

THE

CURRENT

modern new office space

RICHMOND | VIRGINIA

UP TO 5,312 RSF AVAILABLE



thecurrentrichmond.com



THOUGHTFULLY DESIGNED



flexible
floor plans



fitness center
on-site



abundant
natural light



free wifi
in amenity
spaces



rooftop
lounge with
river views



designed to promote
productivity and
inspiration



easy commute
by car, bike or
foot



park in the
building



charge your
EV while
you work



On-site dining
and brewery



rejuvenate
on the river



landscaped
courtyard

SPECIFICATIONS

building size	65,818 RSF
available	Up to 5,312 RSF
number of floors	6 floors
typical floor	12,011 RSF
slab to slab height	12 feet
structural capacity	50 PSF on office floors
HVAC	VRF system
parking	attached and secure structured parking
I-95 proximity	0.3 miles
bus stop proximity	<0.1 miles
James River proximity	0.2 miles



ACCESS IS EVERYTHING

JAMES RIVER



3

MINUTE WALK

SHOCKOE BOTTOM



4

MINUTE BIKE RIDE

CBD



5

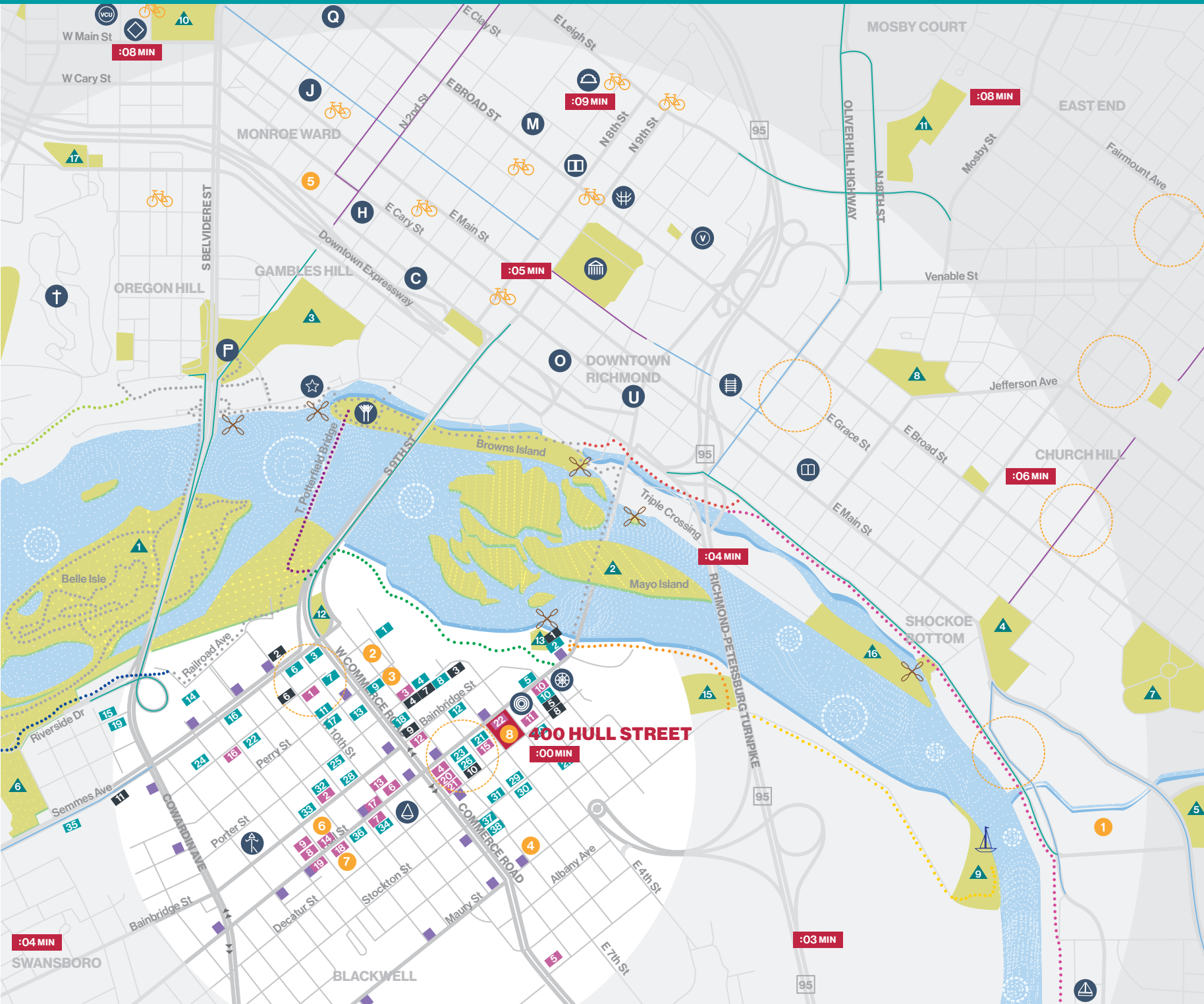
MINUTE DRIVE

I-95



3

MINUTE DRIVE



CULTURAL / HISTORIC

- Richmond Railroad Museum
- American Civil War Museum
- Virginia War Memorial
- Edgar Allan Poe Museum
- Virginia State Capital
- Hollywood Cemetery
- The National
- Altria Theatre
- Richmond Coliseum
- Plant Zero
- City Hall
- District Court

ENTERTAINMENT

- Brown's Island
- Dogtown Dance Theatre

TRANSPORTATION

- RAIL STATIONS**
- Main Street Station

BUS STOPS

- GRTC

BIKE LANES

- Bike Share Locations Phase I
- Bike Share Service areas Phase II
- Completed
- Indesign
- Funded

BOAT LAUNCH

- Ancarrow's Landing

BOAT SLIPS

