



RICHMOND, VA 23219

700 E FRANKLIN ST

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available office space located at the corner of Franklin and 7th Streets along the first floor of The Edison Apartments, a 174-unit multi-family project. The opportunity is in the heart of the Central Business District within walking distance to the State Capitol, Richmond Courthouse, City Hall, other governmental agencies and VCU Medical Campus.

PROPERTY HIGHLIGHTS

- 15,488 SF (Can be subdivided)
- Demising options: Suite 1: 3,061 SF, Suite 2: 5,107 SF, Suite 3: 7,320 SF
- 1st Floor class B office space
- Suite 1: Retail Opportunity located on the corner with high ceiling heights.
- Large window lined frontage along Franklin St and 7th St
- Parking deck access from premises
- Surrounded by multiple Hotels, Restaurants, and other local attractions
- Convenient access to I-95, I-64, and I-195

DEMOGRAPHICS

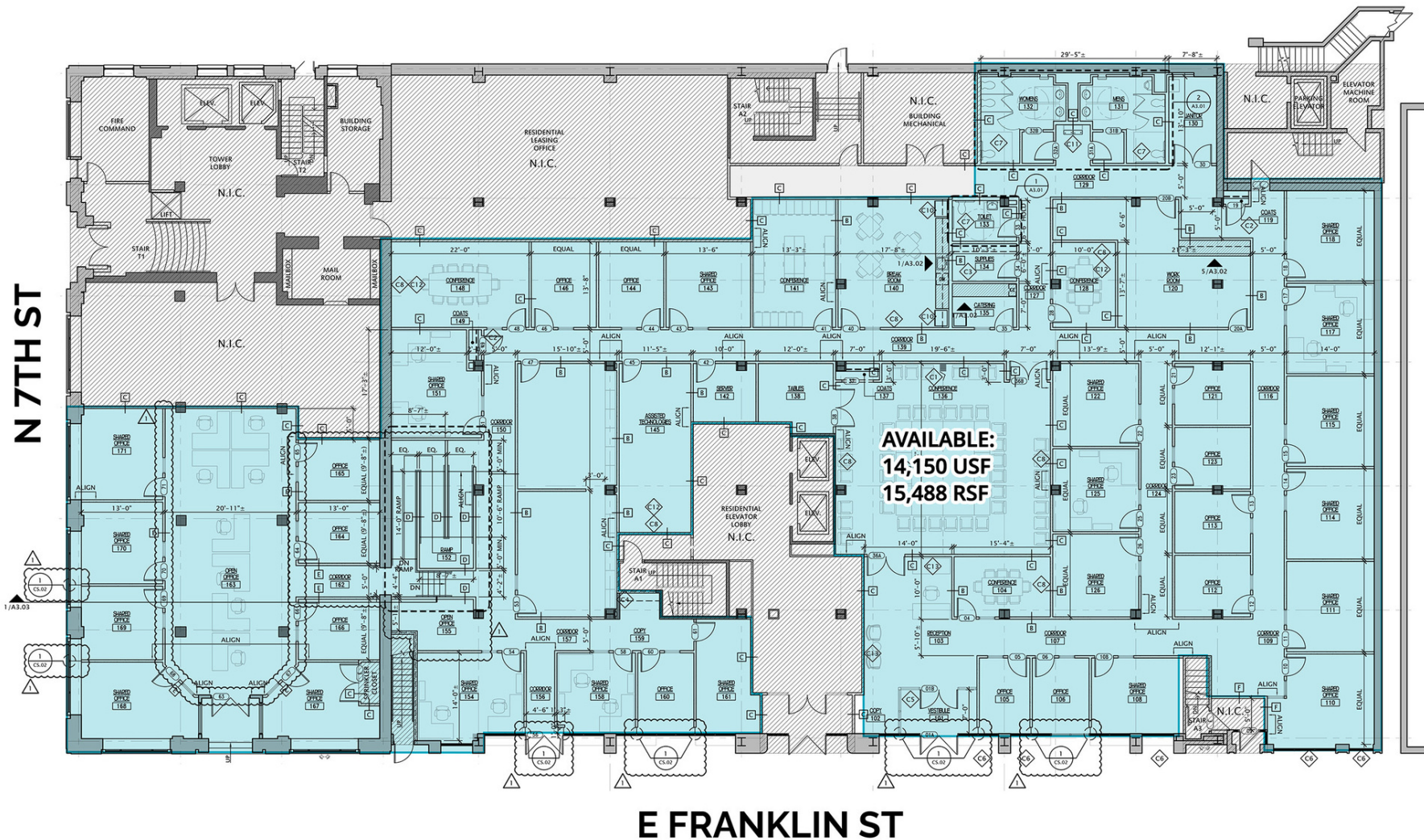
1 MILE **3 MILES** **5 MILES**

Total Households	10,261	60,096	113,442
Total Population	21,213	133,127	254,293
Average HH Income	\$51,363	\$62,764	\$69,024

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EXISTING PREMISES



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EXISTING PREMISES // 3

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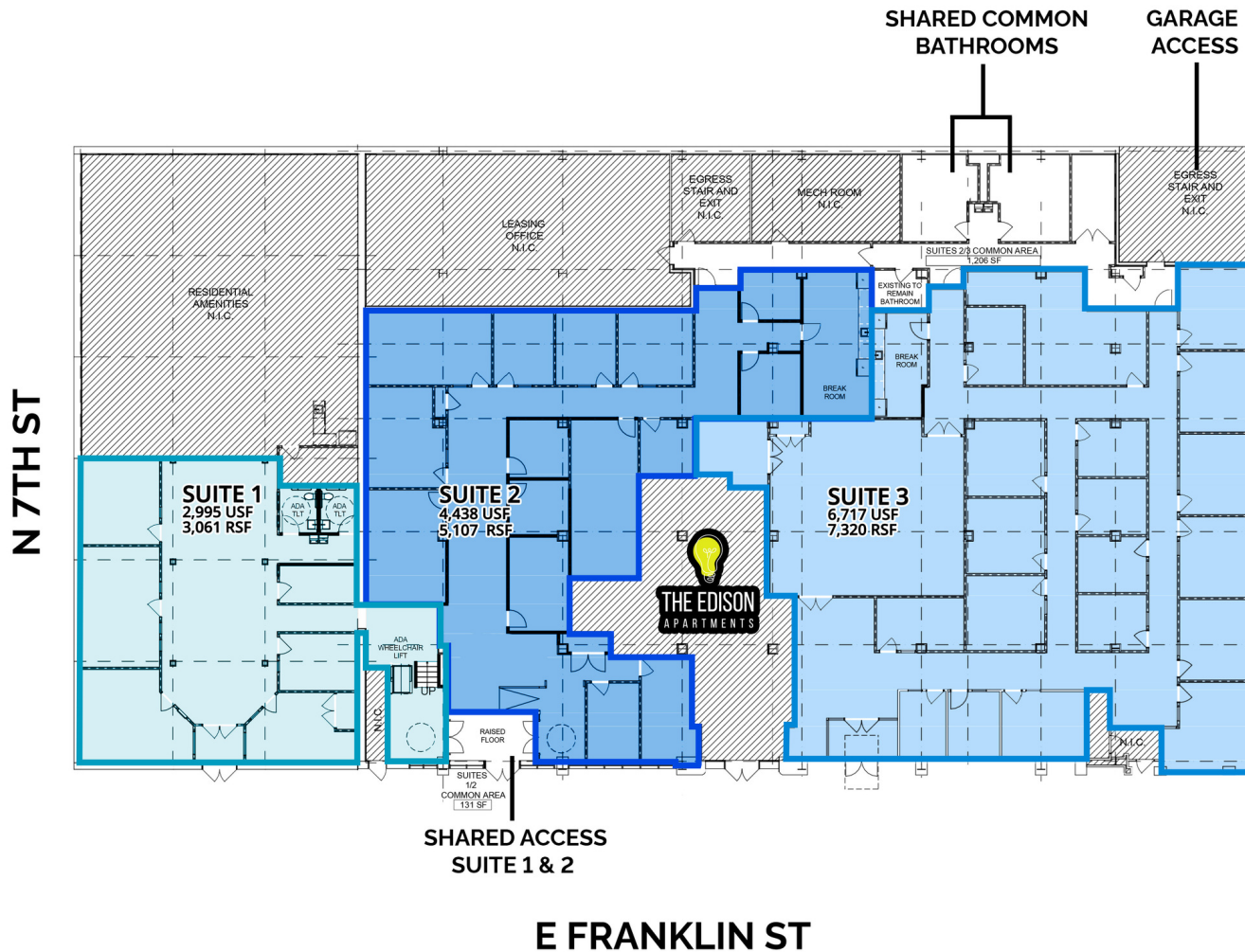
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PROPOSED DEMISING LAYOUT



