



Colliers

# 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







Courtyard



Security Desk



Main Lobby



Dining Area



Dining Area

# Bank of America Center Common Areas



Cafe



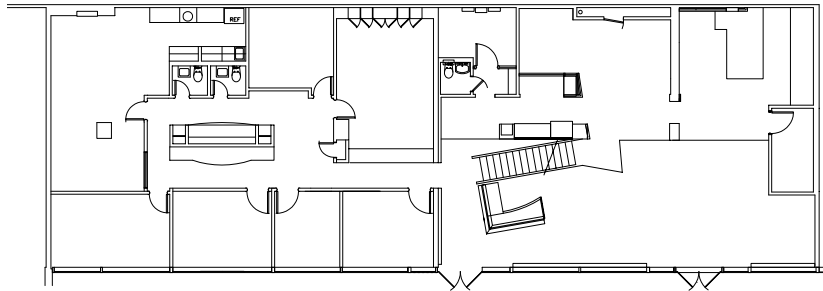
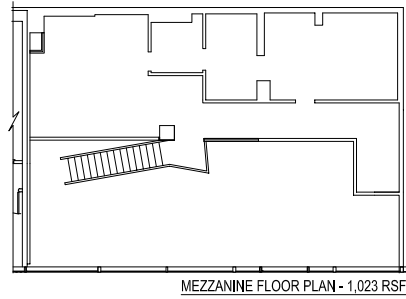
Shared Conference Facility