- Rockett's Landing

KAYAK / CANOE ACCESS

- DRIVING TIME

EDUCATION

- VCU Medical
- VCU MP Campus

LODGING

- The Omni
- Crowne Plaza
- Holiday Inn Express
- The Jefferson
- Quirk Hotel
- Richmond Marriott
- Courtyard by Marriott

TRAILS

- T. Potterfield Bridge
- Manchester Floodwall
- Buttermilk Trail
- Canal Walk
- Richmond Slave Trail
- Virginia Capital Trail
- North Bank
- Connecting Trails

PARKS

- Belle Isle
- Mayo Island
- Gambles Hill Park
- Libby Hill Park
- Gillies Creek Park
- Canoe Run Park
- Chimborazo Park
- Jefferson Park
- Ancarrow's Landing
- Monroe Park
- Parker Field
- Climbing Wall
- Floodwall Park
- Great Shiplock
- Retention Basin Park
- Chapel Island Park
- Grace Arents Community Garden

APARTMENT DEVELOPMENTS

- 1 River's Edge II
- 2 South Falls Apartments
- 3 Terraces at Manchester
- 4 Rivers Edge at Manchester
- 5 The Paper Company Lofts
- 6 Link Apartments Manchester
- 7 Perry Place Apartments
- 8 City View Lofts
- 9 Lofts at Trolley Station
- 10 Plant Zero
- 11 909 Perry
- 12 The Overlook at City View
- 13 Old Manchester Lofts
- 14 The Jamestown
- 15 Riverhaus
- 16 1200 Semmes
- 17 908 Perry
- 18 Hatcher Tobacco Flats
- 19 Belle Summit
- 20 South Bank Apartments
- 21 Port RVA
- 22 Manchester Park
- 23 Manchester Pie Factory
- 24 Riviera at Semmes
- 25 1000 Porter
- 26 Manchester Motorworks
- 27 Stella 360
- 28 1000 Bainbridge
- 29 Plant One
- 30 Miller Lofts at Plant Zero
- 31 Textile Lofts at Plant Zero
- 32 12th & Bainbridge
- 33 Manchester Green
- 34 Old Manchester Plaza
- 35 Muse Apartments
- 36 1100 Hull
- 37 Hopper Flats
- 38 Lofts at Commerce

