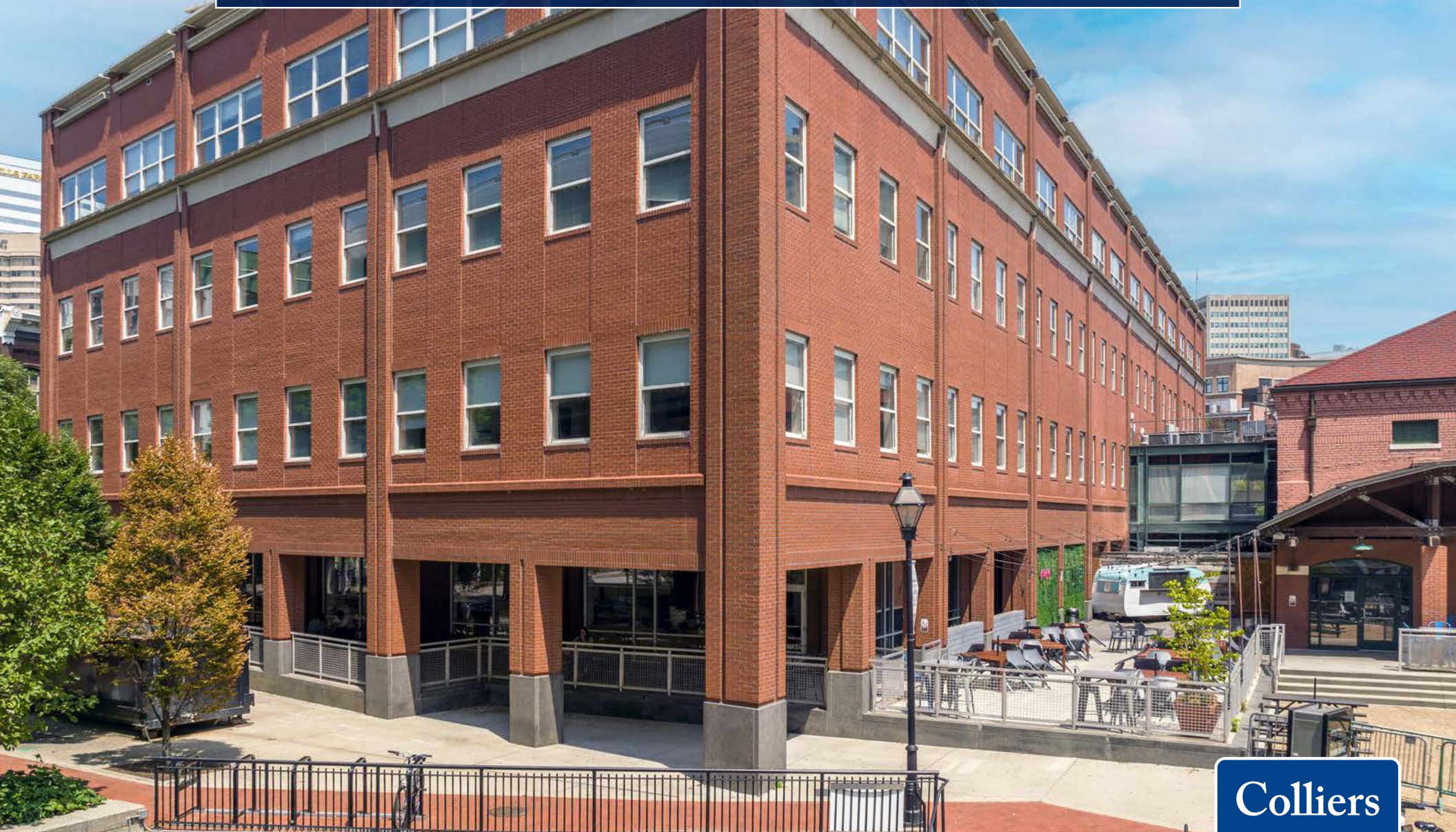


NEWLY RENOVATED LOBBY, COMMON AREAS AND RESTROOMS

# 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

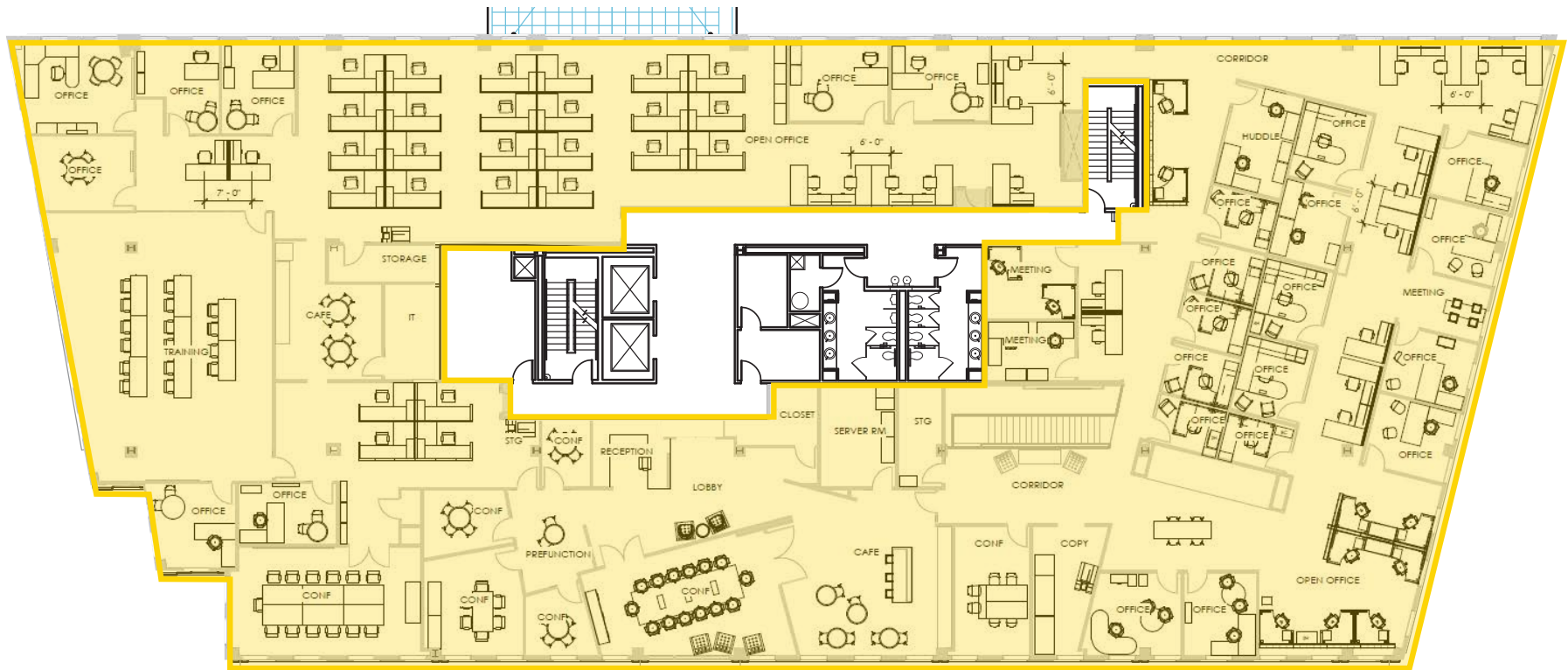


# TURNING BASIN

## 3RD FLOOR

**18,390 RSF**

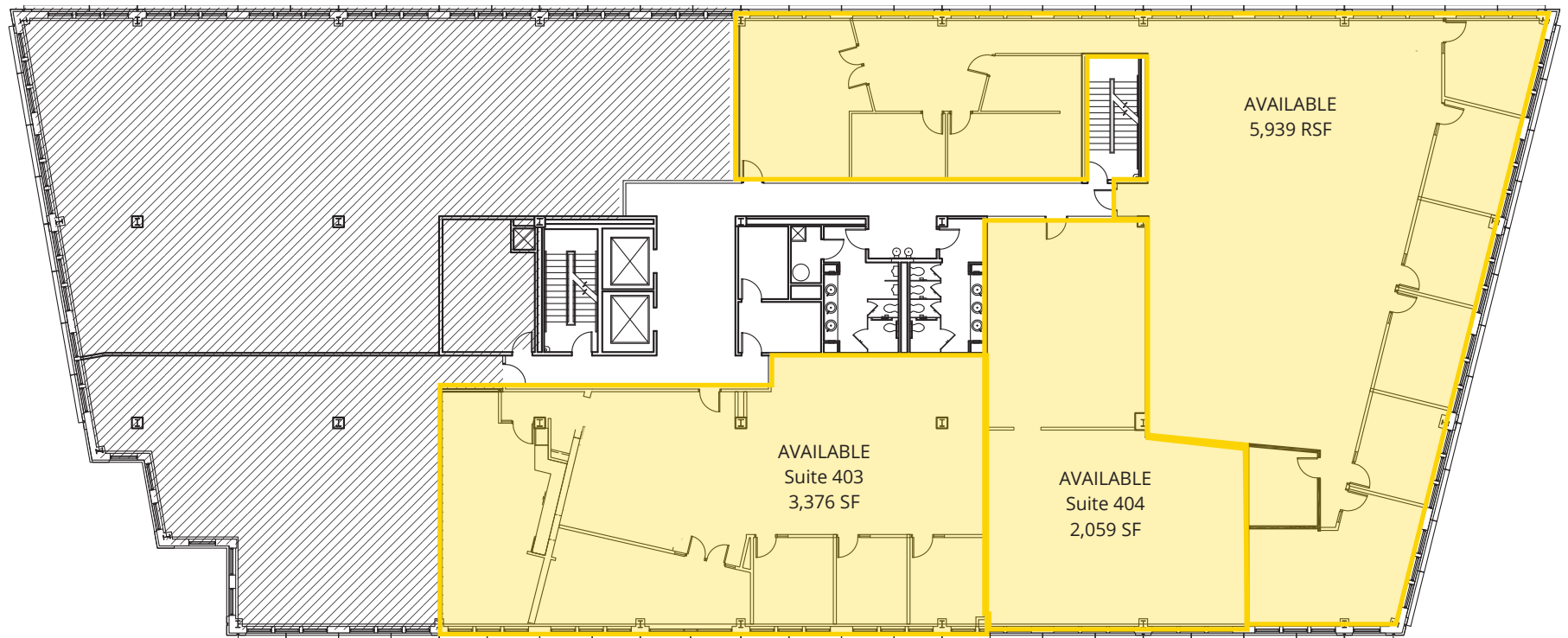
*Available January 2026*



# TURNING BASIN

## 4TH FLOOR

UP TO 11,374 SF AVAILABLE