# Floor Plans

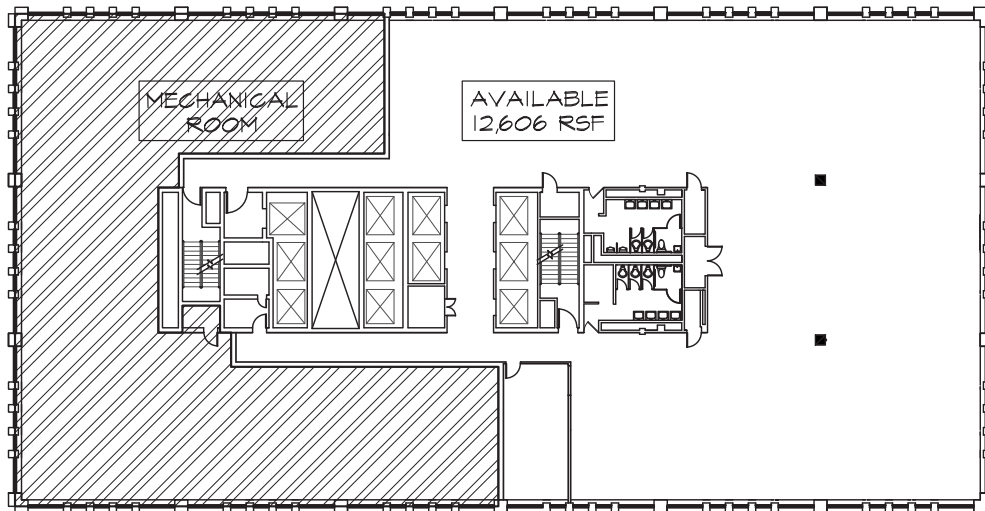
## Courtyard - 5,937 RSF

- Courtyard Access
- 2 level, creative design



## Fourth Floor - 12,606 RSF

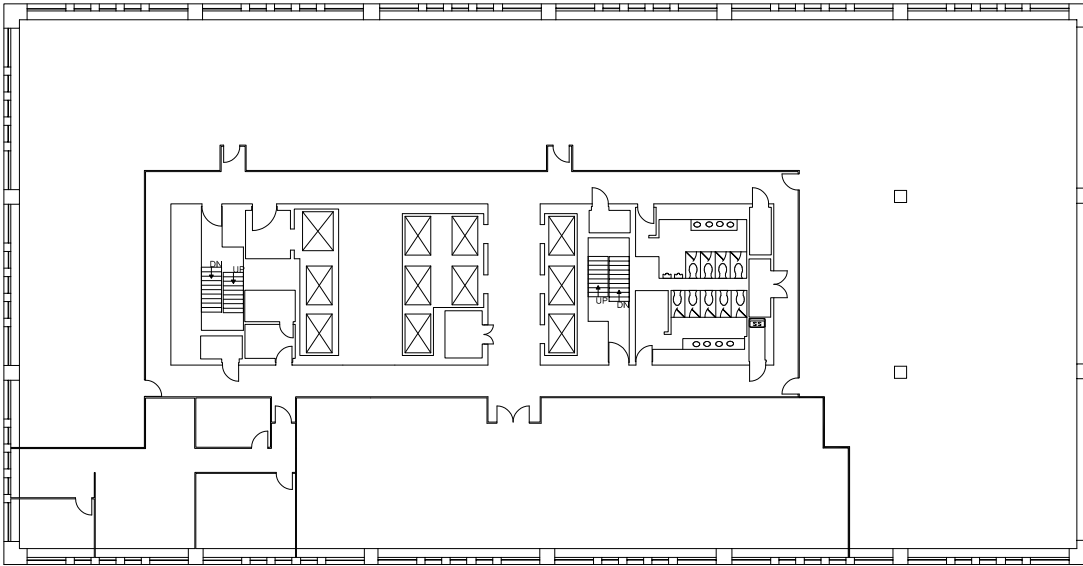
- Full floor available
- Courtyard & streetscape views



## 4th Floor



# Bank of America Building

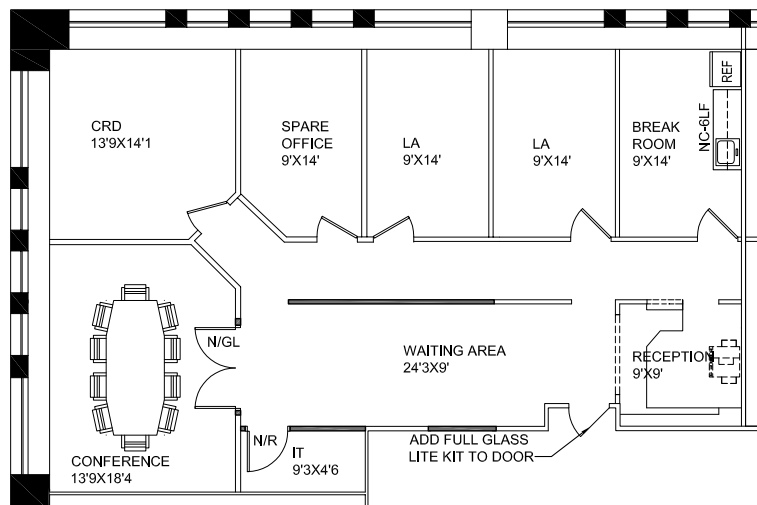


## Fifth Floor - 18,576 RSF

- 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\*

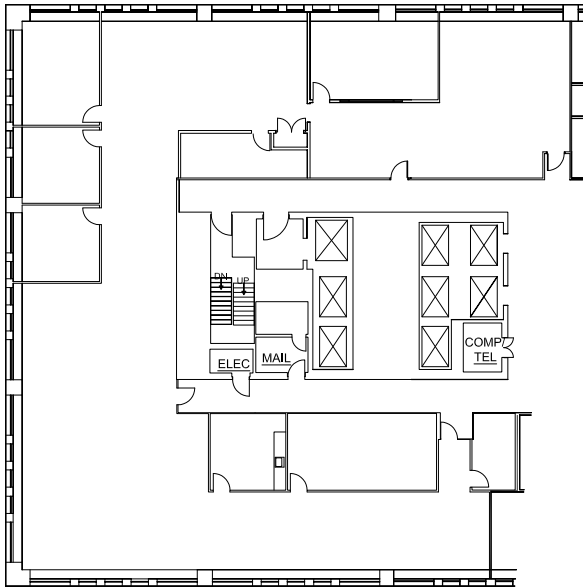
- Lobby entrance
- River, Shockoe & City views
- 14 exterior private offices