OFFICE DEVELOPMENTS

- 1 South Falls
- 2 SunTrust Office Building
- 3 Icon at City Center
- 4 Corrugated Box
- 5 Commons at Plant Zero
- 6 UPS / Overnite Office Building
- 7 City View Office Building
- 8 Dutch Roof Building
- 9 101 Commerce
- 10 612 Hull
- 11 1800 Semmes

RESTAURANTS

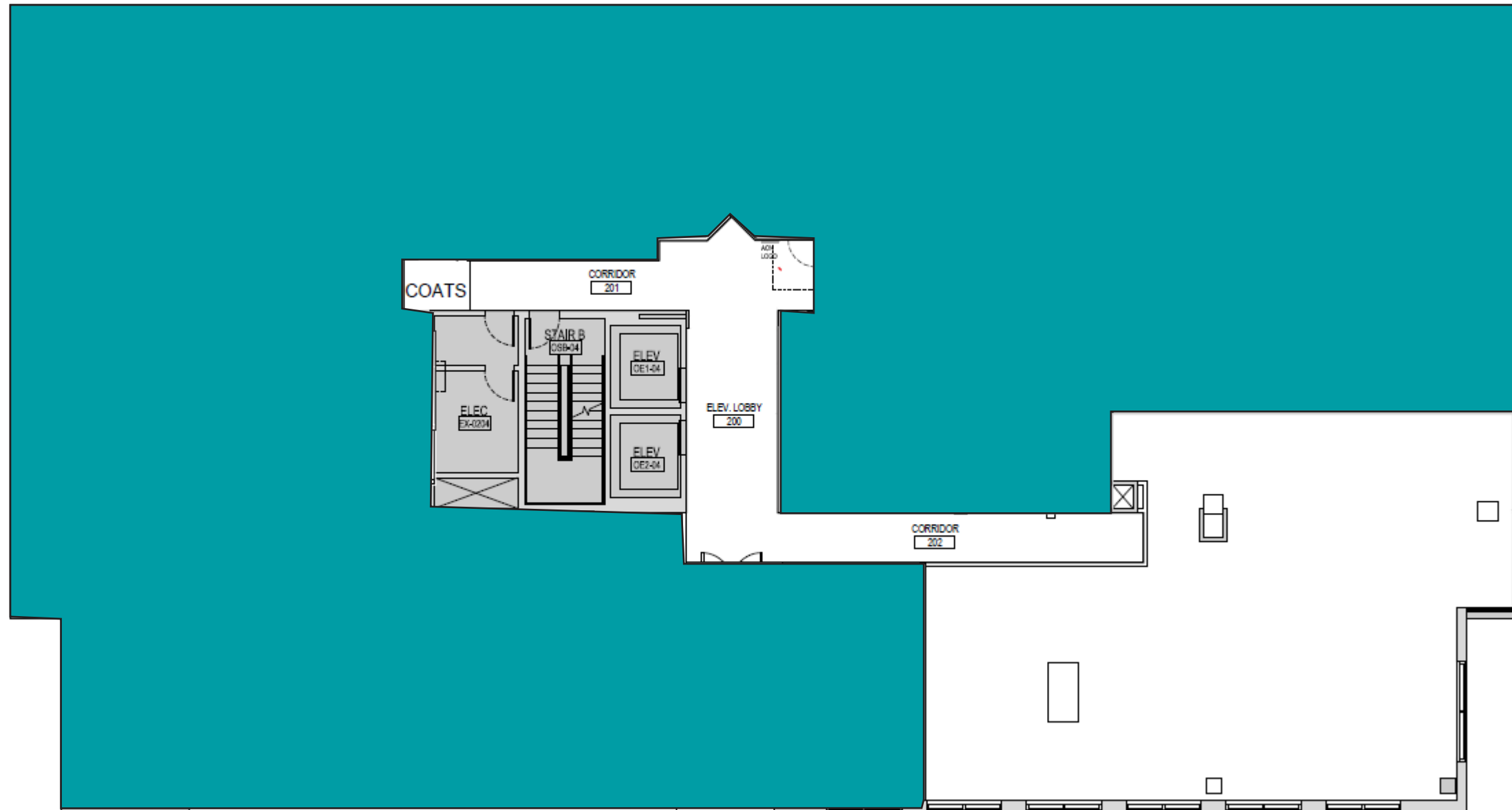
- 1 Iron Clad Pizza
- 2 Brewers Cafe
- 3 Camden's
- 4 McDonald's
- 5 Sisters Cafe
- 6 Caribbean Chef
- 7 Croaker's Spot
- 8 Send-a-Chef
- 9 Vibes Cuisine
- 10 La Vera
- 11 Plant Zero Cafe
- 12 Cafe Zata
- 13 Sweet Fix
- 14 Hot Diggity Donuts
- 15 Manchester Market
- 16 McDonough Market
- 17 Soul Ice
- 18 Butter Bean Cafe
- 19 Pig and Brew
- 20 Stella's Market
- 21 Continental Manchester
- 22 Hatch Local