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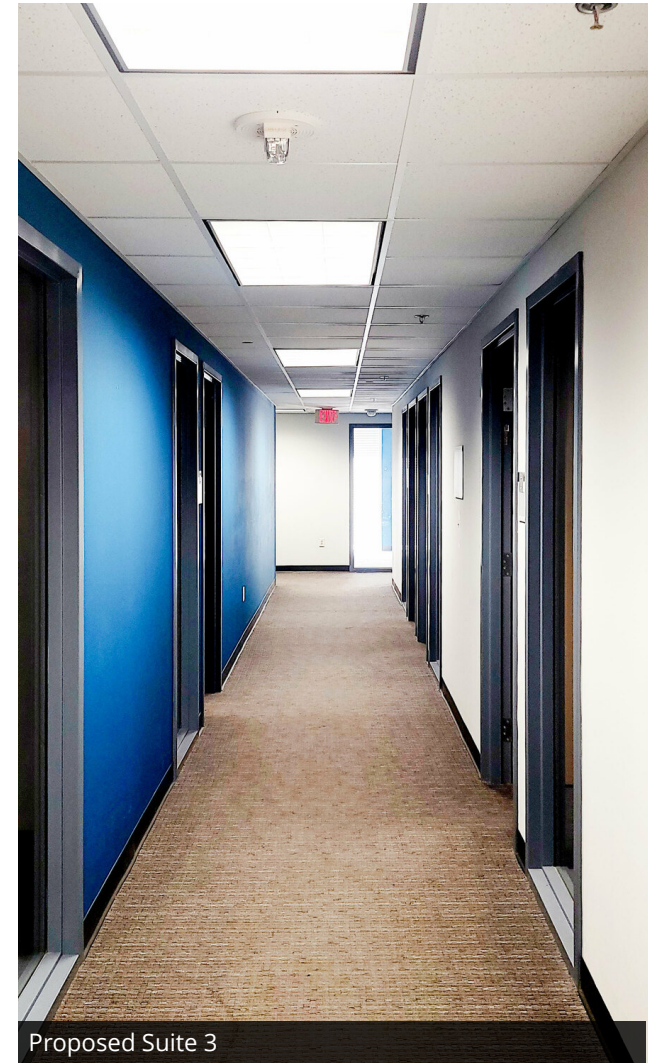
INTERIOR PHOTOS



