



1867

THE WATKINS

AT SHOCKOE

WATKINS

COTTRELL

COMPANY

FOR LEASE

THE WATKINS AT SHOCKOE

125 S 14th Street
Richmond, VA 23219



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › Former La Difference showroom being converted into creative office/retail use
- › 2,284± SF - 14,057± SF available
Move-in ready!
- › High exposed ceilings with ample natural light flowing throughout
- › Highly visible location on the corner of 14th and Dock Street
- › On-site amenities include parking, fitness center, business center, and rooftop deck
- › Designated parking lot across the street with several public lots nearby
- › Highly walkable to a variety of nearby restaurants, retail shops, hotels, cultural landmarks, and Richmond's Canal Walk
- › **Please Contact Agents for pricing details**

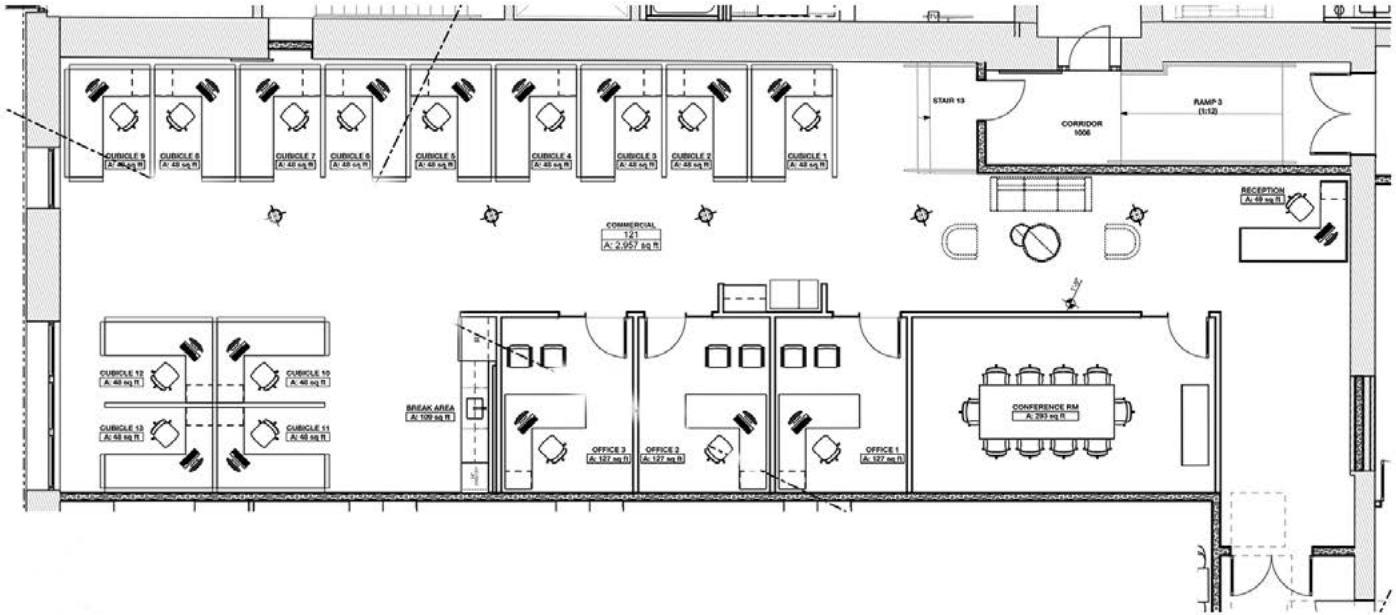


WATKINS SITE PLAN

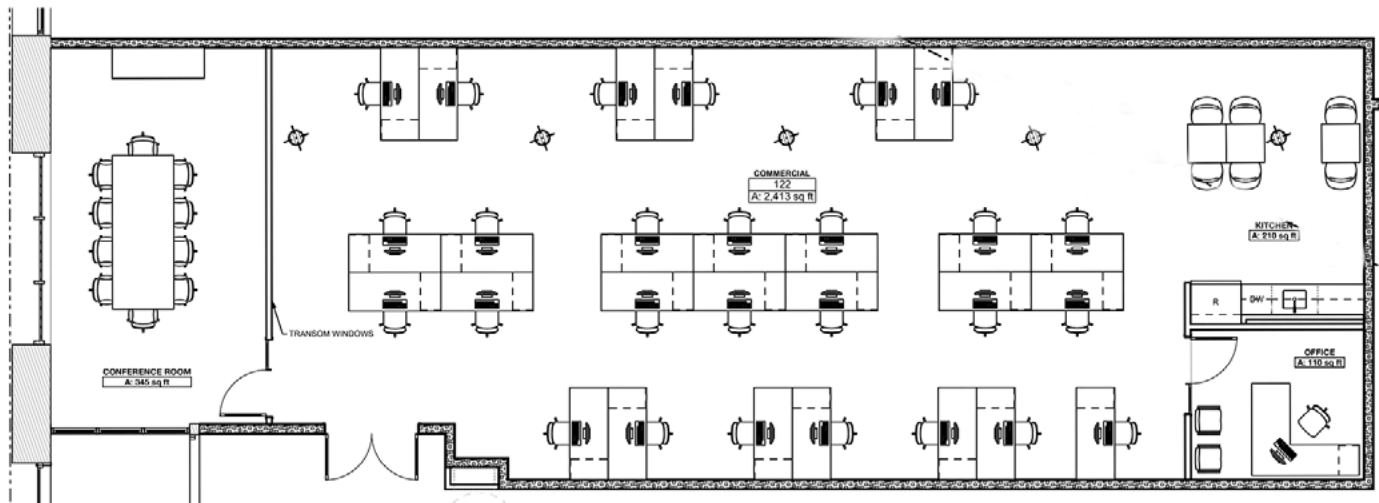


MOVE-IN READY SUITE PLANS

Suite 121 - 3,252± SF

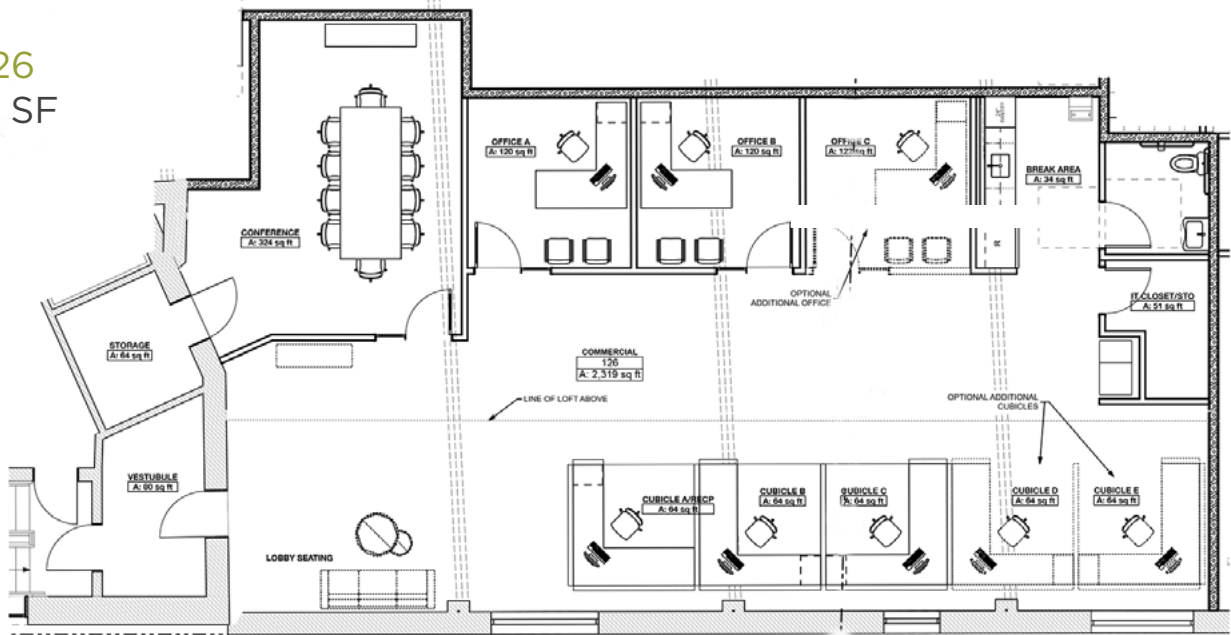