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

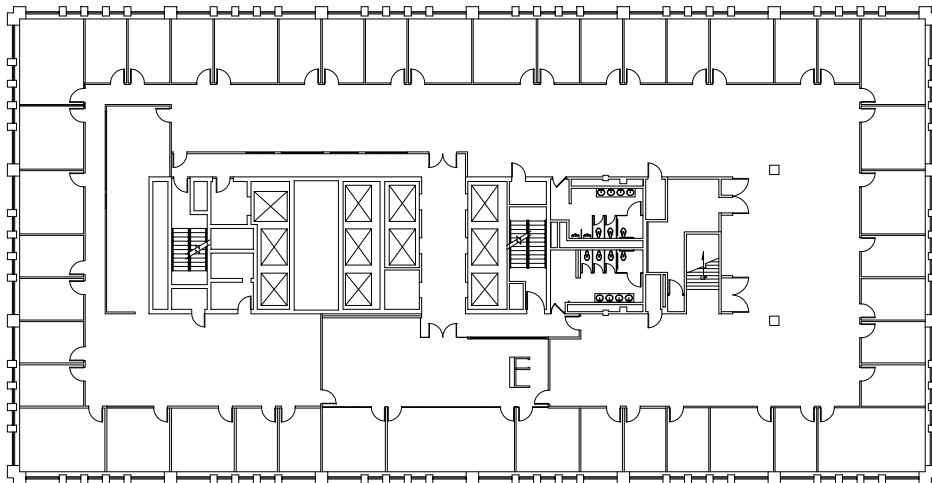
## Ninth Floor - 8,573 RSF

- Lobby entrance
- City, River & Shockoe views



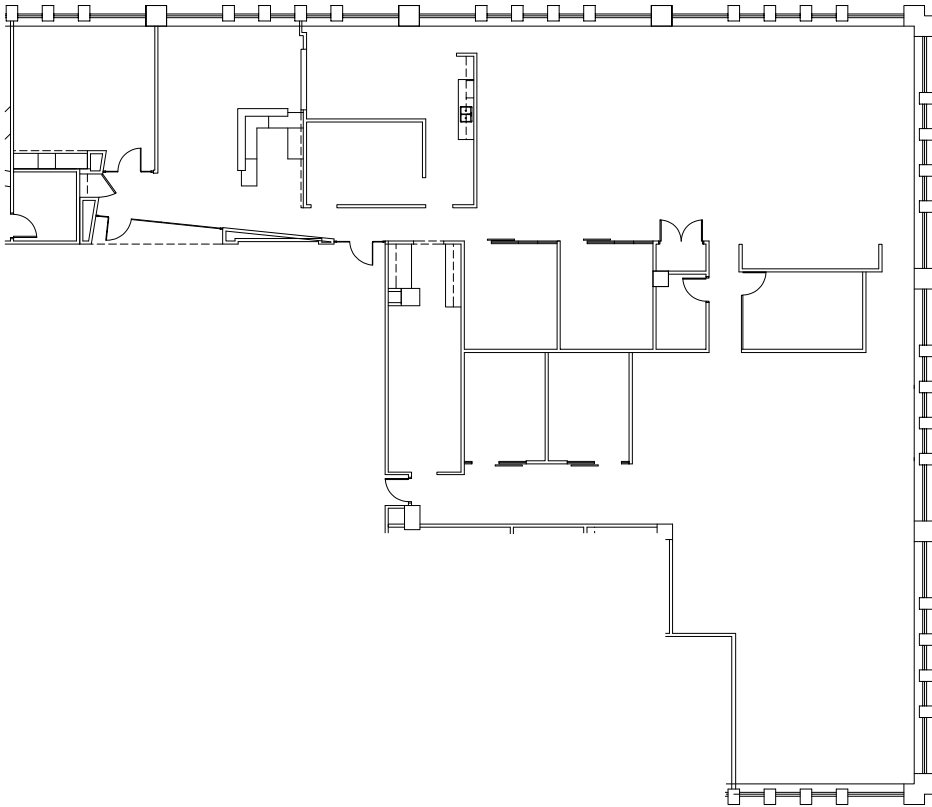
## Twelfth Floor - 19,942 RSF

- Vacant
- Full floor available