Proposed Suite 1



Proposed Suite 3



Proposed Suite 3

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INTERIOR PHOTOS // 5

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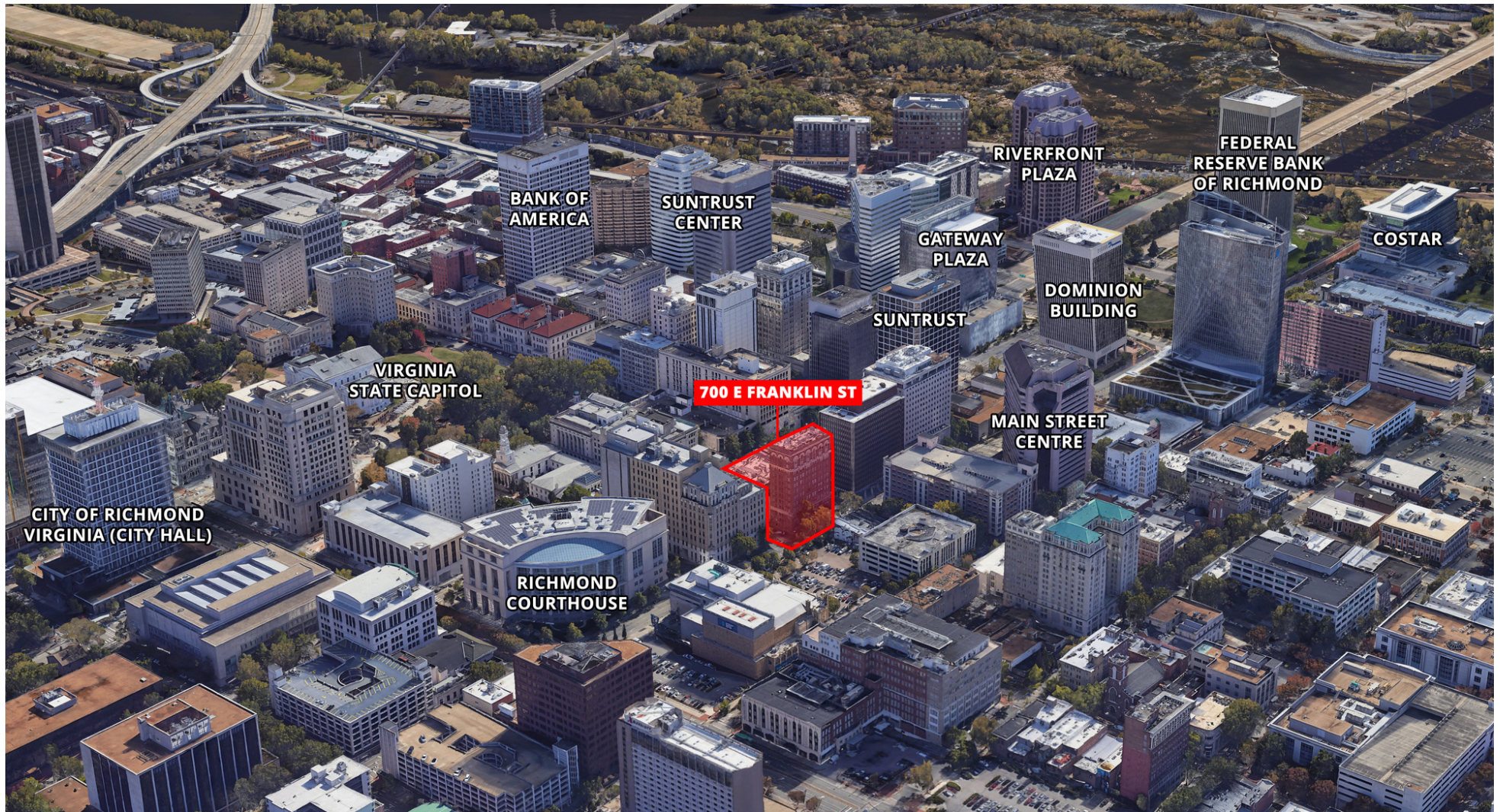
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ZOOMED IN AERIAL