Suite 122 - 2,654± SF

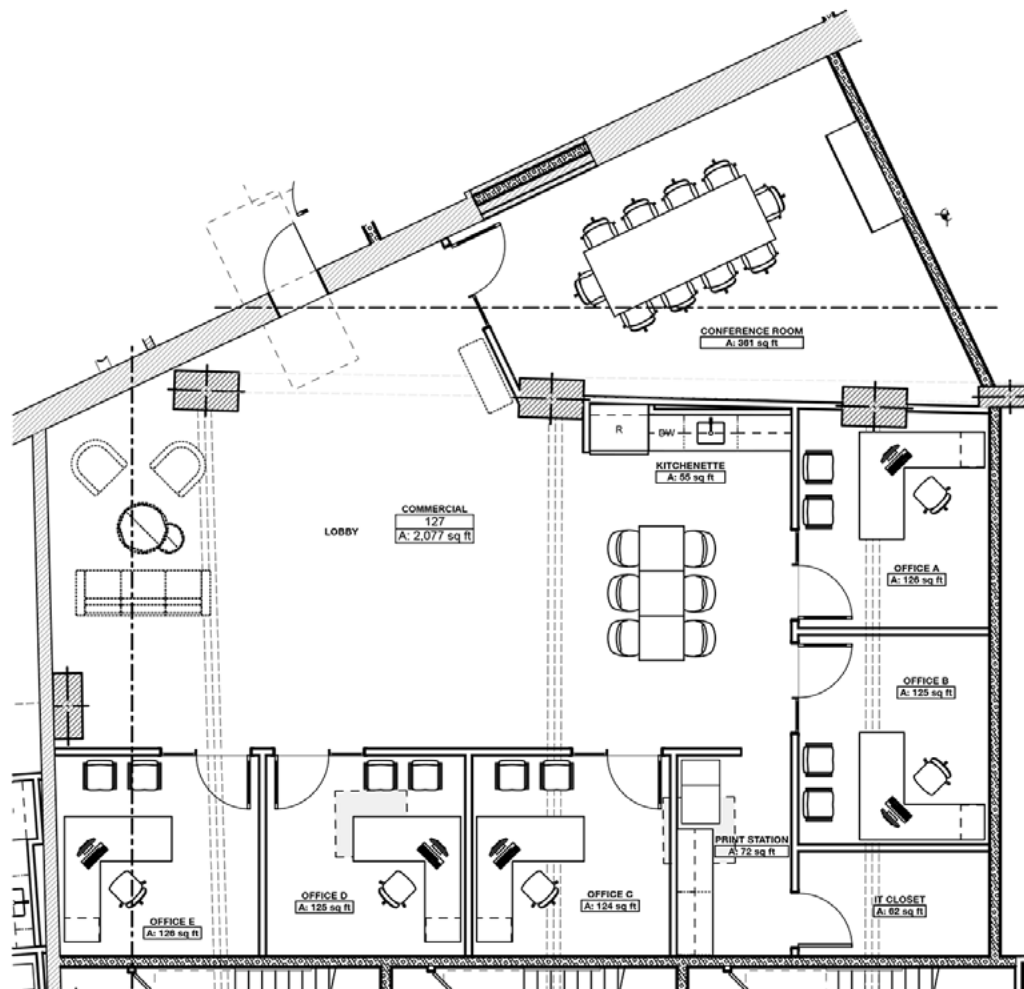


MOVE-IN READY SUITE PLANS

Suite 126
2,950± SF



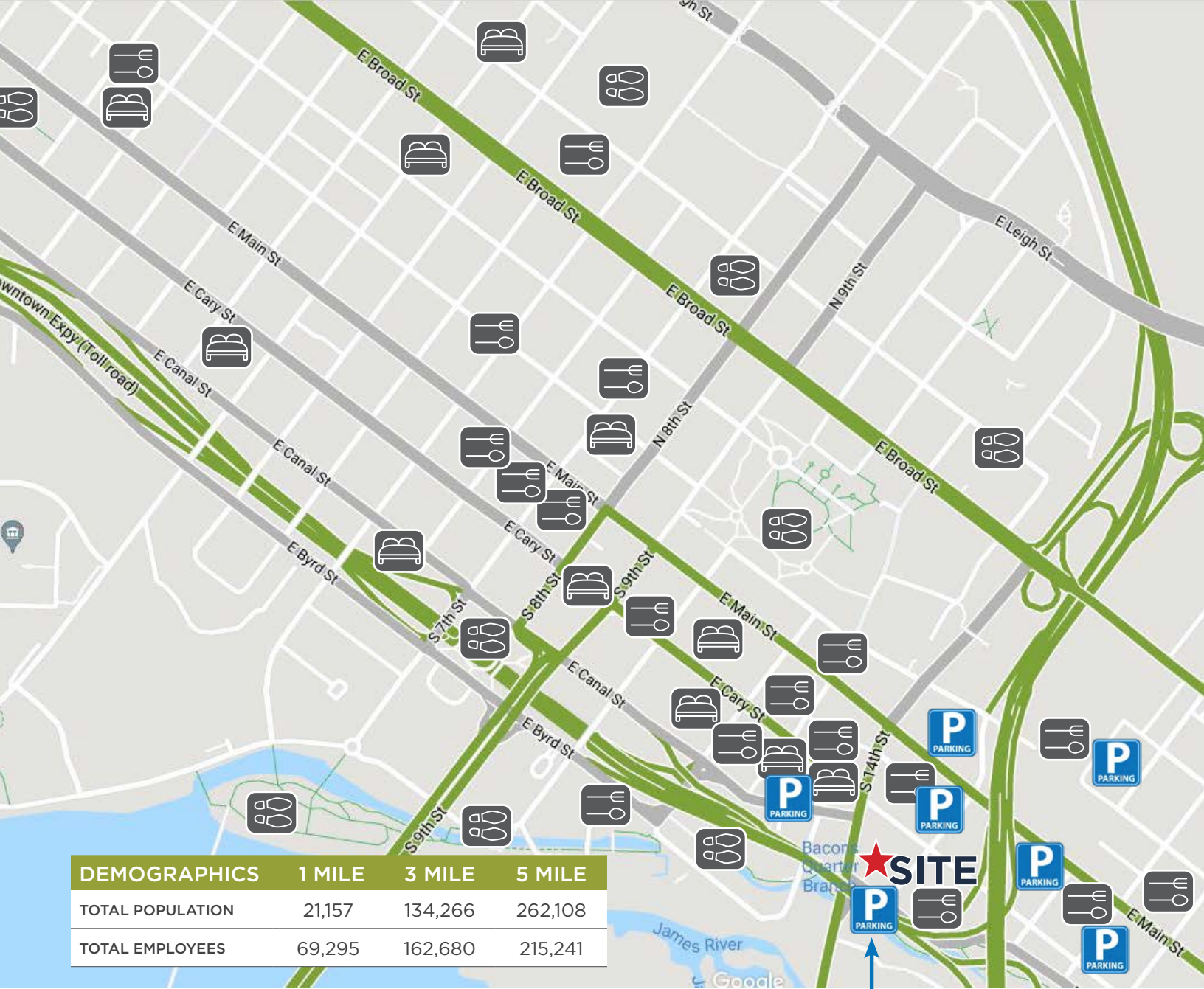
Suite 127
2,284± SF



DESIGNATED PARKING



DESIGNATED
SURFACE
PARKING LOT
BENEATH
BYPASS



LOCATION IS EVERYTHING

DESIGNATED SURFACE PARKING LOT BENEATH BYPASS



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
Bookbinder's
Bottoms Up Pizza
Cafe Rustika
Capital Ale House
Casa del Barco
Charlotte's Southern
Chez Foushee
Chopt
Dunkin'
JewFro

Julep's New Southern
Lemaire
Lillie Pearl
Lulu's
Millie's Diner
Oak & Apple BBQ
Old City Bar
Penny Lane Pub
Perly's
Potbelly
Sam Miller's

Secret Sandwich Society
Siné Irish Pub
Southern Railway
Station 2
Subway
Starbucks
Urban Farmhouse
The Hard Shell
The Pit and The Peel
Tobacco Company
Wong Gonzalez



Brown's Island
Canal Walk
City Hall
Convention Center
Kanawha Plaza
Main Street Station
Pipeline Trail
Shockoe Slip
Shockoe Bottom
Virginia State Capitol



