

OFFICE SPACE FOR LEASE

FROM 3,700 – 37,000+ SF AVAILABLE

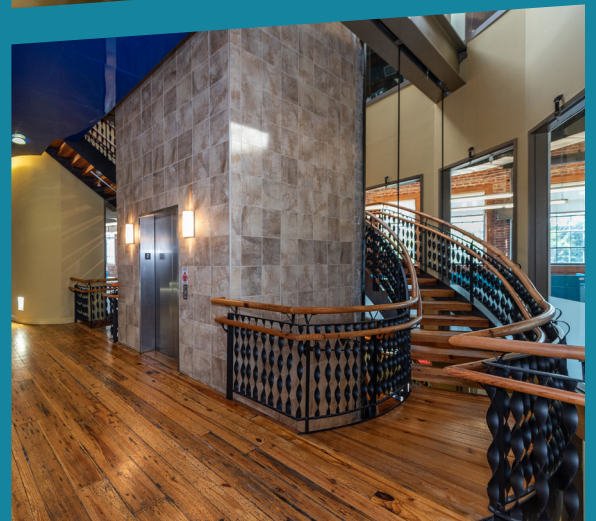
LADY BYRD HAT BUILDING

140 South Virginia Street Richmond, VA

Creative
OFFICE SPACE
IN SHOCKOE SLIP

BUILDING FEATURES

- Adaptive reuse of historic factory building into beautiful creative office space
- Convenient Shockoe Slip location along Richmond's Canal Walk
- Unmatched outdoor spaces overlooking the Canal Walk and downtown skyline
- Building signage opportunity with visibility from the Downtown Expressway
- On-site parking with ample parking within 1 block





