



# James Center

901, 1021 & 1051 E CARY ST  
RICHMOND, VA 23219

FOR LEASE

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# RICHMOND'S FINEST

The James Center is comprised of three iconic Class A office towers, comprising more than 1,000,000 square feet of high quality office and retail space.

Each building was uniquely designed to stand out in sharp contrast to neighboring buildings.

The towers feature efficient floor plans, Class A finishes, unparalleled access to amenities and sweeping views of the picturesque James River.



# CLASS A COMFORT

## ENJOY OUR AMENITIES

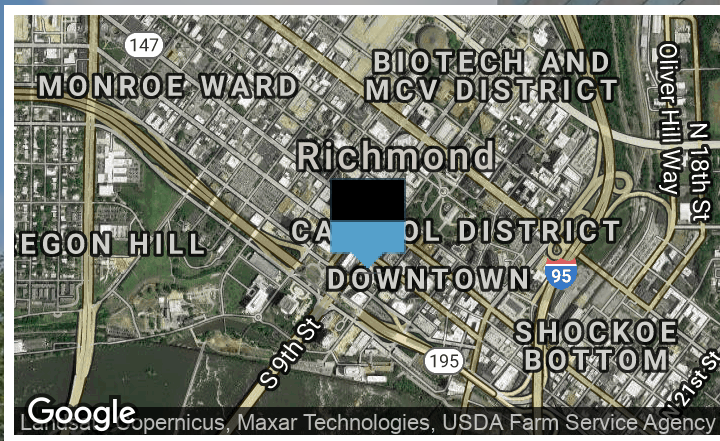
- 24 Hour Availability
- 24 Hour Security
- 50,000 SF Grand Atrium
- ATM's
- Bicycle Parking
- Coffee Shop (Starbucks)
- Conference Center with Catering Kitchen
- Distributed Access Network
- Four-Star Hotel
- Green Space Plaza
- Live Concerts
- Loading Docks
- Multiple Banking Branches
- Multiple Restaurants with More to Come
- On-Site Retail
- Private Car Wash
- Reserved and Unreserved Parking
- Signage
- Striking Views of the Richmond CBD
- Wi-Fi in Common Areas



WELLS FARGO



# THE BEST LOCATION



## NEARBY ATTRACTIONS

### Landmarks:

State Capitol  
Capitol Square  
Belle Isle  
Brown's Island  
John Marshall House

### Dining Options:

The Pit and the Peel  
Arby's  
Chopt Salad  
Sesame Sushi  
Capital Ale House Richmond  
The Hard Shell  
Sam Miller's  
The Tobacco Company

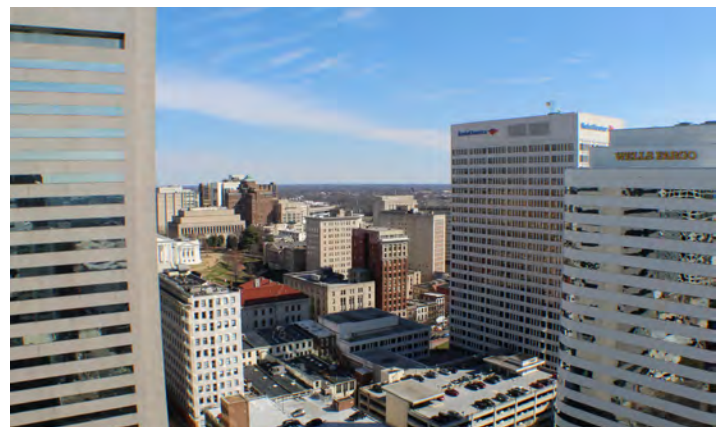
### Dry Cleaners:

Puritan Dry Cleaners  
Elite Cleaners  
Shockoe Bottom Cleaners

### Banks:

South State Bank  
Wells Fargo  
Union Bank & Trust  
BB&T  
Suntrust  
Towne Bank

# UNBEATABLE VIEWS



# THE BEST SPACES

The James Center's office spaces are designed for efficiency. Our on-site management team provides quality service, so our tenants love where they work.

