

OFFICE SPACE FOR LEASE

UP TO 42,227 SF AVAILABLE

CANAL CROSSING

101-115 S 15th St. Richmond, VA

FOR LEASE
OFFICE SPACE AVAILABLE
226-9886

COMING
SOON

Creative

**OFFICE SPACE
IN SHOCKOE SLIP**

BUILDING 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**



CANAL CROSSING	
SOUTH	
BISS SECURITIES	501
GIVE MORE .COM	502
VHB	200
NORTH	
BEKERVILL	200
SPURRIER MEDIA GROUP	106
FISH BOWL BISTRO & BAR	105
WORLDVIEW SOLUTIONS	104

Flexible CONFIGURATIONS

Ranging from 5,000 - 28,000 SF

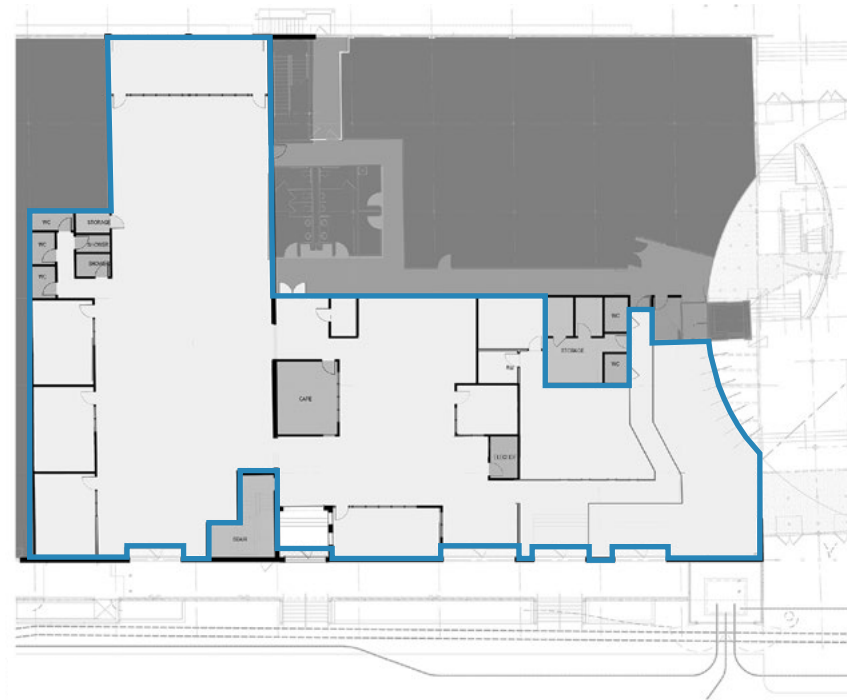
AVAILABILITIES

UP TO 42,227 SF

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

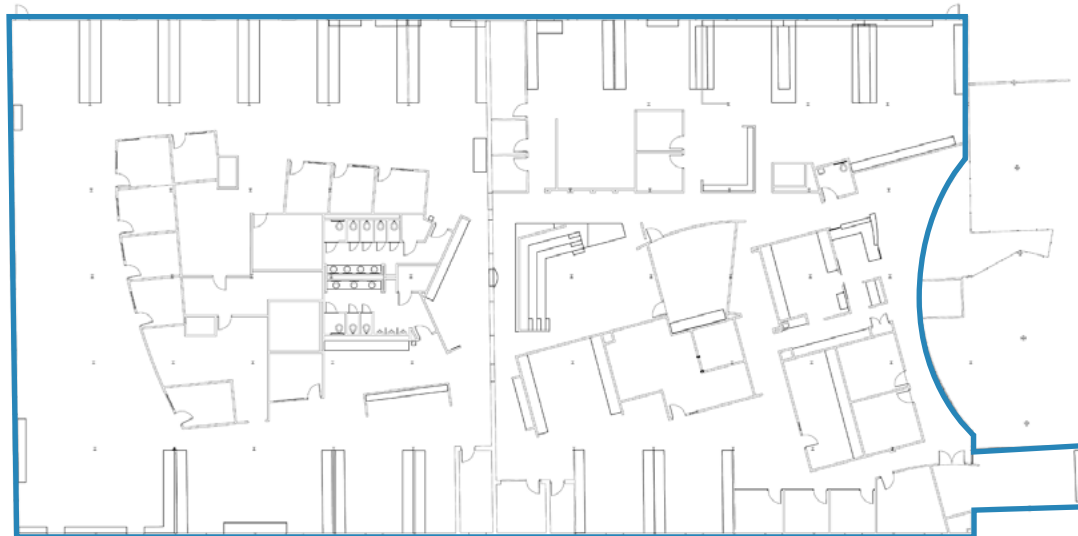
1ST FLOOR 14,477 SF (divisible)