Flexible

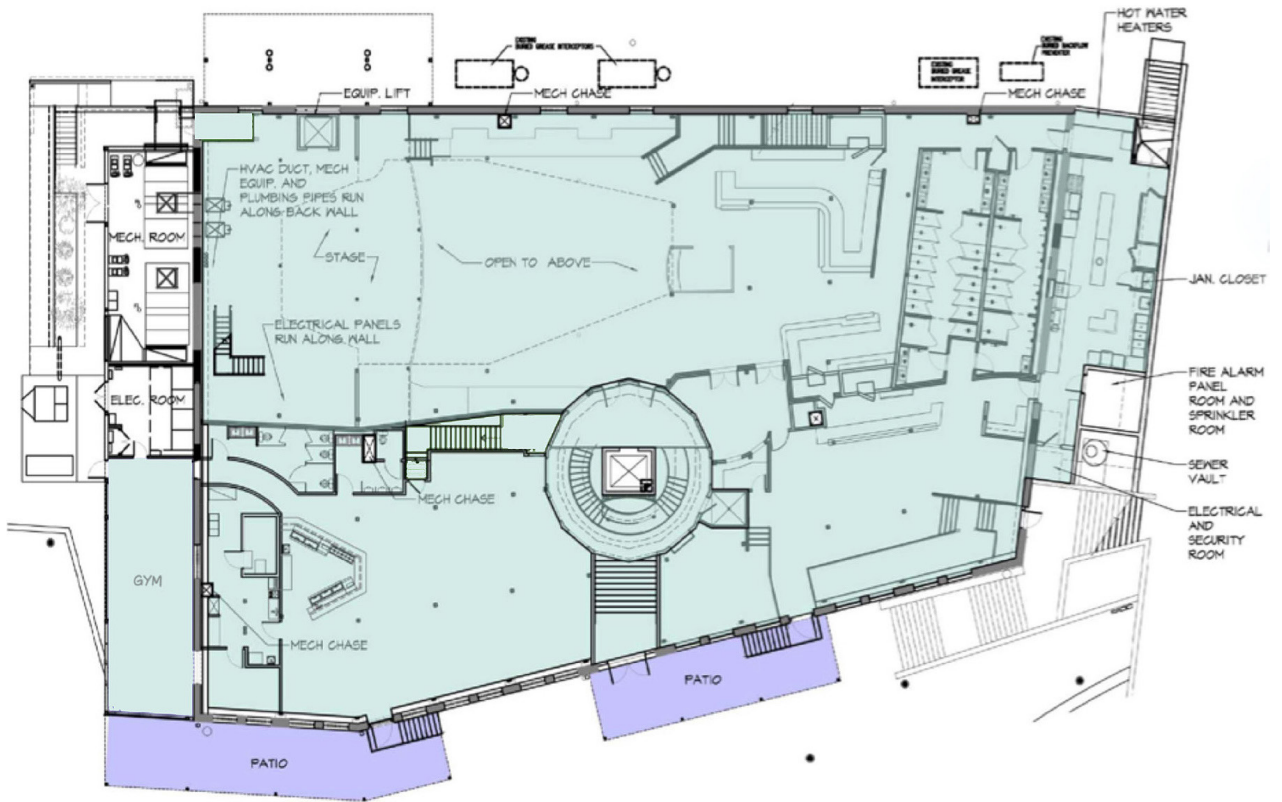
CONFIGURATIONS

Ranging from 3,700 - 37,000+ SF

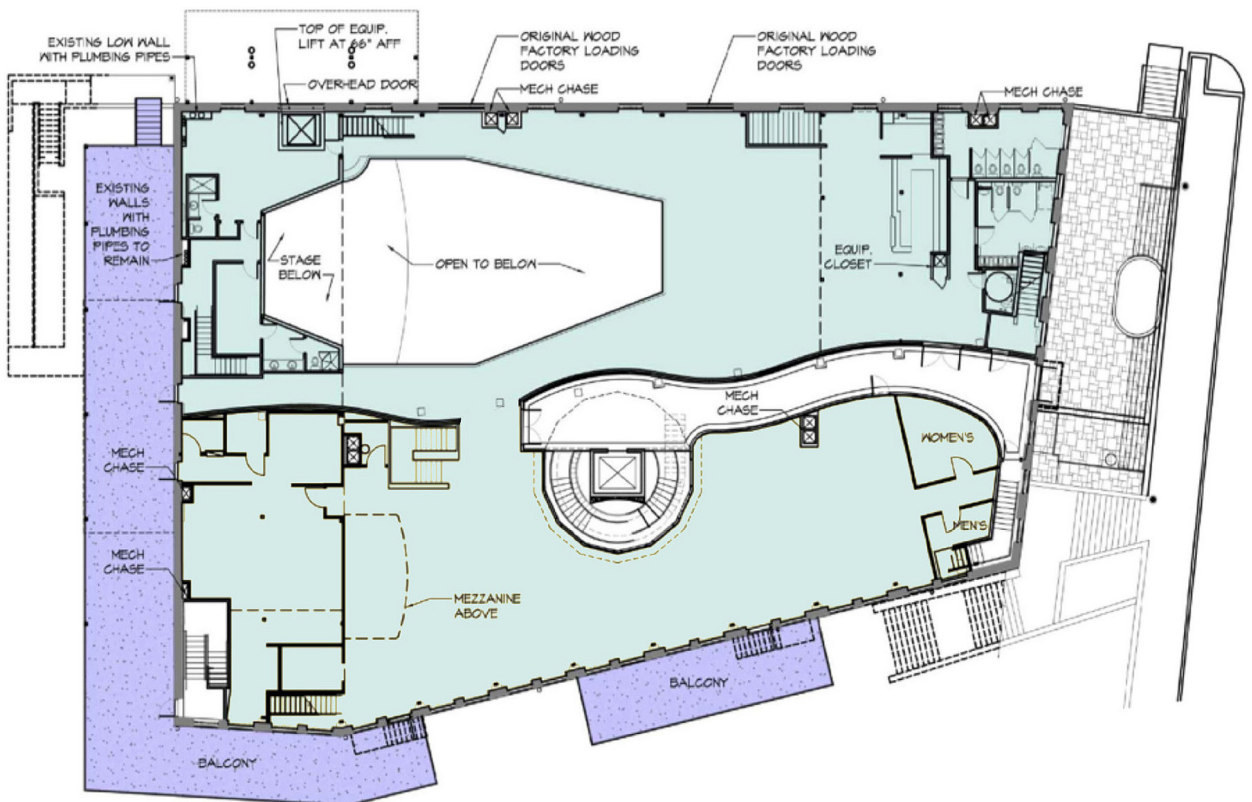
AVAILABILITIES

SUITE 100 | APPROXIMATELY 37,361 SF ON 3 LEVELS

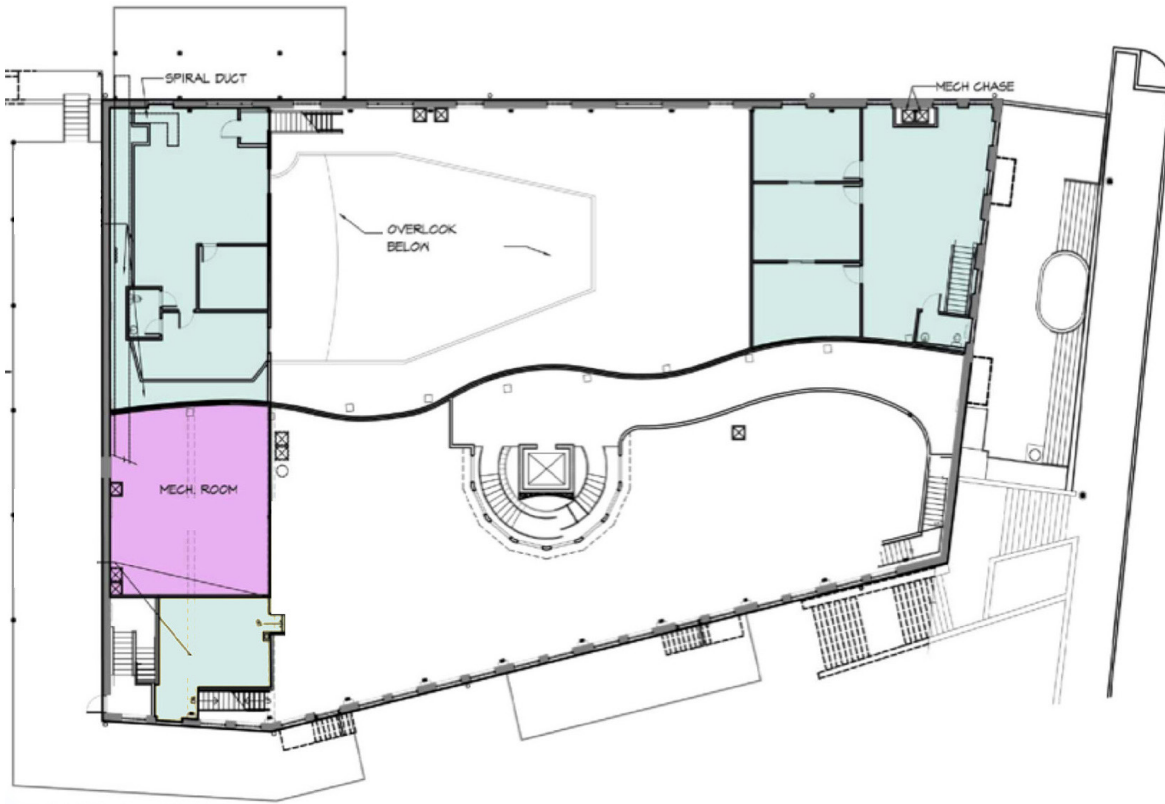
1st Floor
15,922 SF



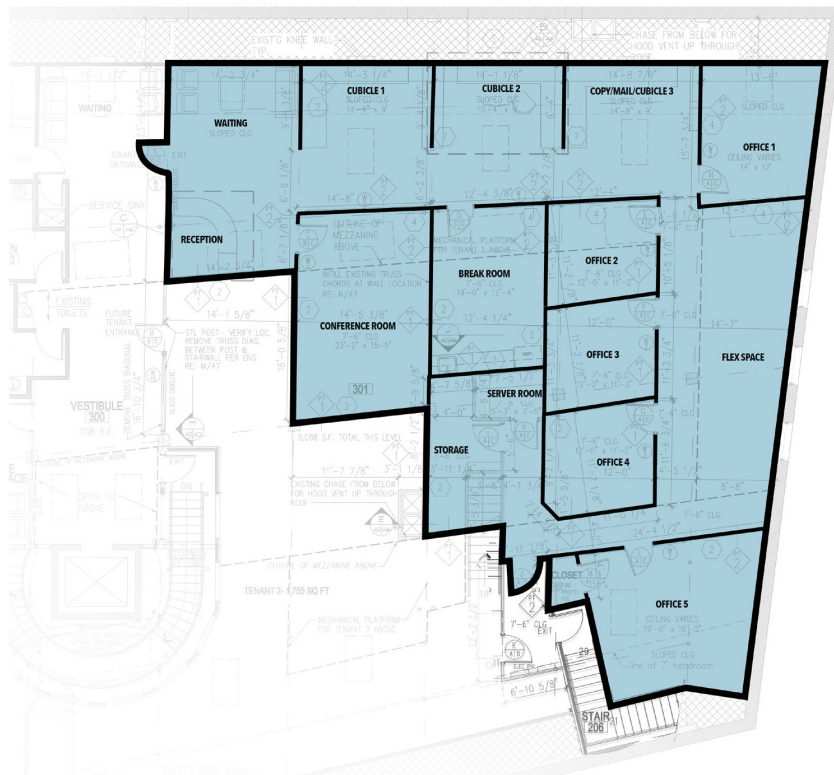
2nd Floor
12,738 SF



Beautiful creative office space with abundant outdoor patios and balconies along the Canal Walk