RIVERFRONT SNAPSHOT

ENJOY A WALK, BIKE RIDE OR AN AFTERNOON LUNCH ALONG THE HISTORIC CANAL WALK

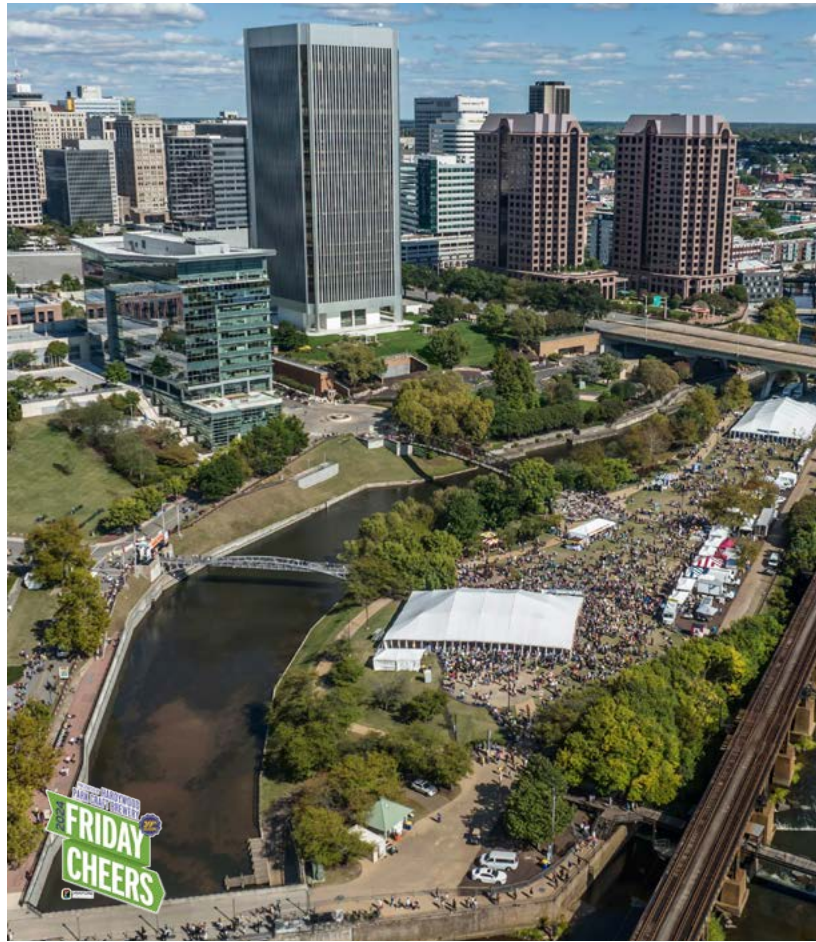
The Canal Walk has been a staple of Richmond for decades, entertaining visitors and residents alike. Located along downtown's riverfront, the Canal Walk stretches 1.25 miles along the James River and Kanawha and Haxall Canals, and has access points at nearly every block between 5th and 17th Streets.

FRIDAY CHEERS

Friday Cheers is a weekly summer concert series that brings some of the biggest up-and-coming artists to Brown's Island along Downtown Richmond's riverfront every Friday in May and June at the best price for a family-friendly night of live music.

CAPITAL TRAIL

The Virginia Capital Trail is a 51.7 multi-use, fully-paved trail that runs through 4 jurisdictions (City of Richmond, Henrico County, Charles City County, and James City County) with dozens of attractions along the way.



richmond.com

ventureinrichmond.com

IN DOWNTOWN RICHMOND

- New Restaurants
- Breakfast and Brunch Spots
- Bakeries and Cafés
- Rooftop Bars and Restaurants
- Breweries and Pubs
- Outdoor Seating and Patios
- Pizza Places
- Markets and Delis
- Night Spots
- Places for a Large Group
- Chain Restaurants

FOR LEASE | **THE WATKINS** | 125 S 14TH STREET | RICHMOND, VA 23219



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



FOR MORE INFORMATION:

TUCKER DOWDY, SIOR

Senior Vice President | Partner

804-228-4932

tdowdy@commonwealthcommercial.com

ROBBIE BERNDT

Senior Associate

804-968-1151

rberndt@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

FOR LEASE | **THE WATKINS** | 125 S 14TH STREET | RICHMOND, VA 23219



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions