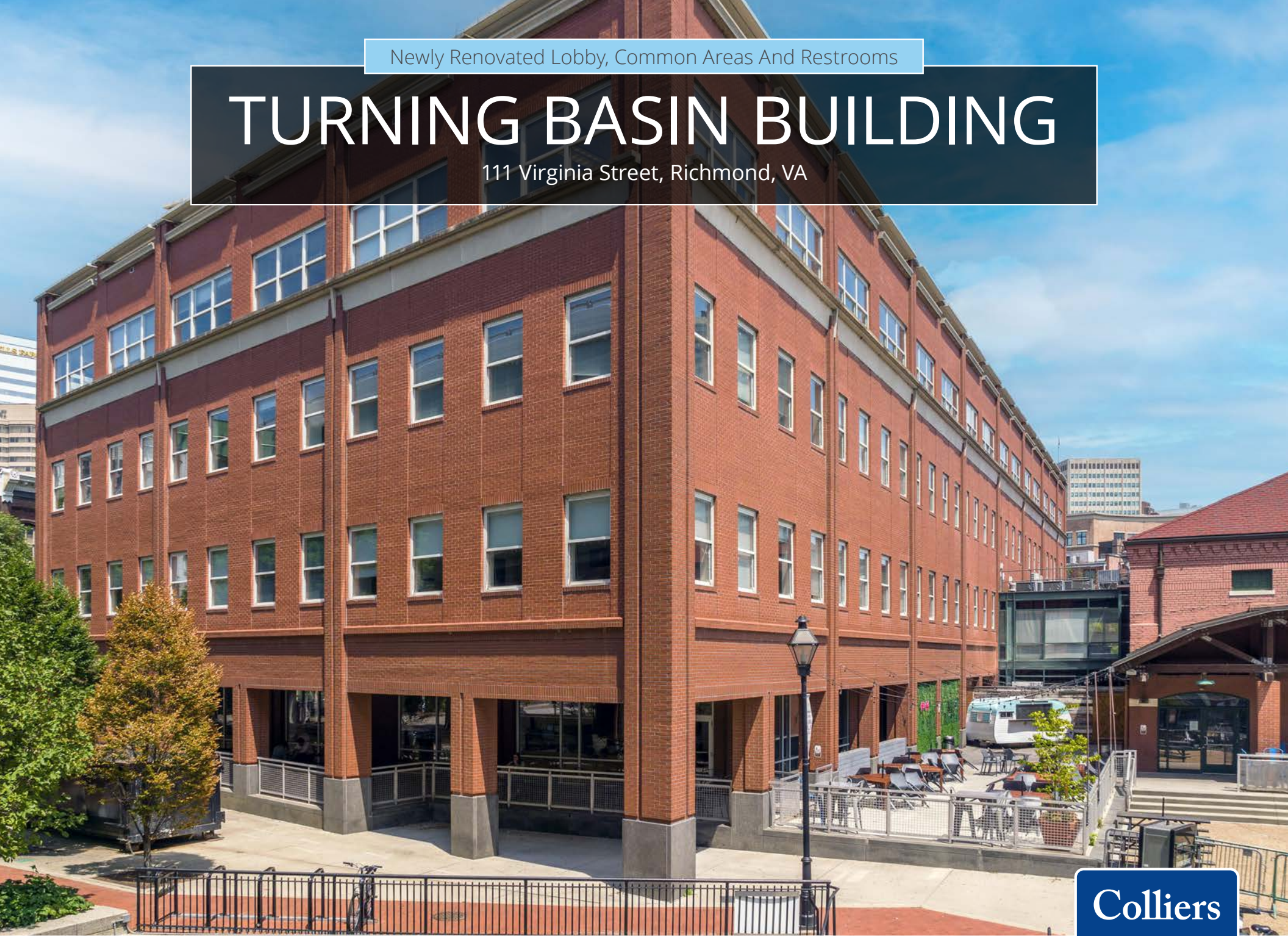


Newly Renovated Lobby, Common Areas And Restrooms

TURNING BASIN BUILDING

111 Virginia Street, Richmond, VA



Colliers

Located on Richmond's historic Canal Walk and minutes from James River Park System

TURNING BASIN BUILDING

Prime downtown location. Close proximity to Shockoe Slip, I-95, VCU Health System, the State Capitol, Government buildings, Canal Walk, restaurants, and hotels



