

PROFESSIONAL OFFICE SUITES

Bank of The James Building

828 Main St Lynchburg, VA 24504



cbcread.com

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**COLDWELL BANKER
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PROFESSIONAL OFFICE SUITES

Bank of The James Building

828 Main St, Lynchburg VA, 24504



Property Description

The Bank of the James Building is a 20-story modern office tower located at 828 Main Street in downtown Lynchburg, Virginia. Rising about 240 feet, it has long been one of the most prominent landmarks on the city's skyline. Built in 1972 as a contemporary high-rise, the building features a solid, light-colored podium at the street level with large banking windows and Bank of the James signage. Internal parking deck offers ample, covered parking. Above, a dark glass curtainwall tower rises in clean vertical lines, giving it a simple, corporate modernist look. Originally known as the Fidelity National Bank Building and later the Wachovia Building, it now serves as the main office for Bank of the James and houses a mix of professional office tenants. Upper floors offer panoramic views over historic downtown and the James River, and the top level is used for event and meeting space under brands such as City View by the James and Terrace View by the James.

PROPERTY HIGHLIGHTS

- 20-story office tower
- Built in 1972
- Modern glass façade
- River and skyline views
- Great Amenities
- 65 additional parking spaces at 800 Commerce St.

OFFERING SUMMARY

Building Size:	197,216
Year Built:	1972

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Exterior



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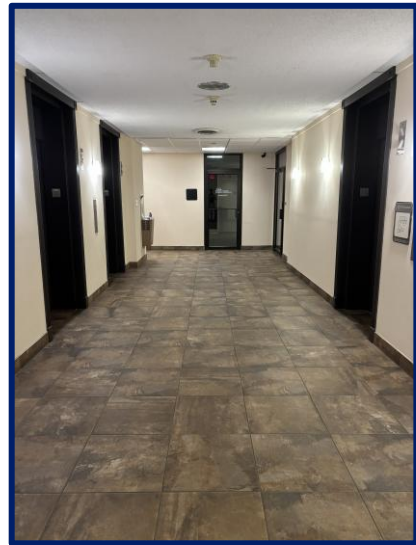
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Interior



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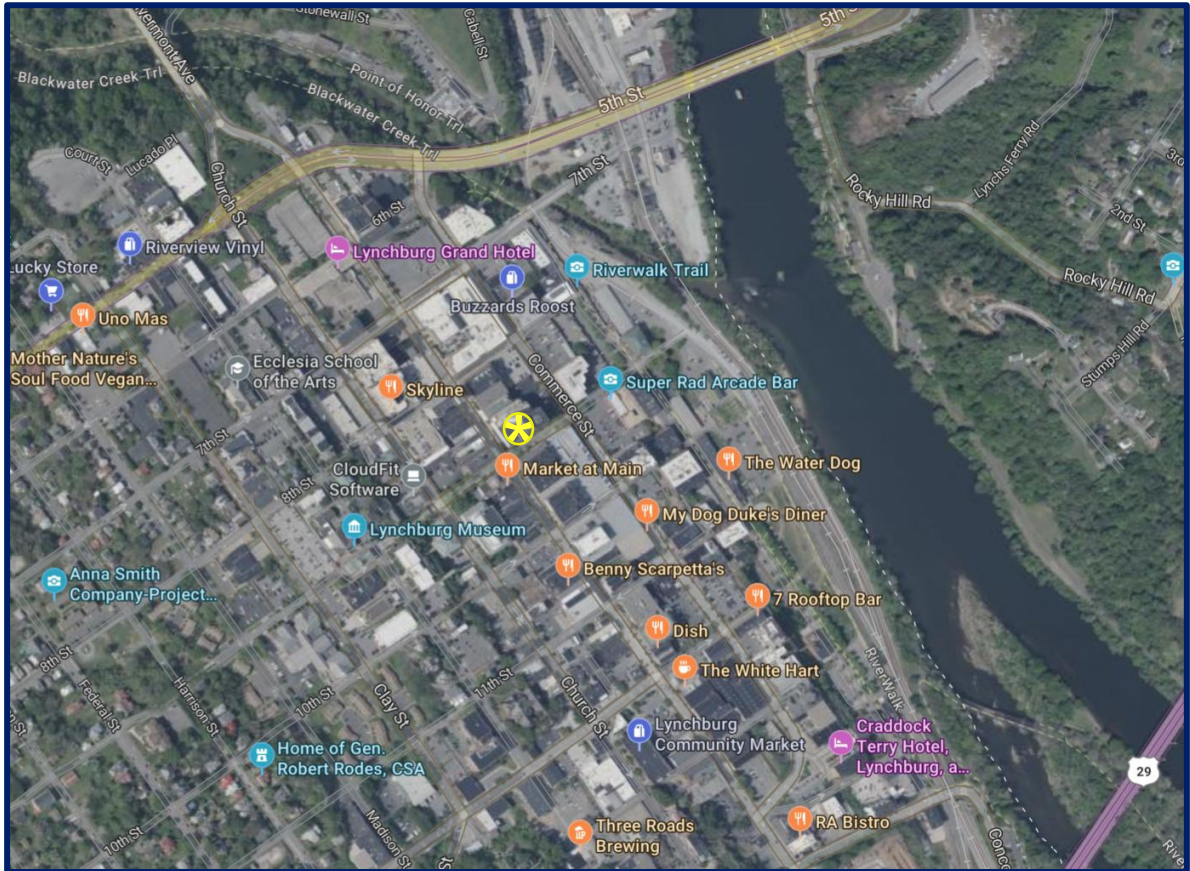
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828 Main St, Lynchburg VA, 24504

Map



Downtown Lynchburg, VA

Nearby Businesses Include; Skyline Restaurant, Market at Main, Benny Scarpetta's, Dish, The White Hart, Lynchburg Community Market, Federal House Antiques, Three Roads Brewing, Craddock Terry Hotel, The Virginian Hotel, BWXT, Pacific Life, PLDR Law, The Water Dog, and numerous professional offices.

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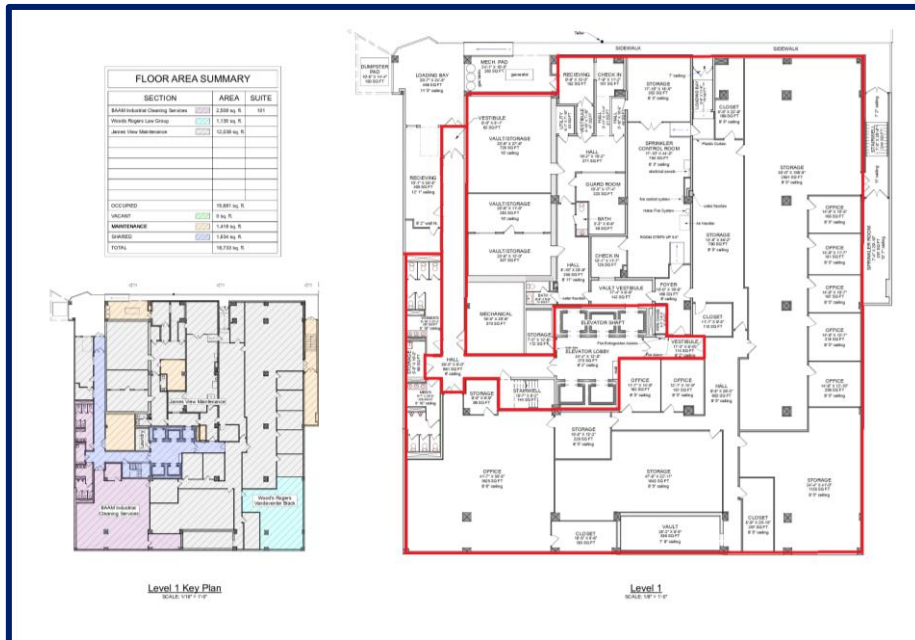


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AVAILABLE SUITES

Bank of The James Building

828 Main St, Lynchburg VA, 24504



Property Description

The 15,681± SF basement level of the Bank of the James Building serves as the primary support and back-of-house area for the property. It is accessed via interior stairwells and elevators from the main lobby and upper floors, and is generally configured as a combination of open floor area and partitioned rooms. The space accommodates core building functions such as mechanical and electrical rooms, storage areas, and service corridors, with additional portions suitable for tenant storage, file/archive space, or other operational uses. Ceiling heights and the open layout in several sections provides flexibility for future reconfiguration.

PROPERTY HIGHLIGHTS

- 15,681 SF basement
- Back-of-house support
- Mechanical and storage
- Flexible open areas
- Internal stair/elevator access
- Landlord will build out to suit, rental rate is subject to change*