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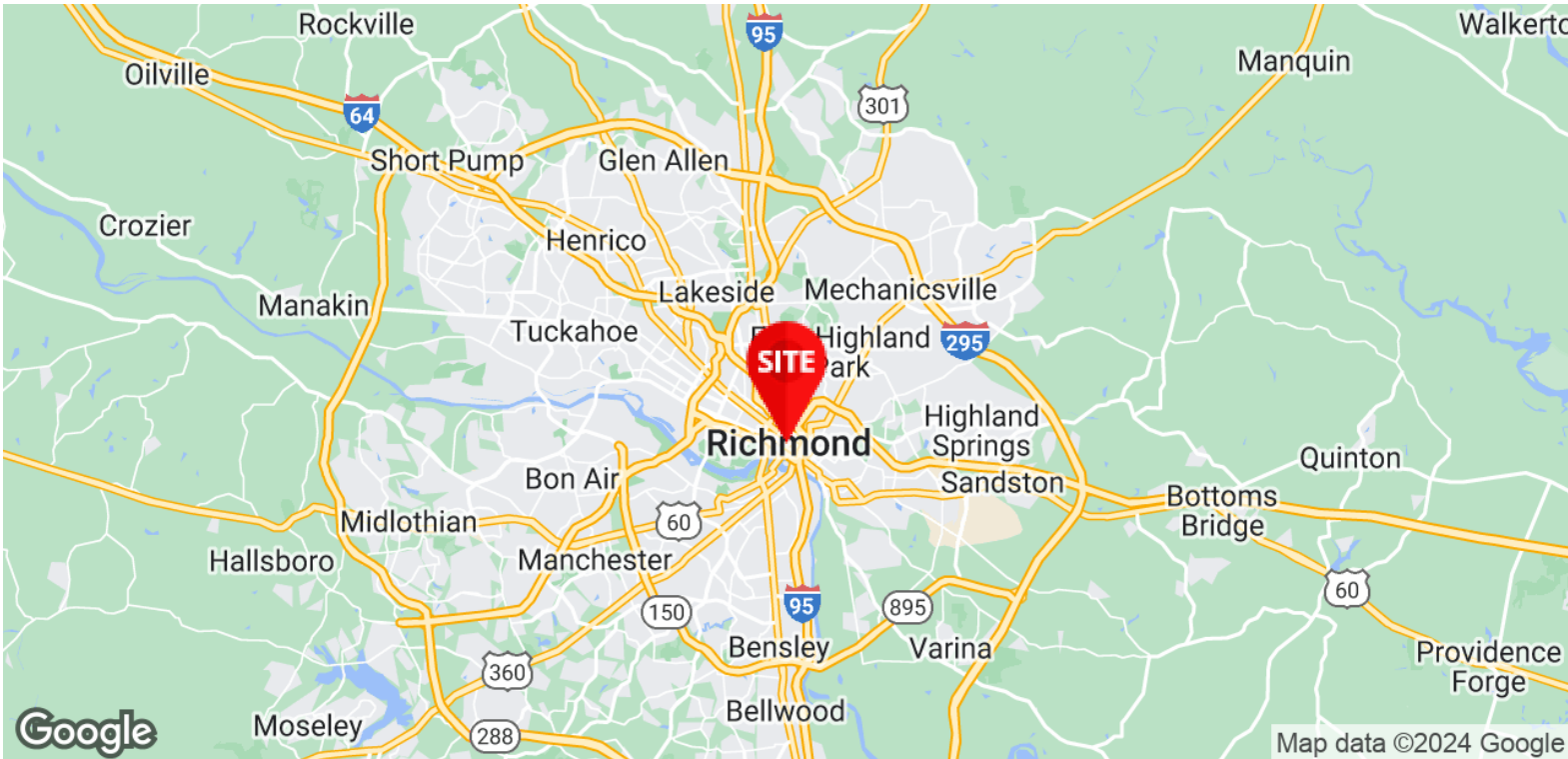