- River and Shockoe views



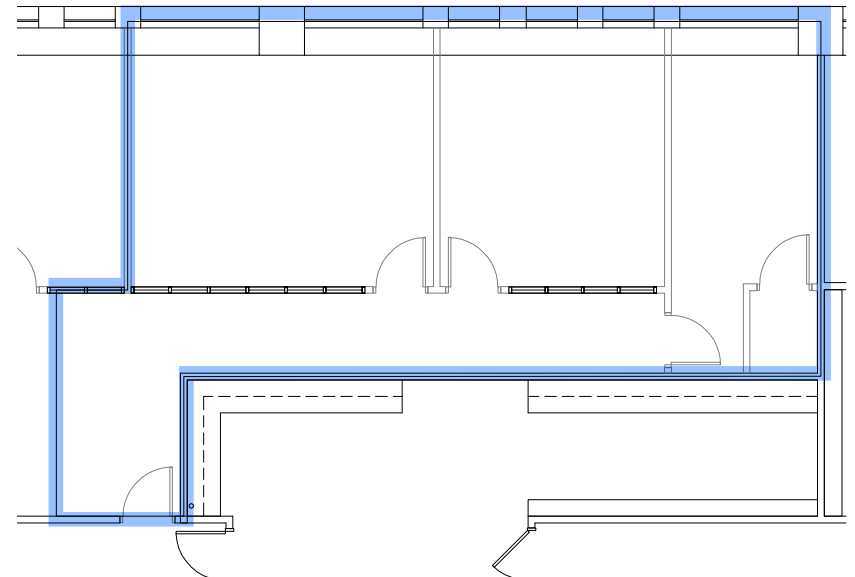
# Bank of America Building

**Nineteenth Floor - 8,524 RSF**



**Twentieth Floor - 1,171 RSF**

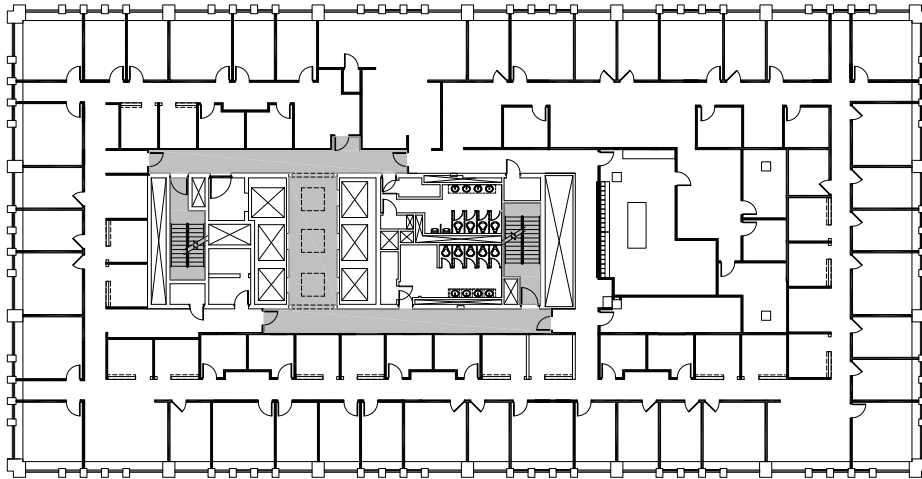
- Upper floor city view
- 2 private office suite





