

For Lease

411 E Franklin Street
Richmond, VA 23219



For More Information:

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Property Highlights

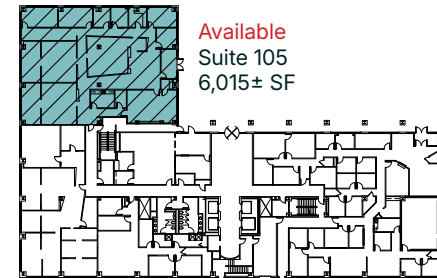
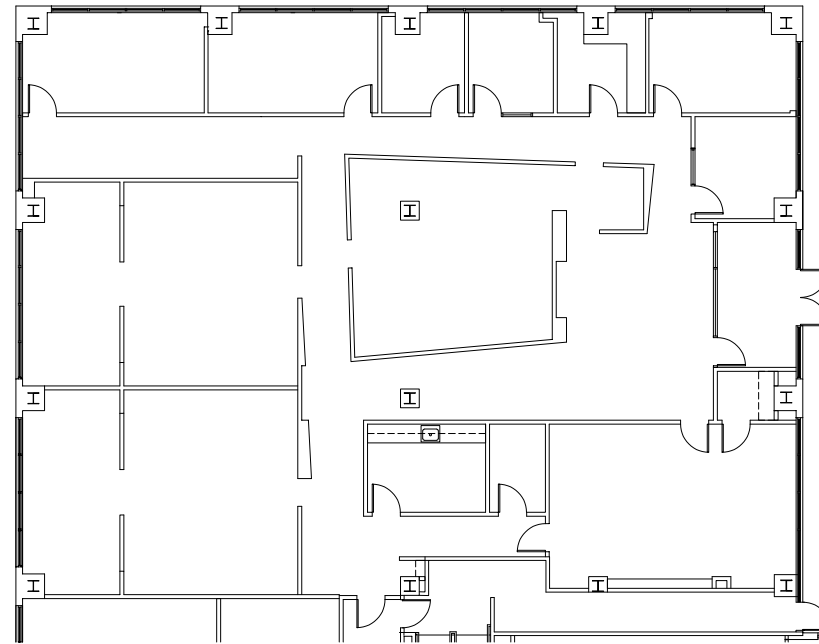
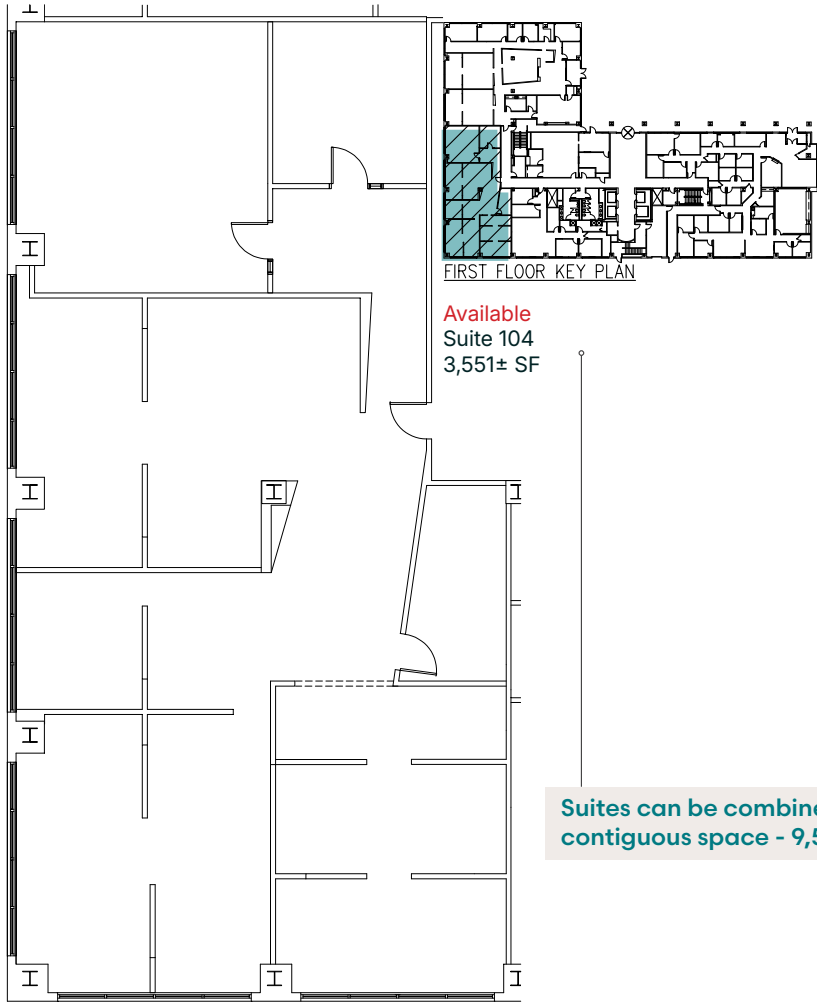
33,368± SF of office space for lease