# TURNING BASIN



Greater Richmond  
Convention Center



The National



Virginia State Capitol



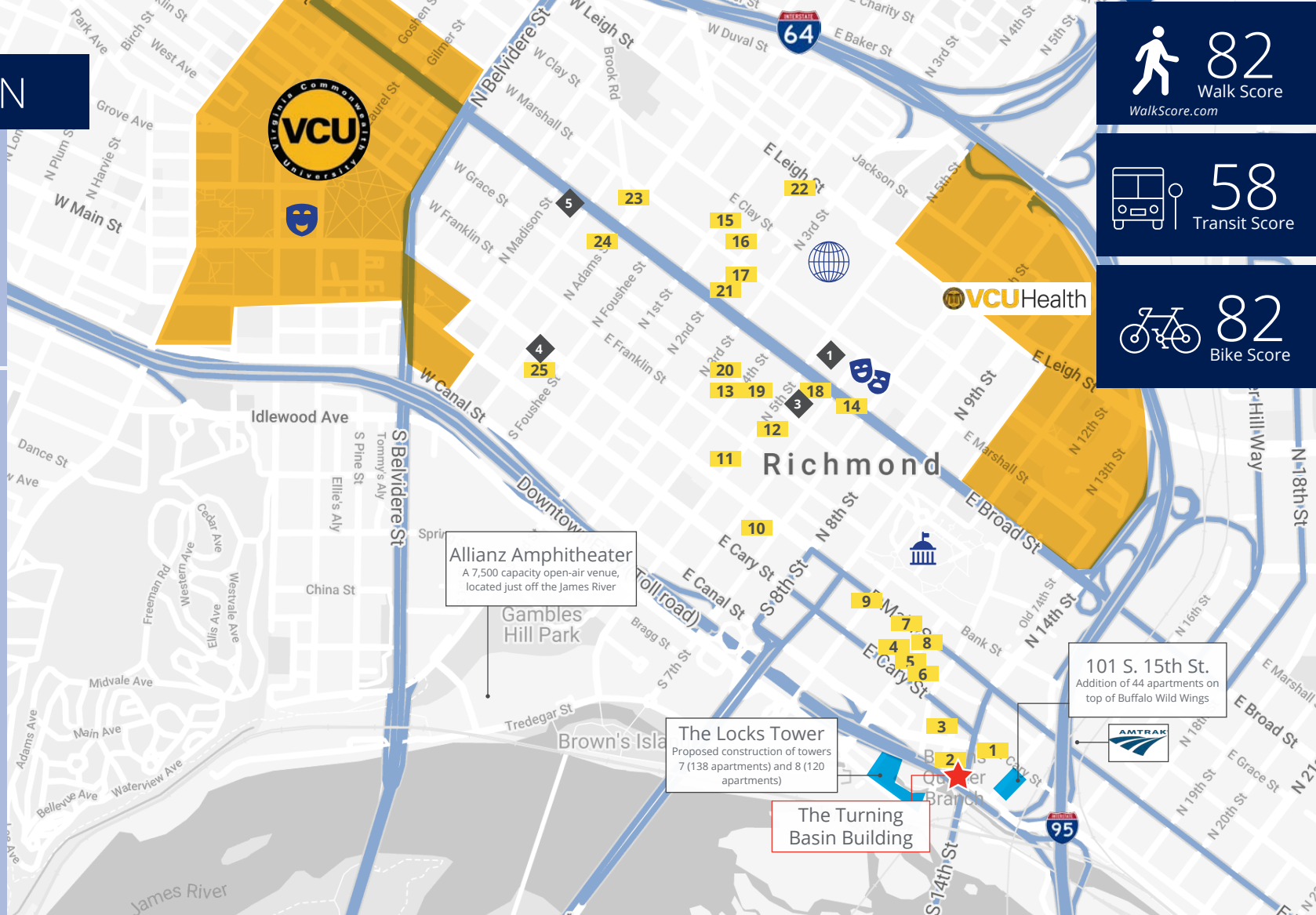
Altria Theater

## 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 27
- 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

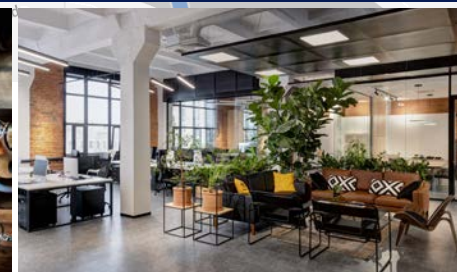
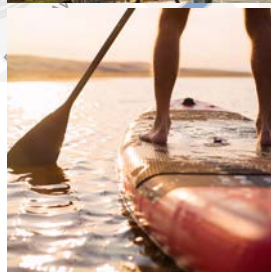
### The Locks Tower

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

111 Virginia Street, Richmond, VA



2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500  
[colliers.com/richmond](http://colliers.com/richmond)

## Malcolm Randolph, SIOR

Senior Vice President  
+1 804 267 7208  
[malcolm.randolph@colliers.com](mailto:malcolm.randolph@colliers.com)

## Frank Hargrove, III

Vice President  
+1 804 339 2912  
[frank.hargrove@colliers.com](mailto:frank.hargrove@colliers.com)

## Catherine Walker

Associate Vice President  
+1 804 968 1978  
[catherine.walker@colliers.com](mailto:catherine.walker@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.