## VALUE-ADD ENHANCEMENTS

- 24/7 Controlled Access
- Conference Center for Tenants
- Distributed Access Network
- Elevator Modernization Underway
- Highly Efficient Floor Plates
- On-site Parking Facilities with 1700 Spaces
- On-Site Property Management and Engineering
- On-site Security Personnel 24/7
- Updated Building Lobby
- Upgraded Elevator Access Control System

# JAMES CENTER ATRIUM

## RESTAURANTS

Arby's  
The Pit and the Peel  
Starbucks  
Sesame Sushi  
The Market  
Trevi's

## RETAILERS & BANKS:

Nathan's Fine Clothing  
Experimac  
MOI Furniture Showroom  
  
Union Bank & Trust  
Wells Fargo  
South State Bank



# JAMES CENTER AVAILABLE OFFICE SPACE

<b>LEASE RATE:</b>	\$25.00 - 28.00 SF/YR	<b>TOTAL SPACE:</b>	1,175 - 130,376 SF
<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
One James Center - Suite 102	\$26.00 SF/yr	Full Service	5,436 SF
One James Center - Suite 205	\$28.00 SF/yr	Full Service	8,868 SF
One James Center - Suite 300	\$26.00 SF/yr	Full Service	30,377 - 130,376 SF
One James Center - Suite 400	\$26.00 SF/yr	Full Service	30,377 - 130,376 SF
One James Center - Suite 500	\$26.00 SF/yr	Full Service	30,377 - 130,376 SF
One James Center - Suite 600	\$26.00 SF/yr	Full Service	30,377 - 130,376 SF
One James Center - Suite 1800	\$27.00 SF/yr	Full Service	5,000 - 16,264 SF
Two James Center - Suite 200	\$28.00 SF/yr	Full Service	15,180 SF
Two James Center - Suite 700	\$27.00 SF/yr	Full Service	16,106 SF
Two James Center - Suite 800	\$27.00 SF/yr	Full Service	16,103 SF
Two James Center - Suite 900	\$27.00 SF/yr	Full Service	16,106 SF
Two James Center - Suite 1430	\$26.00 SF/yr	Full Service	1,175 SF
Three James Center - Suite 300	Negotiable	Full Service	22,463 - 35,713 SF
Three James Center - Suite 410	Negotiable	Full Service	13,250 - 35,713 SF
Three James Center - Suite 603	\$25.00 SF/yr	Full Service	1,415 SF
Three James Center - Suite 701	\$25.00 SF/yr	Full Service	4,296 SF
Three James Center - Suite 702	\$25.00 SF/yr	Full Service	4,612 SF

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# ONE JAMES CENTER

## AVAILABLE OFFICE SPACE:

Suite 201: 8,878 SF  
Suite 300: 30,377 SF  
Suite 400: 30,377 SF  
Suite 500: 30,377 SF  
Suite 600: 30,377 SF  
Suite 1800: 16,855 SF

## AVAILABLE RETAIL/CREATIVE OFFICE:

Suite 102: 5,400 SF

## BUILDING SPECIFICATIONS

Floors: 21  
Elevators: 9  
Average Floor Size: Floors 1-9: 30,377 SF; Floors  
10-21: 16,800 SF  
Size: 431,000 SF  
Top Building Signage is available