OFFERING SUMMARY

Rent/SqFt:	\$15*
Total Space:	15,681 SF

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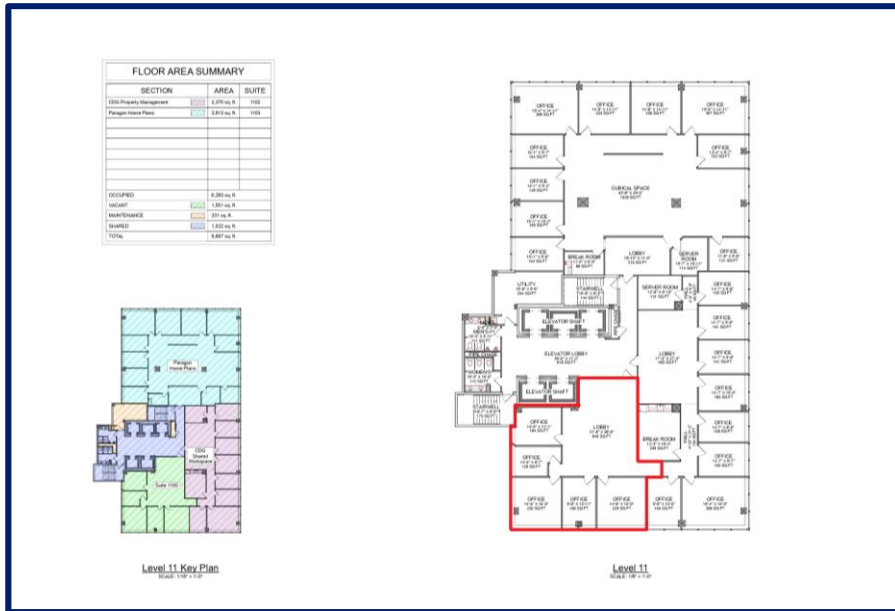
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AVAILABLE SUITES

Bank of The James Building

828 Main St, Lynchburg VA, 24504

Floor 11 Suite 1102:1



Property Description

Flexible 1,551 sq ft office suite on the 11th floor of the Bank of the James building in downtown Lynchburg. This suite includes 5 private offices, break room, common area bathrooms, and welcoming lobby area. Perfect for small teams, solo professionals, or growing businesses that want a professional setting with great city views.

PROPERTY HIGHLIGHTS

- 1,551 sq ft on the 11th floor
- Located in the Bank of the James building in downtown Lynchburg
- 5 offices
- Break room for staff and clients
- On-floor bathroom access
- Welcoming lobby area for guests and check-ins
- Landlord will build out to suit, rental rate is subject to change*

OFFERING SUMMARY

Price/sqft:	\$15*
Office Size:	1,551 Sqft

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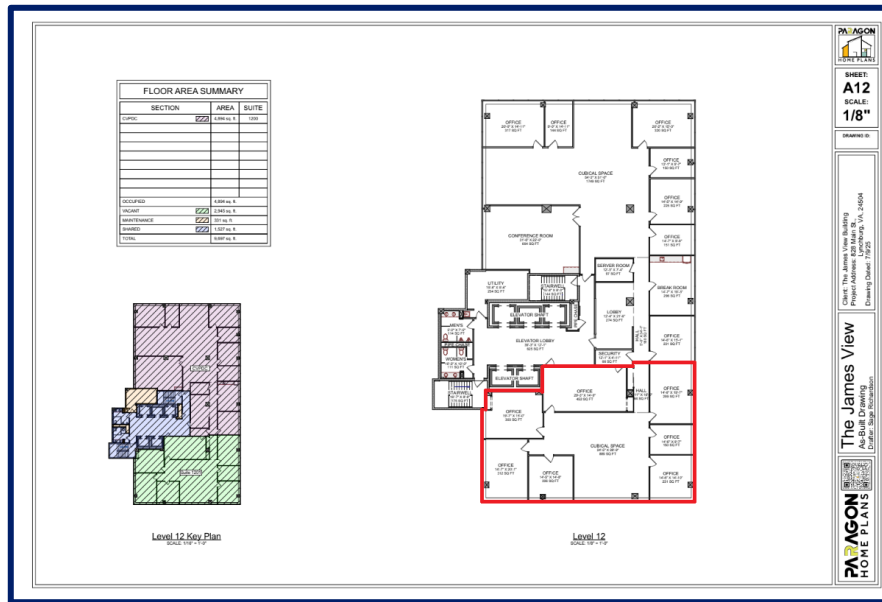
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AVAILABLE SUITES

Bank of The James Building

828 Main St, Lynchburg VA, 24504

Floor 12, 1201



Property Description

Suite 1201 offers 2,945 sq ft of professional office space on the 12th floor of the Bank of the James building in downtown Lynchburg. This larger suite is well-suited for a growing team or established firm, with plenty of room to build out multiple offices, a conference room, and a reception area. The high-floor location provides a quiet, professional environment in a landmark downtown building, ideal for businesses that want a strong, visible presence in the heart of the city.

PROPERTY HIGHLIGHTS

- 2,945 sq ft private workspace (Suite 1201)
- Located on the 12th floor of the Bank of the James building
- Prime downtown Lynchburg business address
- Large enough to accommodate multiple offices or team layouts
- Ideal for growing businesses or established professional firms
- High-floor location for a quiet, professional environment
- Landlord will build out to suit, rental rate is subject to change*

OFFERING SUMMARY

Price/Sqft:	\$15*
Office Size:	2,945

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Floor 18, Suite 1803



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PROPERTY HIGHLIGHTS

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This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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