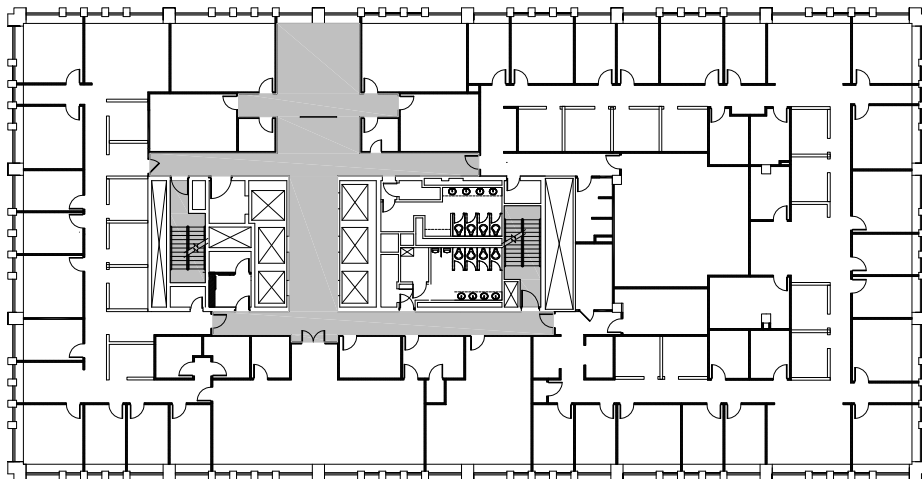
### 23rd Floor - 19,416 RSF

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

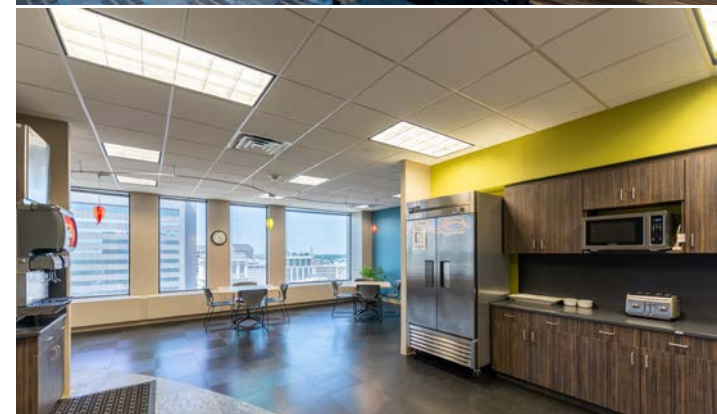


### 24th Floor - 19,416 RSF


- 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

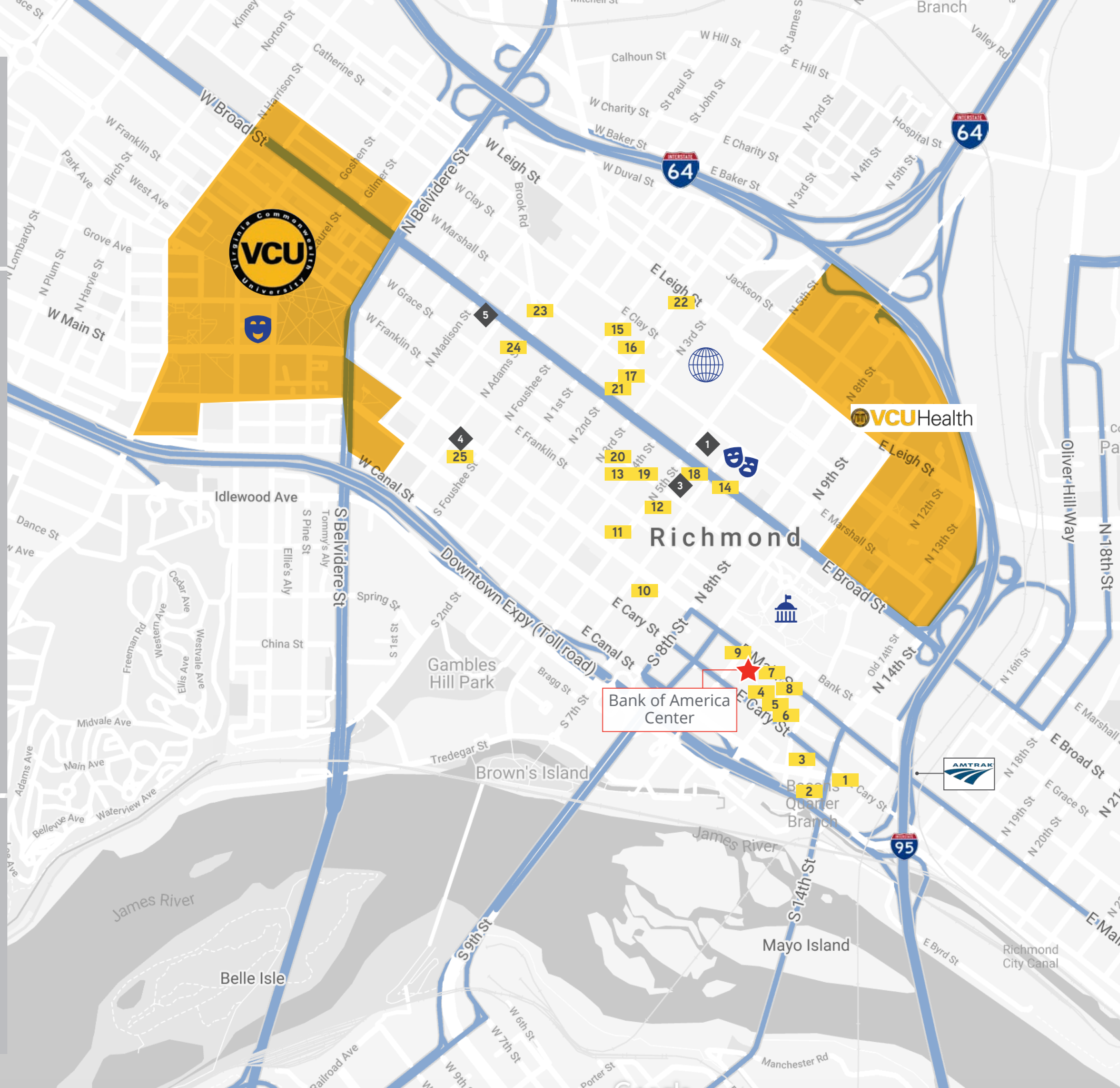
 Altria Theater

## 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 46<sup>th</sup> 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"*

**NBC 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"*

**NBC CNBC**

*"Best River Town in America"*