- **Unmatched Walkability:**
 - In the heart of the Central Business District and the vibrant Richmond Restaurant Scene
 - One block from the Supreme Court of Virginia
 - Two blocks from the State Capitol
 - Steps from the James River Canal Walk
- **Exceptional Natural Light & Views:**
Efficient floor plates with abundant windows offering city views
- **Amenities:**
 - Newly refreshed conference room
 - Refurnished and updated lobby
 - 24-hour building services and access
 - On-site building maintenance
- **Parking:**
On-site parking convenience with secure garage directly beneath the building for tenants and visitors
- **Transit Access:**
 - Immediate access to GRTC Pulse right outside the door
 - Quick Access to I-64, I-95, and I195 for easy commutes
- **Lease Rate:**
\$20.00/SF, Full Service

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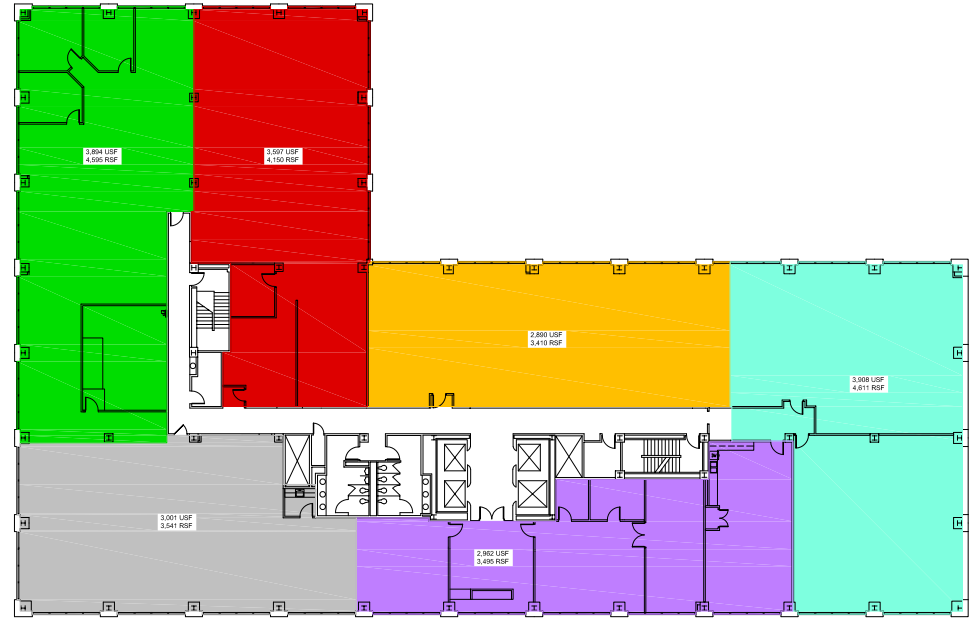
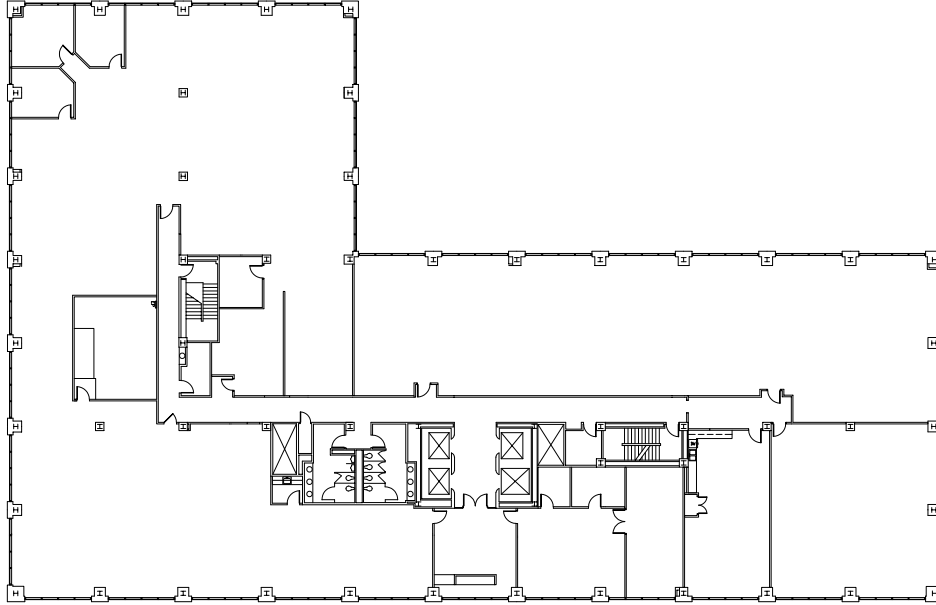