# TWO JAMES CENTER

## AVAILABLE OFFICE SPACE

Suite 1430: 1,175 SF

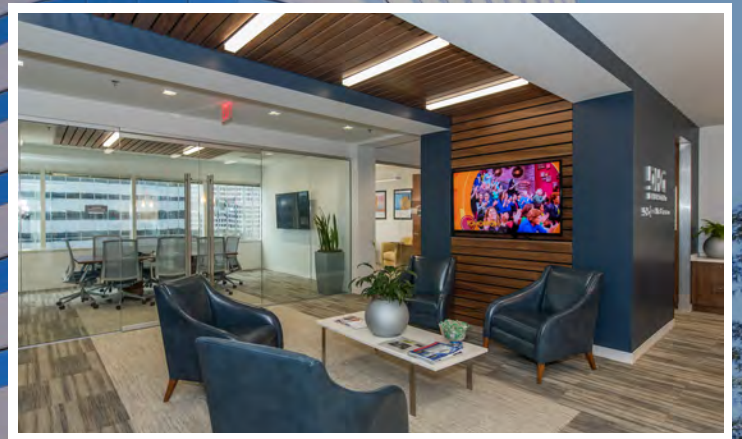
## BUILDING SPECIFICATIONS

Floors: 22

Elevators: 9

Average Floor Size: 17,000 SF

Size: 343,000 SF



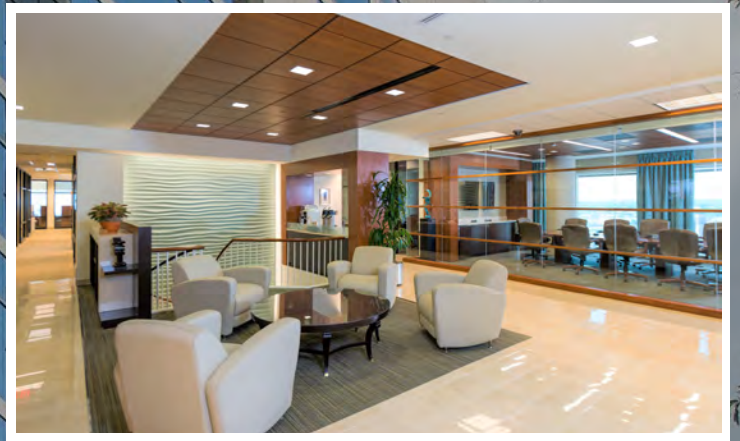
# THREE JAMES CENTER

## BUILDING SPECIFICATIONS

Floors: 14  
Elevators: 9  
Average Floor Size: 22,000 SF  
Size: 233,805 SF

## AVAILABLE OFFICE SPACE

Suite 300: 21,954 SF  
Suite 400: 13,250 SF  
Suite 603: 1,415 SF  
Suite 701: 4,396 SF  
Suite 702: 5,431 SF



