17 J Kogi
- 18 La Grotta Ristorante
- 19 Wong Gonzalez
- 20 Rappahannock
- 21 Salt & Forge
- 22 Southern Kitchen
- 23 Saison
- 24 Bistro 27
- 25 Lemaire

HOTELS

- 1 Richmond Marriott
- 2 Homewood Suites by Hilton
- 3 Hilton
- 4 The Jefferson
- 5 Quirk Hotel



Richmond is the state capital of Virginia and the 46th largest metro area in the United States.

Located approximately 100 miles south of Washington D.C., Richmond is strategically positioned along the I-95 corridor at the mid-point of the Eastern Seaboard.

"#2 City Millennials Are Moving To"
Forbes

"BEST Place to Live in America"
BUSINESS INSIDER

"Virginia is America's Top State For Business"
CNBC

"Top 5 Hippest Cities in the U.S. Everyone Under 30 Wants To Move To"
BUSINESS INSIDER

"Top Ten Up-And-Coming Tech Cities"
REALTOR

"Top 15 U.S. City Worth Moving To"
USA TODAY

"Top 20 Places in America to Start a Business"
CNBC

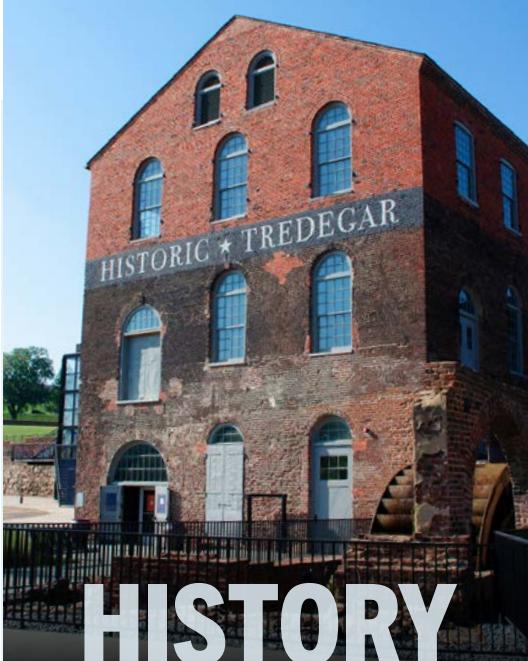
"Best River Town in America"
Outside

"Top Destination For Food Travel"
NATIONAL GEOGRAPHIC



Positive Quality of Life

The Richmond MSA is home to a variety of cultural and recreational activities suitable for inhabitants with a diverse set of interests. The City of Richmond is known for its compelling history, vibrant music and arts scene, highly rated dining, and outdoor adventures. With an average commute time of 25 minutes, the city is easily traversable with additional access to the Blue Ridge Mountains, Atlantic Coast beaches, and Washington D.C. all within a two-hour drive time.



HISTORY

History lives in the Richmond Region. Walk among the earliest settlers at Henricus Historical Park and sit in the church where Patrick Henry gave his famous “Give Me Liberty, or Give Me Death” speech during the American Revolution. Historic Tredegar chronicles Richmond’s place in the Civil War and the Richmond Slave Trail narrates the troubled times before the war and the hope that came with Emancipation. The Valentine tells the story of Richmond’s people through an expansive permanent collection and creative special exhibits.



OUTDOORS

The James River cuts through Richmond and is surrounded by a vast park system with well-maintained trails for hiking and biking. Convenient trail-to-water access allows for fishing, kayaking, and leisurely pursuits. The main section of the James River Park extends 2.6 miles through downtown Richmond and connects to the Virginia Capital Trail, a 52-mile multi-use trail that stretches from Richmond to Williamsburg. Additional attractions include Maymont, a 100-acre Victorian estate and public park, the Virginia Museum of Fine Arts, a top-ten ranked U.S. museum and one of the largest museums in North America, and the Lewis Ginter Botanical Garden.



DINING

There's a reason National Geographic said Richmond is a place to visit for food and Condé Nast Traveler said Richmond was the “Southern Food Destination You Need to Know About.” The best Richmond region restaurants are locally-owned and offer everything from farm-to-table to Asian fusion. Richmond chefs are consistently nominated for James Beard awards. With more than 30 craft breweries and more on the way, it's clear why the Wall Street Journal said Richmond “is home to one of the region's fastest growing beer scenes.” Favorite beer destinations include Legend, Hardywood, Center of the Universe and Triple Crossing.

7M

TOURISTS VISIT THE
GREATER RICHMOND
REGION EACH YEAR
BECAUSE OF THE
AREA'S IMPORTANCE IN
AMERICAN HISTORY

**BEST
#13**

RIVER TOWN IN
AMERICA – *Outside Magazine*
BEST U.S. CITIES
FOR ADVENTUROUS
TRAVELERS – *Travel + Leisure*

**TOP 8
#1**

UNDER-THE-RADAR
FOOD CITIES IN THE
WORLD – *Huffington Post*
BEER DESTINATION IN THE
WORLD – *Huffington Post*



Malcolm Randolph, SIOR

Senior Vice President
+1 804 267 7208
malcolm.randiolph@colliers.com

Jimmy Martin, SIOR

Senior Vice President
+1 267 7218
jimmy.martin@colliers.com

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500
colliers.com/richmond

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers