#### OFFICE SPACE FOR LEASE UP TO 42,227 SF AVAILABLE

FICE SPACE AVAILABL

# CANAL CROSSING

AND DESCRIPTION OF REAL PROPERTY.

101-115 S 15th St. Richmond, VA

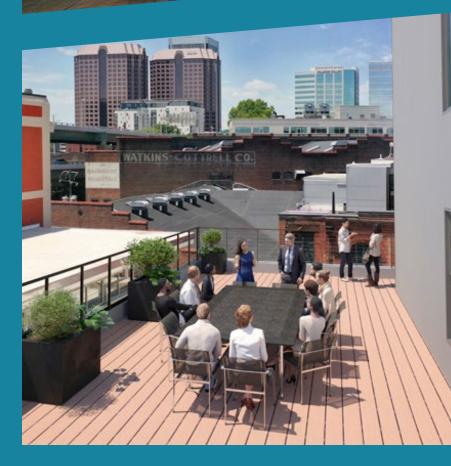
# Creative OFFICE SPACE IN SHOCKOE SLIP

# **BUILIDING FEATURES**

 Adaptive reuse of historic buildings into creative office space with soaring 40' atrium

- Attractive Shockoe Slip location near Canal Walk and Virginia Capital Trail
- Rooftop signage available with excellent visibility on I-95 and Downtown Expressway
- 300+ parking spaces on-site with easy, free visitor parking
- Private outdoor patio spaces





# **COMING 2023**

New rooftop deck New fitness center New conference center













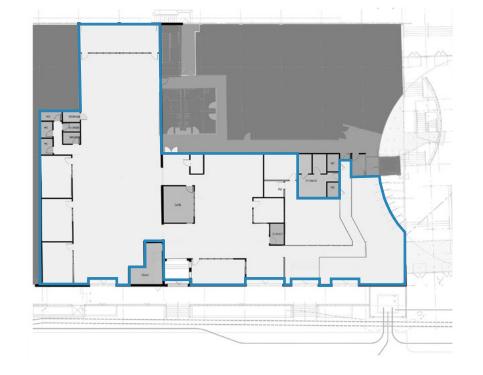
# **AVAILABILITIES** UP TO 42,227 SF

## **101 S 15TH STREET** Up to 42,227 SF contiguous

# 115 S 15TH STREET Up to 8,400 SF available

#### 1ST FLOOR 14,477 SF (divisible)

- Direct access from atrium or 15th Street
- Private outdoor patios
- Excellent signage opportunities on 15th Street



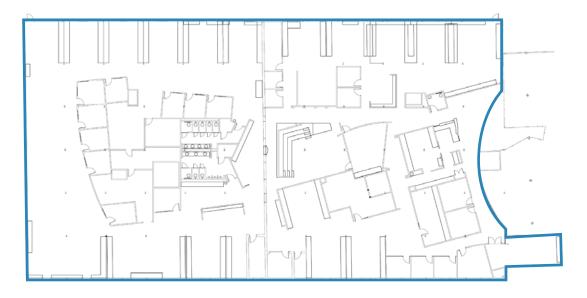
#### 1ST FLOOR 8,400 SF (divisible)

- Former restaurant/brewery space
- Shell condition ready for build-out
- Expansive wraparound patio along Dock and 15th Streets
- Excellent street level signage opportunities
- 5th Floor

# Outdoor patio

#### 2ND FLOOR 27,750 SF (divisible)

- Large, flexible floorplate
- Rooftop signage available
- Iconic all glass conference room overlooking atrium



#### 5TH FLOOR 5,647 SF

- Move-in ready with high quality finishes
- Excellent city views
- Prominent elevator lobby exposure











WITHIN WALKING DISTANCE



1.1M SF of Retail Shops

11.3MSF of Office Space

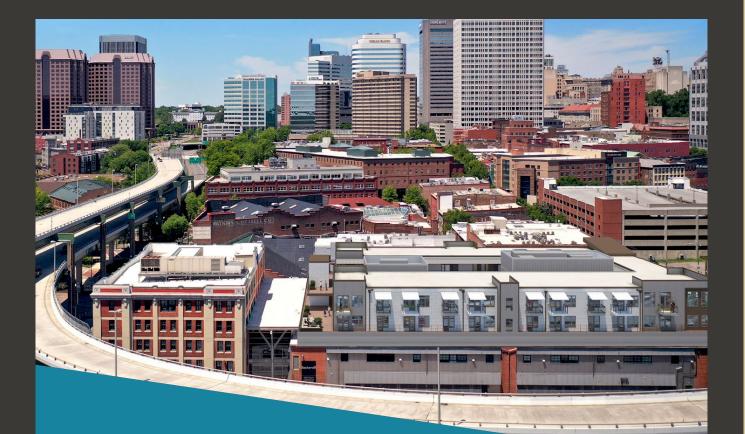
> 927 Hotel Rooms

9 Cultural Attractions

3,082 Residential Units

15 Minute Drive to Airport





## **LEASING CONTACTS:**

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