First Floor



Third Floor

Available 23,802 SF

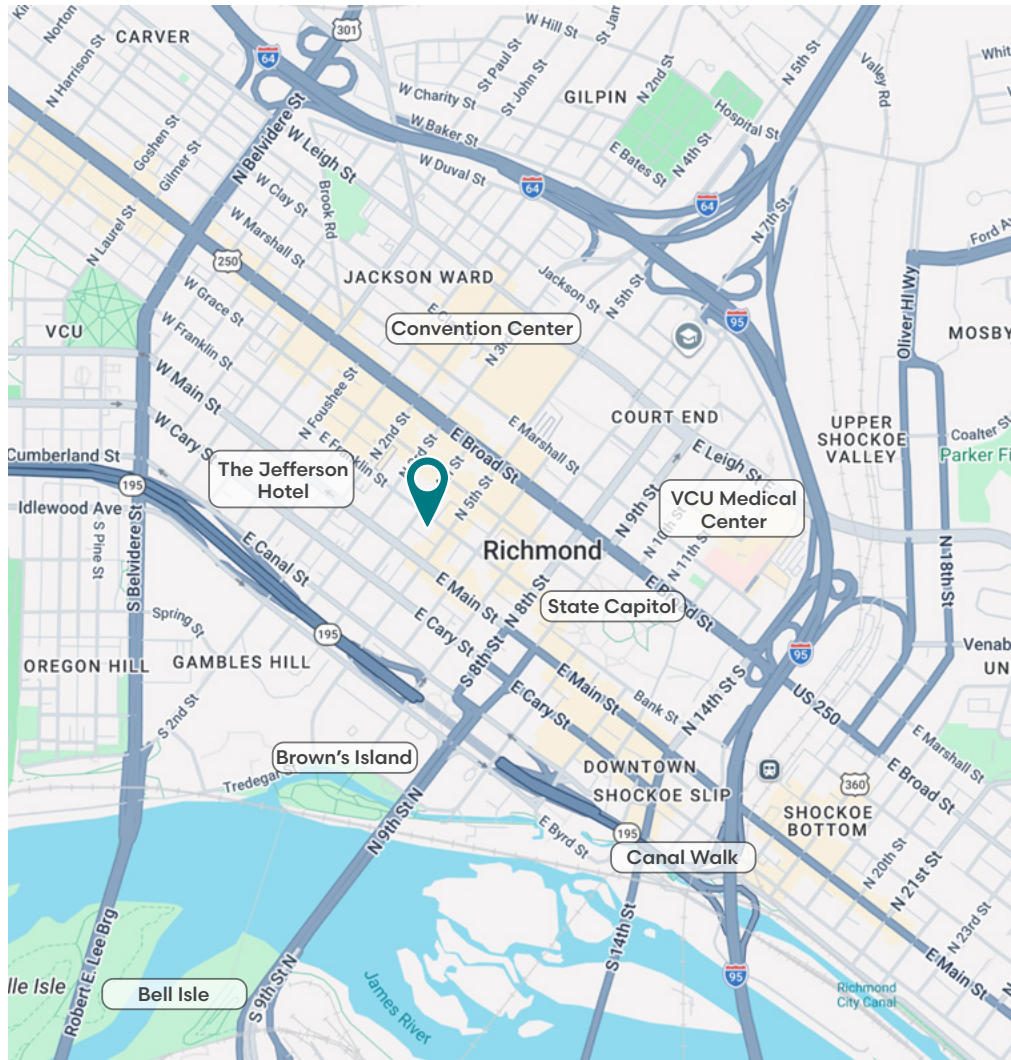


Market Overview

Richmond, VA

Richmond Market Draws Businesses with Top Rankings and Low Costs

Richmond continues to earn national recognition as a leading market for business growth, driven by its diverse economy, competitive cost structure, and highly skilled workforce. Frequently cited by major publications for its innovation, livability, and commuter-friendly environment, the region offers companies a strategic advantage for long-term success. Located in the heart of this dynamic market, offering businesses direct access to Richmond's economic momentum, talent base, and urban amenities.



Central Business District Location

At the heart of Richmond's financial, legal, and government core

Walkable Urban Amenities

Steps from dining, retail, fitness, hotels, and daily conveniences

Transit & Regional Access

Direct access to I-95, I-64, and GRTC Pulse rapid transit

Nearby Amenities



- 521 Biscuits & Waffles
- BrickFire Wood Oven
- Buttermilk and Honey
- Cafe Rustika
- Capital Ale House
- Capitol Waffle Shop
- Casa del Barco
- Charlotte's Southern
- Chefs Kitchen
- Chez Foushee
- Chez Nous
- Chopt
- Daisy's
- Dunkin'
- Fall Line Kitchen & Bar
- Henley On Grace
- Julep's New Southern
- La Grotta Ristorante
- Lemaire
- Lillie Pearl
- L'Opossum
- Maple Bourbon
- ML Steak Modern
- Chophouse
- Native Plate
- Padow's

- Penny Lane Pub
- Perly's
- Potbelly
- Quiznos
- Rappahannock
- Rueger's
- Secret Sandwich Society
- Spice of India
- Subway
- The Patio Thai
- Trevi's
- Starbucks
- Urban Farmhouse
- The Pit and The Peel
- Tobacco Company
- Wong Gonzalez



- 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



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



Virginia Capital Trail
52 miles along the scenic Route 5 corridor

Prime Downtown Richmond Location



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