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



2ND FLOOR 27,750 SF (divisible)

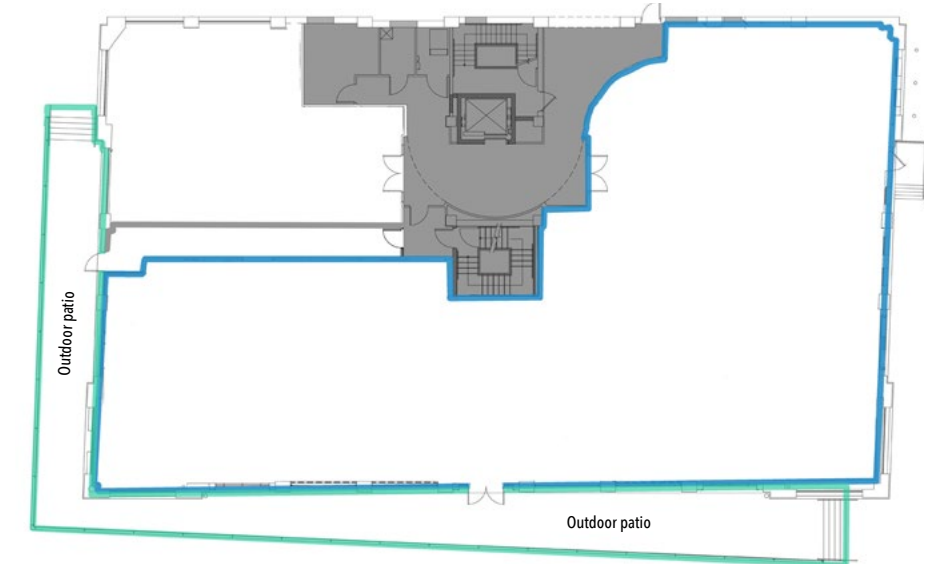
- Large, flexible floorplate
- Rooftop signage available
- Iconic all glass conference room overlooking atrium



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

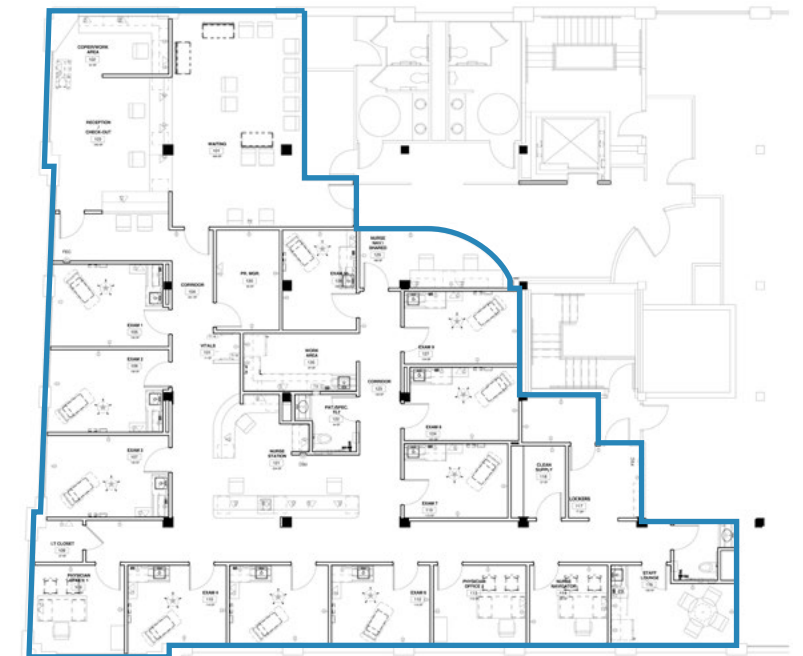
1ST FLOOR 8,400 SF (divisible)

- 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



5TH FLOOR 5,647 SF

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





WITHIN WALKING
DISTANCE

58

Restaurants

1.1M SF

of Retail Shops

11.3M SF

of Office Space

927

Hotel Rooms

9

Cultural Attractions

3,082

Residential Units

15

Minute Drive to Airport





LEASING CONTACTS:

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