BREWERIES

- 1 Stone Brewing
- 2 Legend Brewing
- 3 Basic City Beer
- 4 Belle Isle Craft Spirits
- 5 Triple Crossing
- 6 Dogtown Brewing
- 7 Manastoh Brewing
- 8 Benchtop Brewing

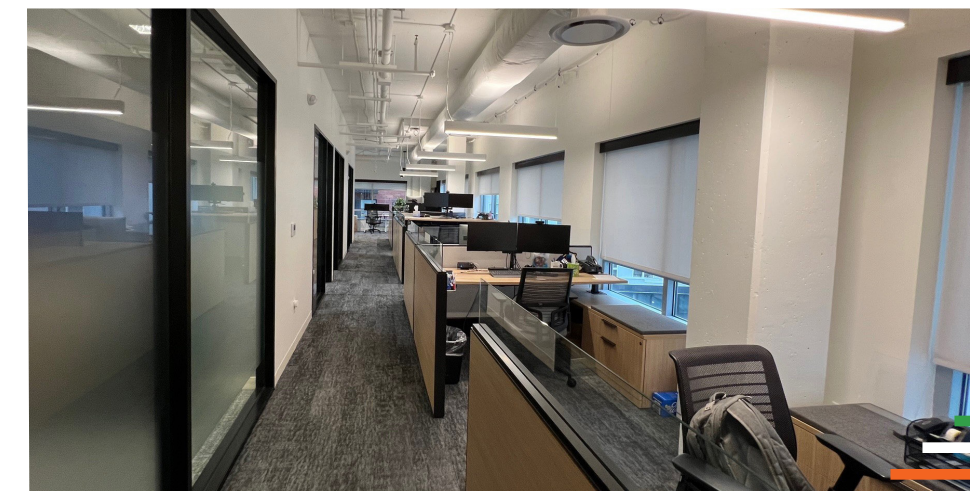
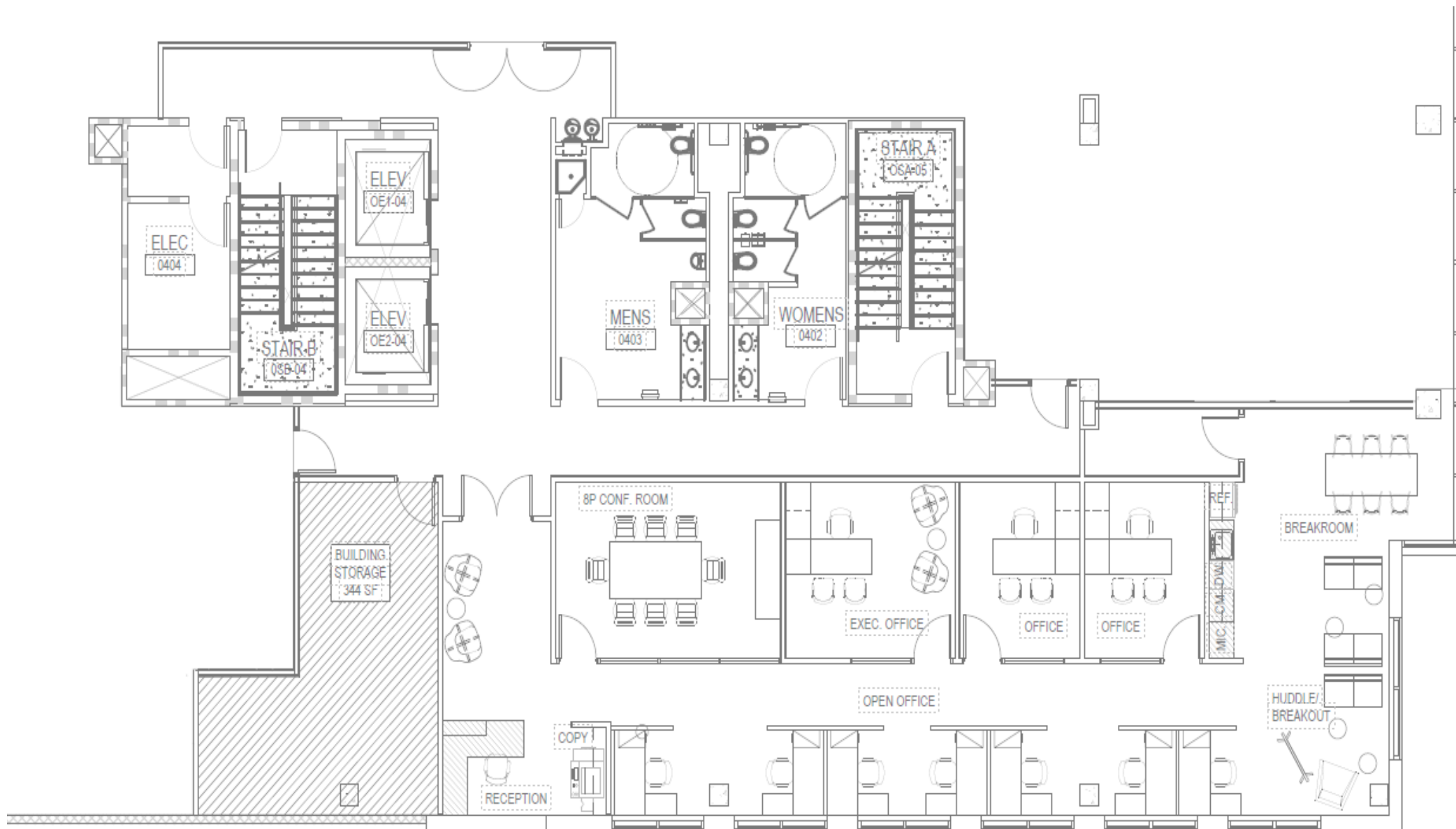
2ND FLOOR AVAILIBILTY

