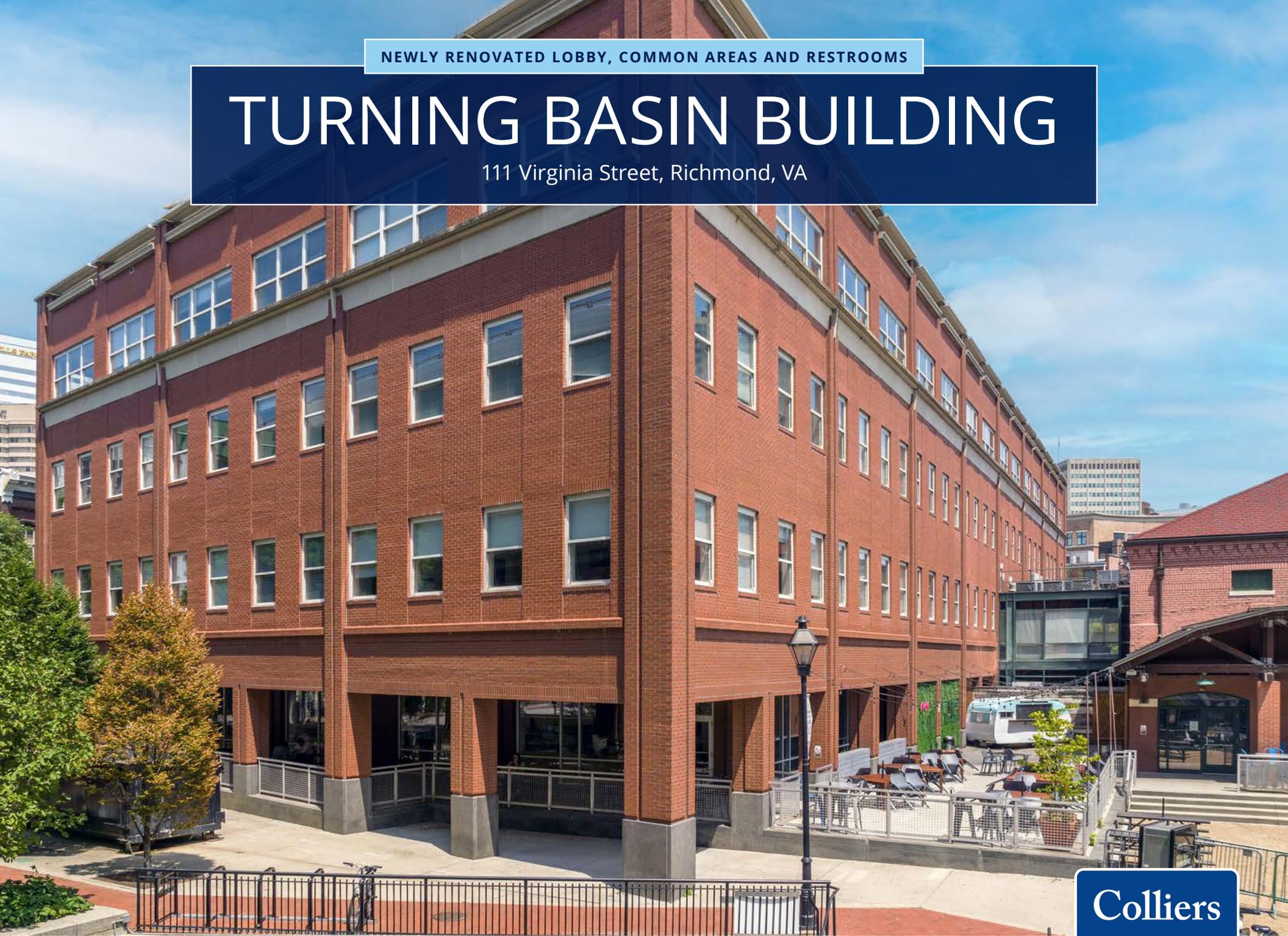


NEWLY RENOVATED LOBBY, COMMON AREAS AND RESTROOMS

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 18,390 SF OF
CREATIVE OFFICE SPACE AVAILABLE**