**2nd Floor
Mezzanine
3,701 SF**



**3rd Floor
Suite 301
3,733 SF**



WITHIN WALKING
DISTANCE

58

Restaurants

1.1M SF

of Retail Shops

11.3M SF

of Office Space

927

Hotel Rooms

9

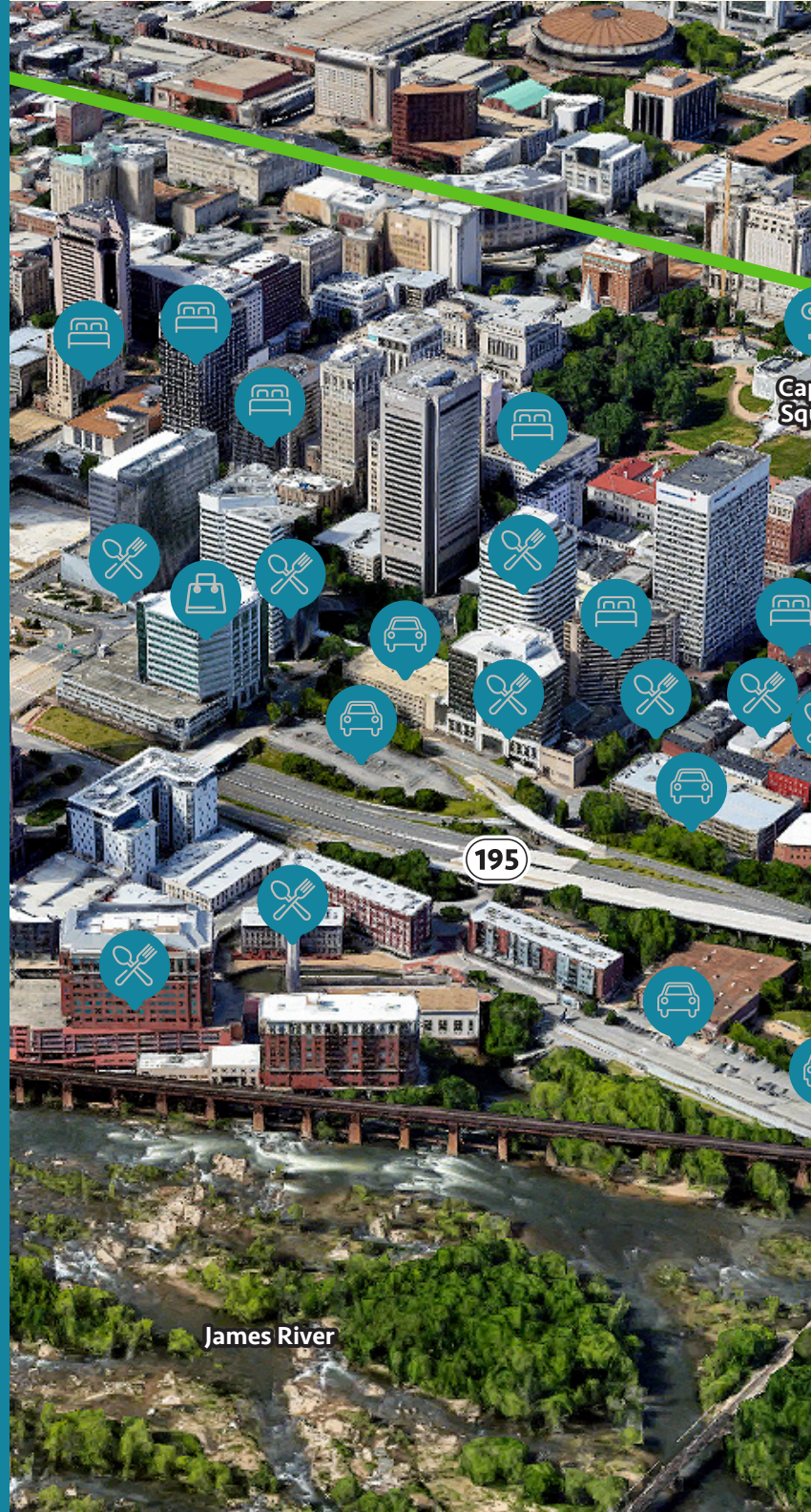
Cultural Attractions

3,082

Residential Units

15

Minute Drive to Airport



James River



VCU Health

GRTC Pulse

Capitol Square

95



Main Street Station

GRTC Pulse

LADY BYRD HAT BUILDING

Canal Walk

1717 Innovation Center

Virginia Capital Trail



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