Located on the canal
within walking distance to
the James River



best-in-market
rooftop terrace



Recently renovated
restrooms and
common areas



Within walking distance
to numerous restaurants,
bars and coffee shops



Highly visible building
signage available



TURNING BASIN

Up to 16,019 SF of creative office space available

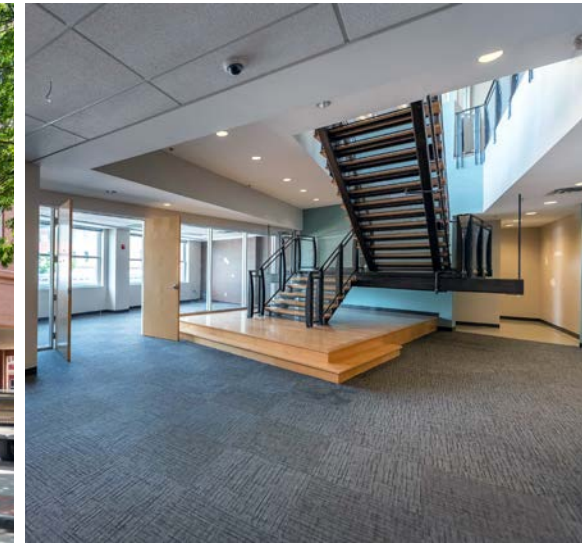
- **5th floor**
 - **12,643 SF** – Entire 5th floor penthouse with private terrace
 - Connected to 3rd floor suite via internal staircase to 16,019 RSF multi level suite
- **4th floor**
 - **5,939 SF** – Great window line with private offices
 - **3,376 SF** - Connected to 5th floor suite via internal staircase to 16,019 RSF multi level suite
- Located on Richmond's historic Canal Walk and minutes from James River Park System
- Unique Class A office building in downtown Richmond with best-in-market rooftop terrace
- Modern and recently renovated common areas and restrooms
- Highly visible building signage available