**Outside**

*"Top Destination For Food Travel"*

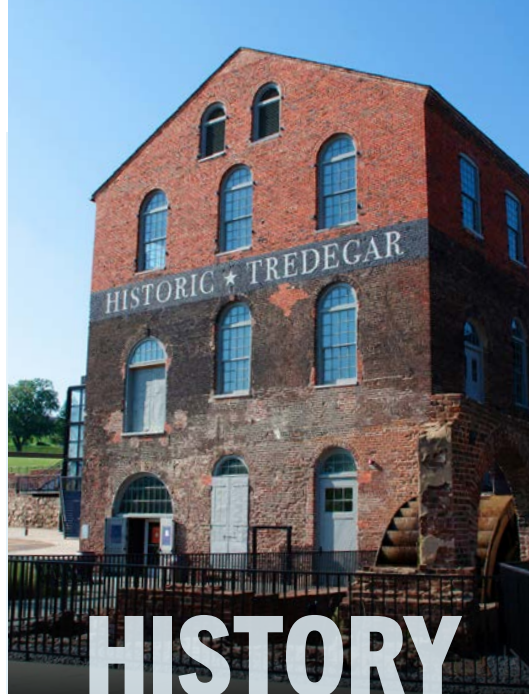
**NATIONAL  
GEOGRAPHIC**





# 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.

**7M**

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



## 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.

**BEST  
#13**

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



## 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.

**TOP 8  
#1**

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





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