- **4th floor** - Up to 11,374 SF available
 - **5,939 SF** – Great window line with private offices
 - **3,376 SF**
 - **2,059 SF**
- **3rd floor**
 - **18,390** – Entire 3rd floor available January 2026
- **2nd floor**
 - **Up to 9,388 SF** – Available January 2026
- 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
- Future conference room amenity
- Highly visible building signage available



Lobby area conceptual rendering



Recently renovated restrooms



TURNING BASIN

2ND FLOOR

Suite 200A-B

9,388 SF

Available January 2026

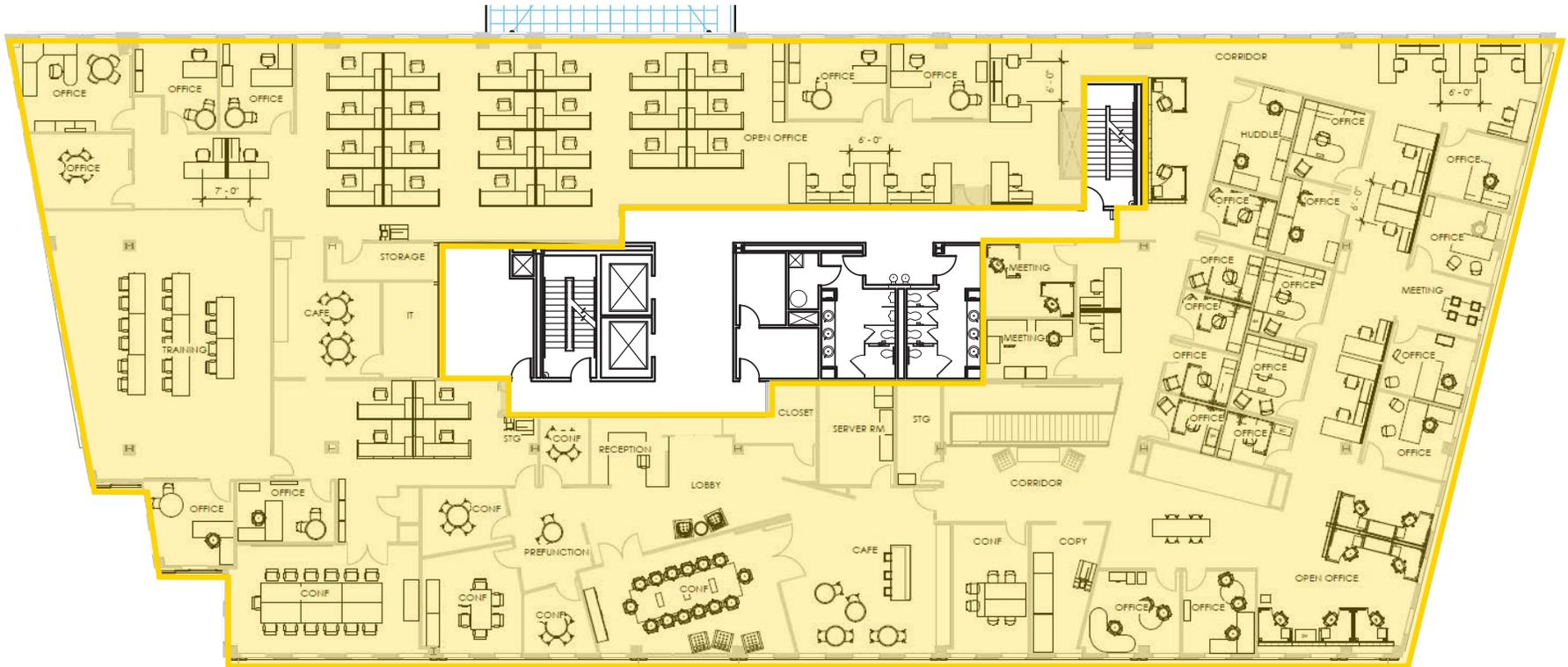


TURNING BASIN

3RD FLOOR

18,390 RSF

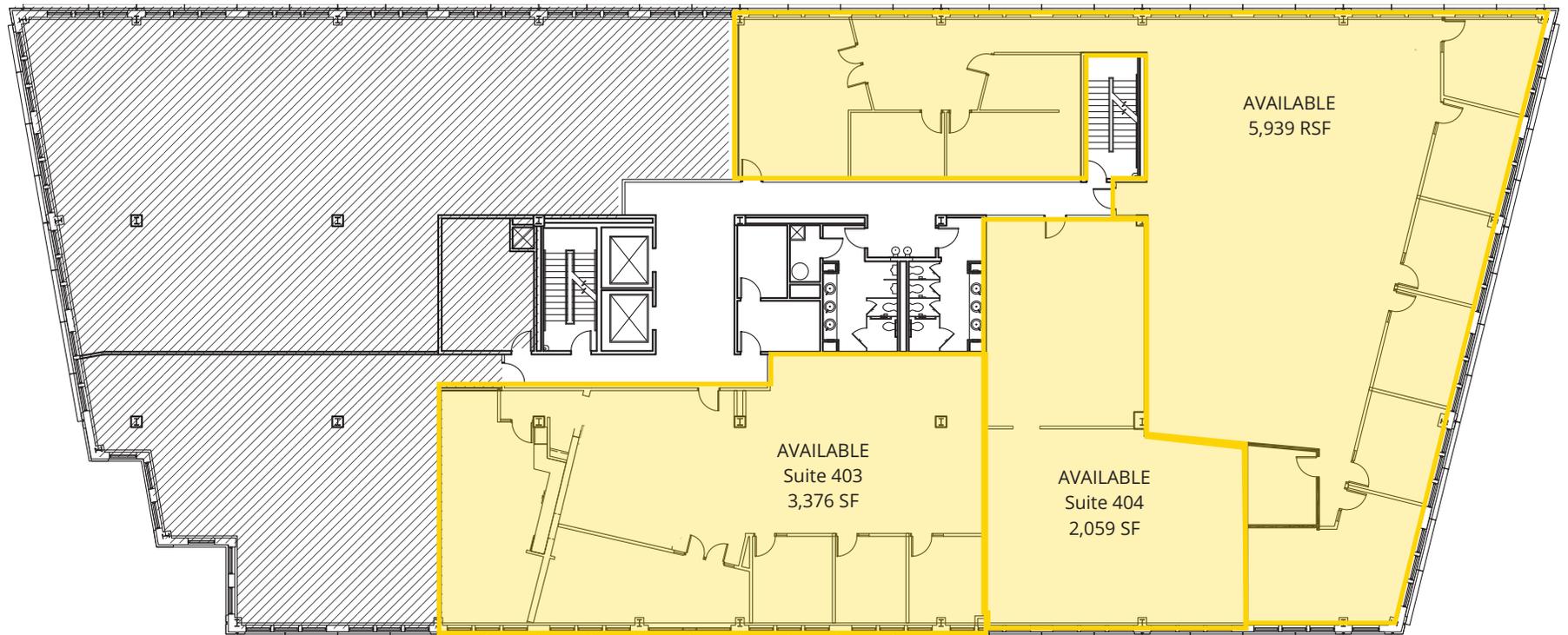
Available January 2026



TURNING BASIN

4TH FLOOR

UP TO 11,374 SF AVAILABLE



TURNING BASIN

Greater Richmond Convention Center

The National

Virginia State Capitol

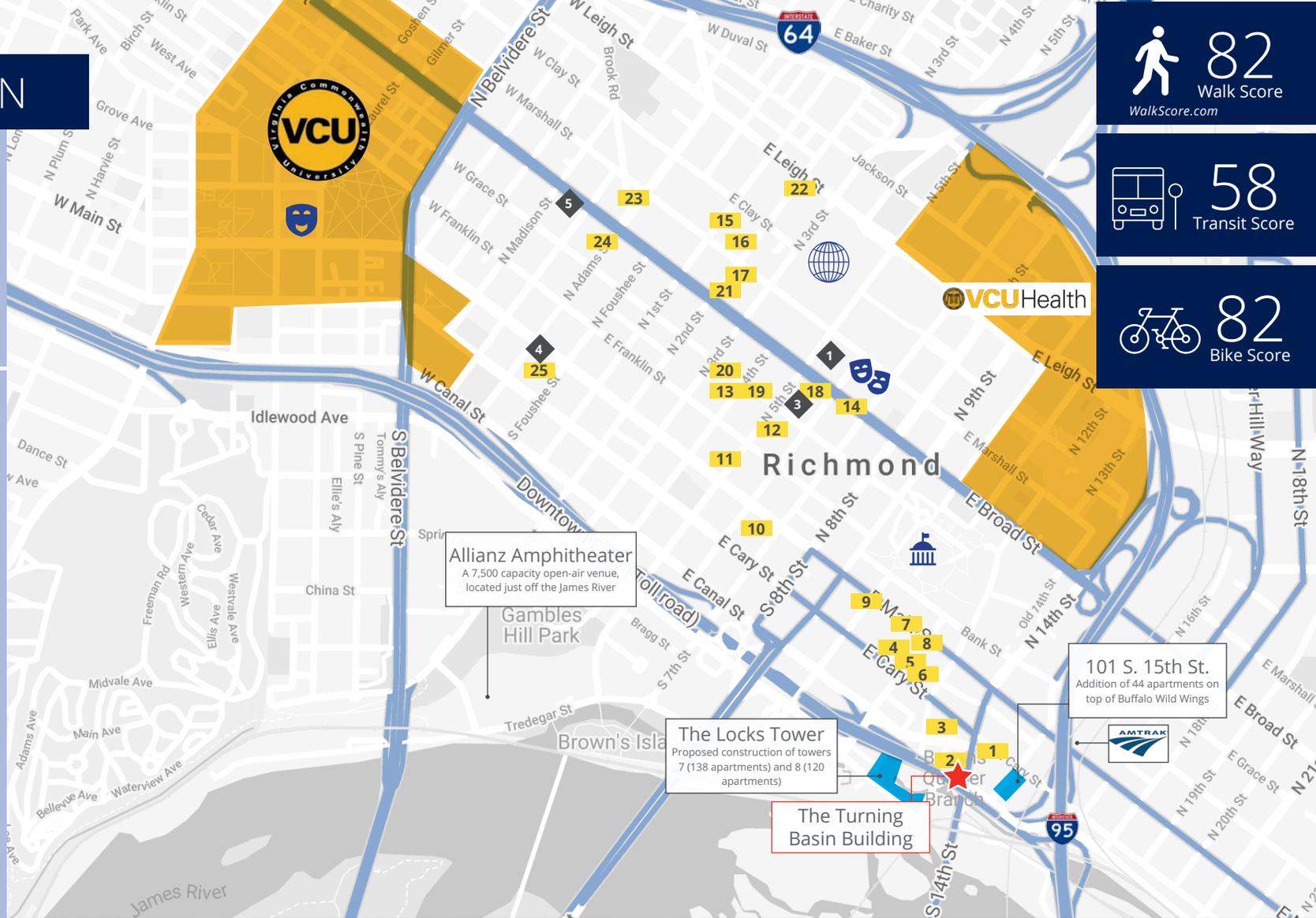
Altria Theater

RESTAURANTS

- 1 The Hard Shell
- 2 Southern Railway Taphouse
- 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 7
- 25 Lemaire

HOTELS

- 1 Richmond Marriott
- 2 Homewood Suites by Hilton
- 3 Hilton
- 4 The Jefferson
- 5 Quirk Hotel



82
Walk Score
WalkScore.com

58
Transit Score

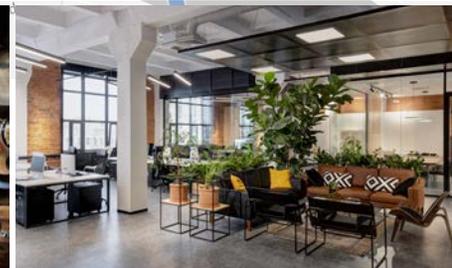
82
Bike Score

Allianz Amphitheater
A 7,500 capacity open-air venue, located just off the James River

The Locks Tower
Proposed construction of towers 7 (138 apartments) and 8 (120 apartments)

The Turning Basin Building

101 S. 15th St.
Addition of 44 apartments on top of Buffalo Wild Wings



Downtown Richmond
Your office, your playground

TURNING BASIN BUILDING

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