UP TO 2,397 SF



3RD FLOOR AVAILIBILTY

2,915 SF | EXISTING CLASS A BUILD-OUT, AVAILABLE FOR IMMEDIATE OCCUPANCY



JOIN THE CURRENT



Top tier financial
services firm



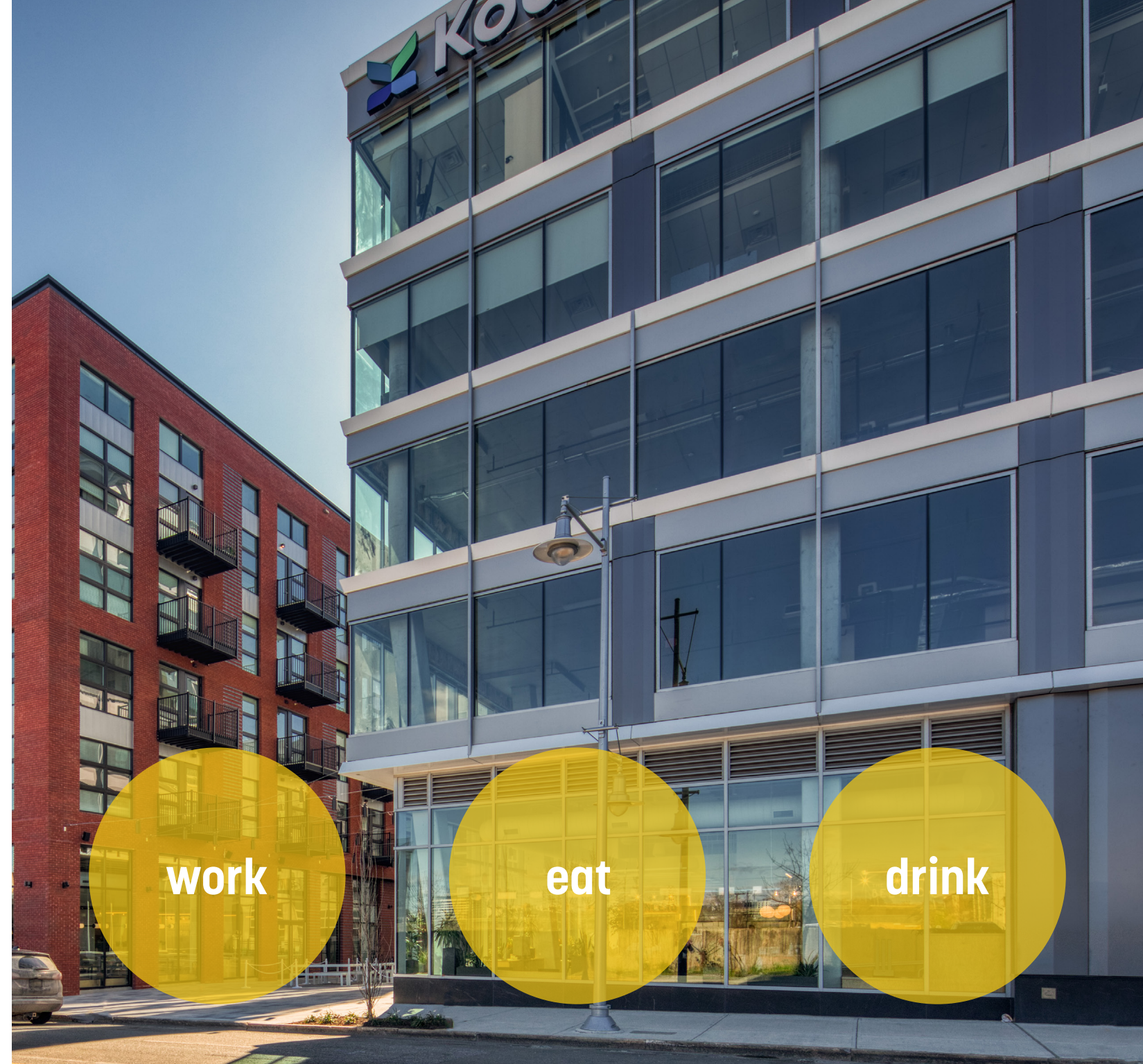
Global Professional Services Firm



Regional Planning
District Commission



Creative craft
brewery



**“THE LOCATION, EXCITING AMENITIES AND
COLLABORATIVE SPACES SHOULD HELP US
ATTRACT AND RETAIN TOP TALENT.”**

**Boomer Muth, President
West Creek Financial**

ONLY
5,312 RSF
REMAINING



LEASED

2,915 SF

2,397 SF

BENCHTOP

— THE —
CURRENT

JOIN US

Owned by:



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