Lobby area conceptual rendering

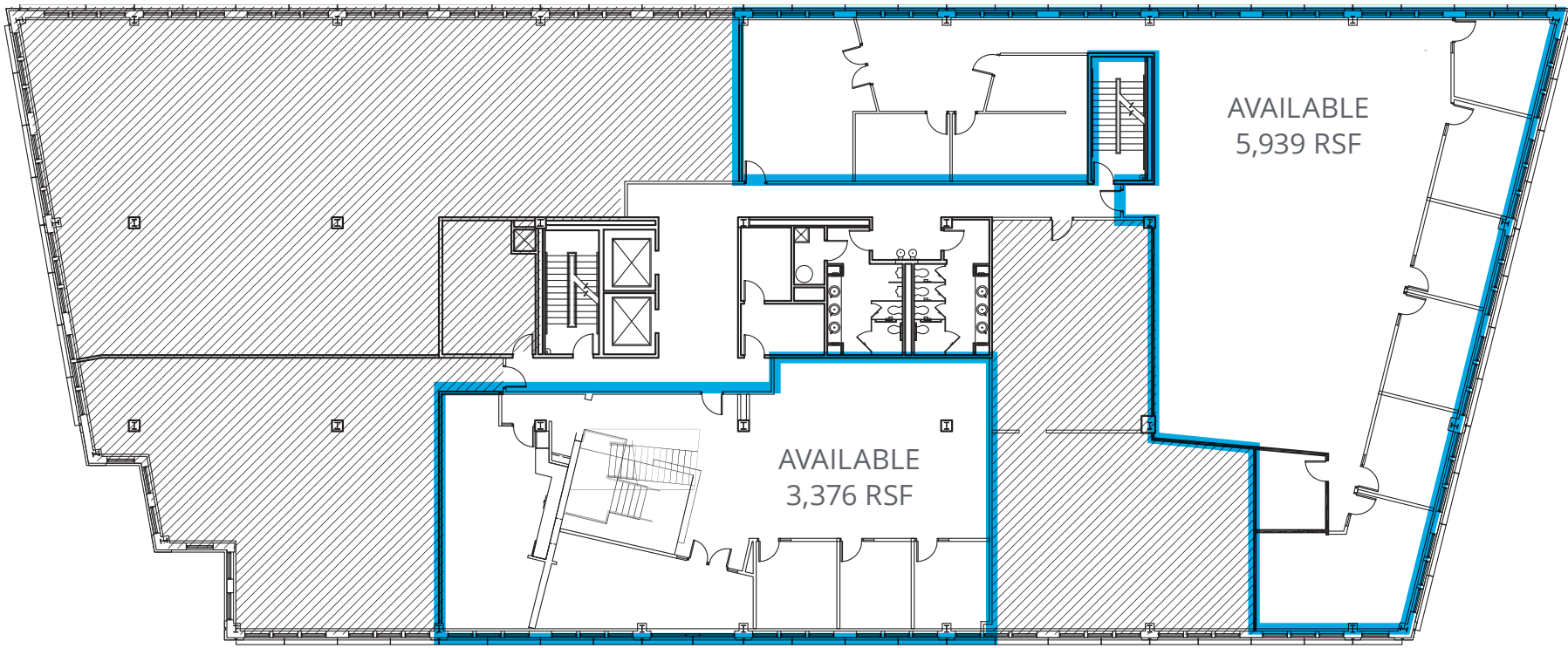


Recently renovated restrooms



TURNING BASIN

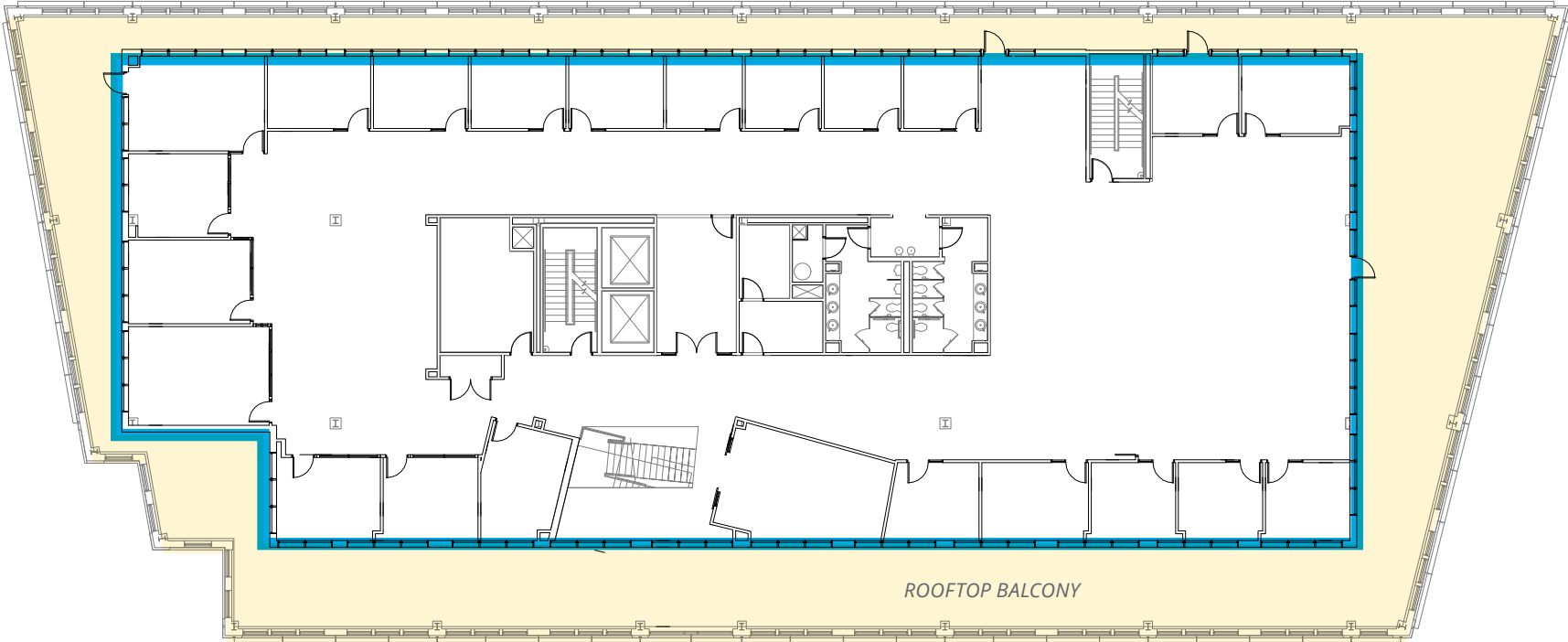
4TH FLOOR



TURNING BASIN

5TH FLOOR PENTHOUSE

AVAILABLE
12,643 RSF




TURNING BASIN

CONCEPTUAL RENDERINGS | PENTHOUSE EXTERIOR



TURNING BASIN

 Greater Richmond Convention Center