UNION

# RENOVATIONS

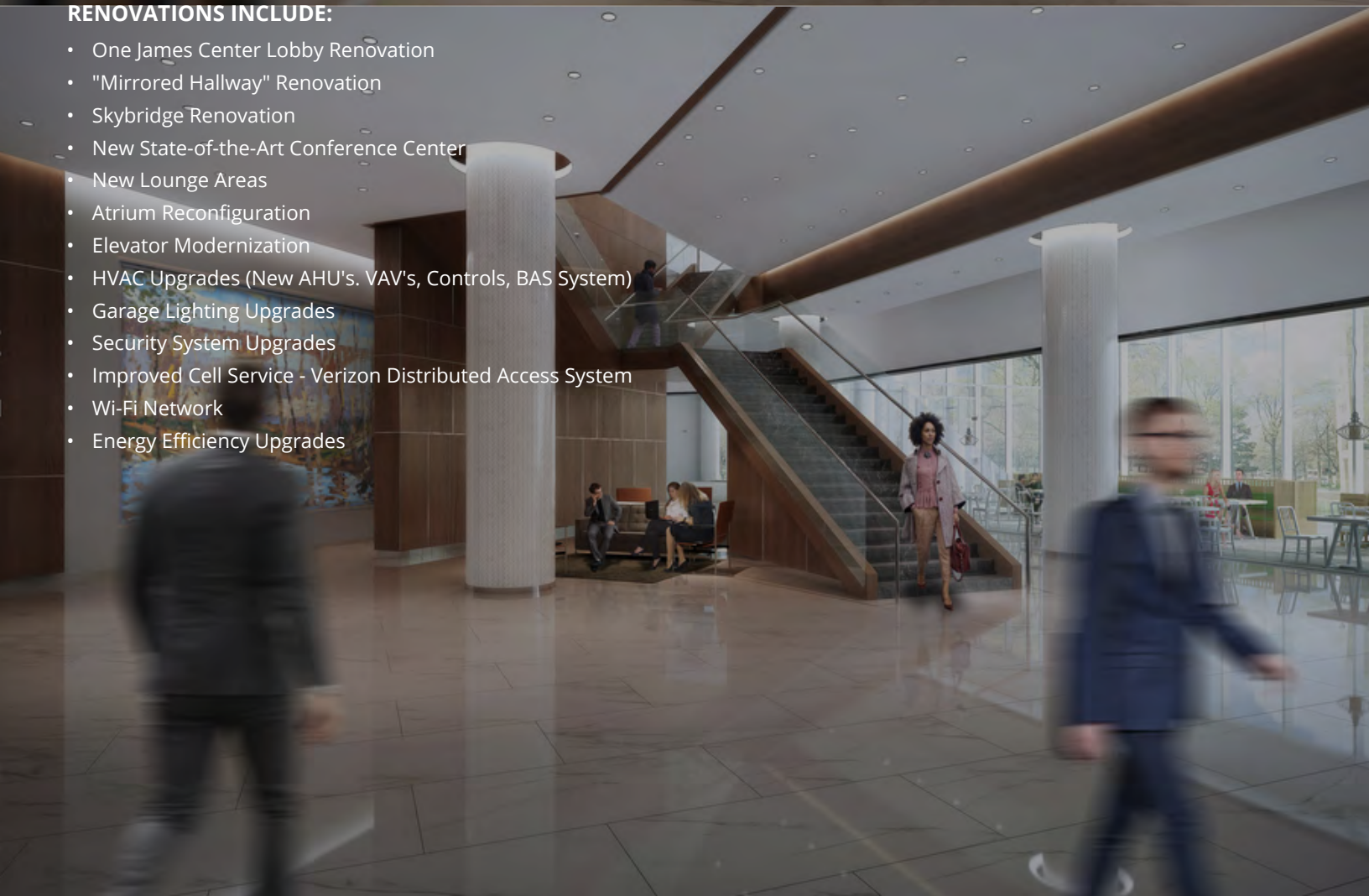
A modern office lobby with a large mural on the wall and a staircase. A man in a suit is walking down the stairs, and a man and a woman are standing in the background. The space is bright and open.

## SCOPE OF WORK:

The ownership of James Center has a new vision for the property and are in the process of dramatically updating the architectural finishes.

The renovations include a beautiful grand staircase, the Skybridge, "Mirrored" hallways, and a striking reconfiguration of the Atrium. A full modernization of our 33 elevators has commenced and will significantly improve ride times and performance for Tenants.

## RENOVATIONS INCLUDE:

- One James Center Lobby Renovation
  - "Mirrored Hallway" Renovation
  - Skybridge Renovation
  - New State-of-the-Art Conference Center
  - New Lounge Areas
  - Atrium Reconfiguration
  - Elevator Modernization
  - HVAC Upgrades (New AHU's, VAV's, Controls, BAS System)
  - Garage Lighting Upgrades
  - Security System Upgrades
  - Improved Cell Service - Verizon Distributed Access System
  - Wi-Fi Network
  - Energy Efficiency Upgrades
- 
- A modern office lobby with a large staircase and a mural. A woman in a pink coat is walking down the stairs, and a man in a suit is walking in the foreground. The space is bright and open.

# CONFERENCE CENTER

## NOW OPEN FOR TENANT USE

The conference center in One James Center has been opened as an exclusive tenant amenity. Tenants receive a number of free hours based on their leased premises.

## FEATURES:

- Pipeline Conference Room Seating 100
- Executive Board Room Seating 14

Full Catering Kitchen

New Media Systems, Inc.  
804.397.3620  
www.newmediasystems.net



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# Tenant Buildouts



# TENANT BUILDOUTS CONTINUED





WENT TO STARD

FIND YOUR NEXT SPACE AT JAMES CENTER

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