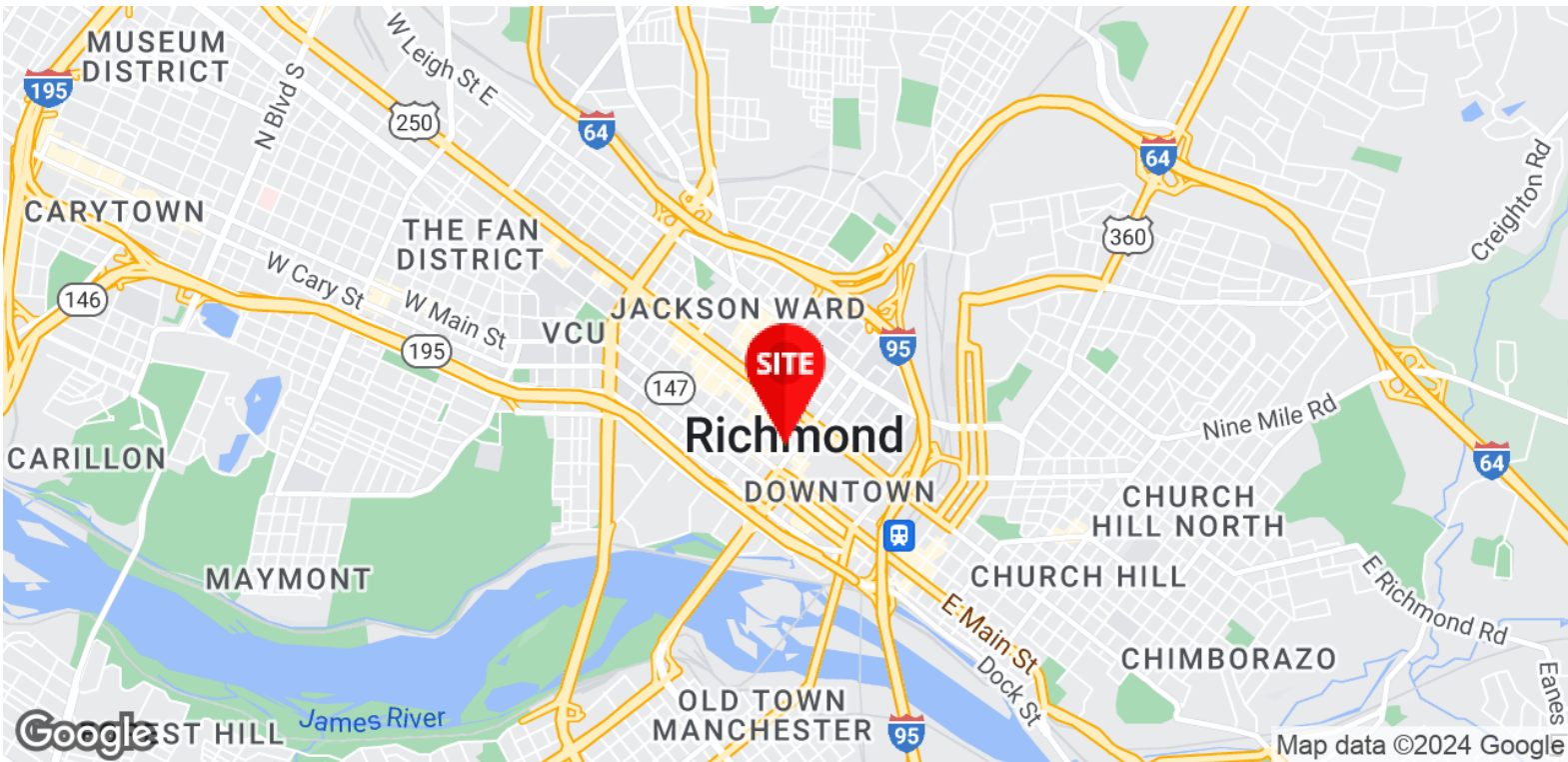
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