 The National

 Virginia State Capitol

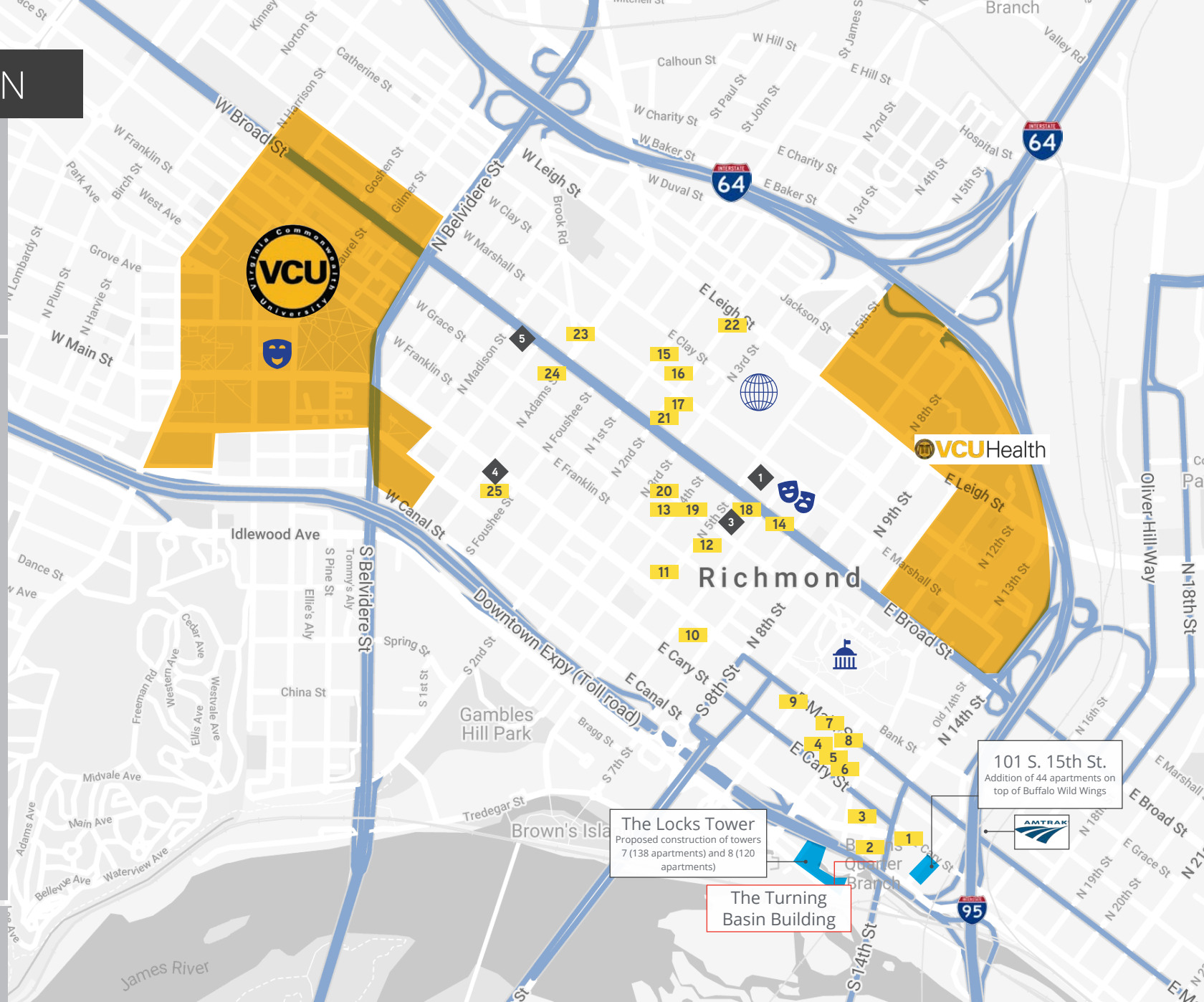
 Altria Theater

RESTAURANTS

- 1 The Hard Shell
- 2 Southern Railway Tapouse
- 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



82
Walk Score



58
Transit Score



82
Bike Score
WalkScore.com

TURNING BASIN BUILDING

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