

OFFICE FOR LEASE  
BEAUTIFULLY RENOVATED

# 13 SOUTH 13TH STREET

RICHMOND, VIRGINIA





# PROPERTY FEATURES

## 13 S. 13TH



### AVAILABILITY

Suite 100 & Lower Level – 4,544 RSF  
Suite 200 – 2,193 RSF



### PROPERTY FEATURES

Beautifully renovated creative office space completed in 2016

Small, boutique office building

High ceilings, exposed brick beams, and ductwork

Impressive lobby with controlled access, historic features, and rotating art gallery

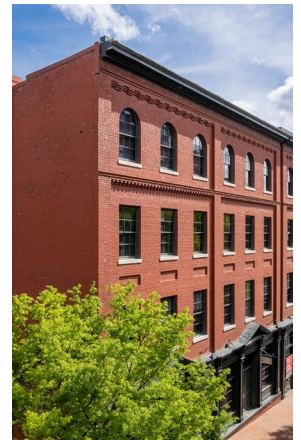
Excellent Shockoe Slip location with easy access to I64/95, Downtown Expressway, The Capitol, and Shockoe's many amenities



### PARKING

On-street parking

Additional parking available in surrounding parking garages





# 1<sup>ST</sup> FLOOR & LOWER LEVEL

## FLOOR PLAN

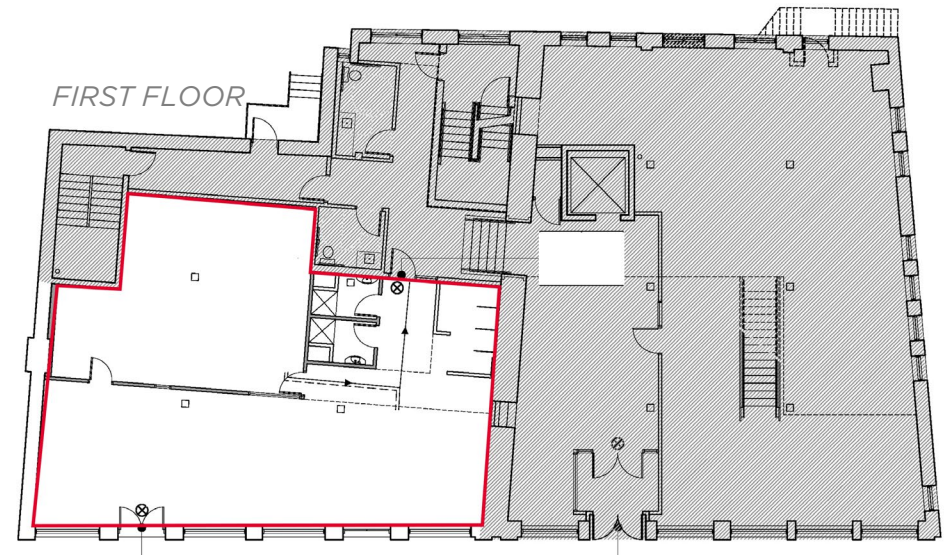
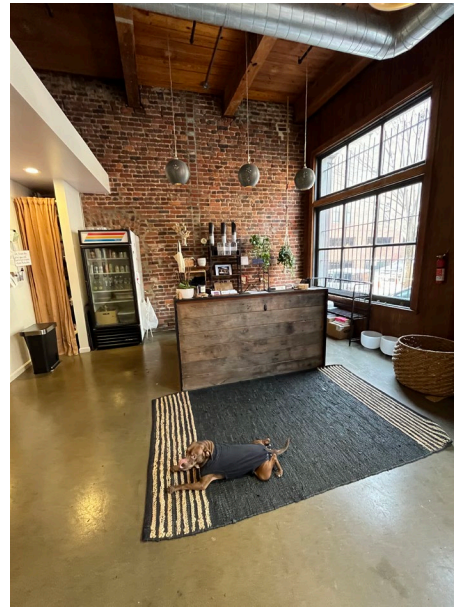
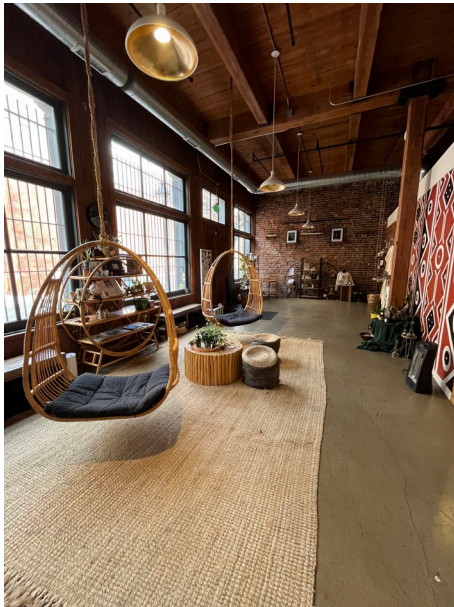
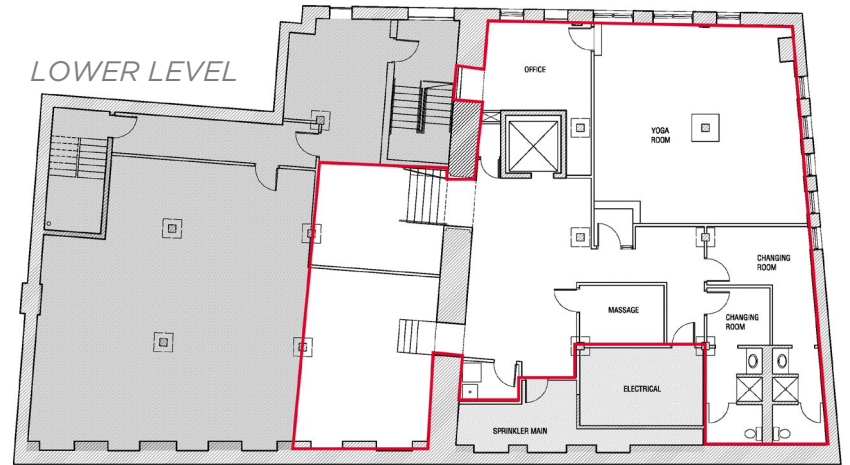
4,544 RSF



### SPACE FEATURES

Suite 100 & Lower Level

- 1<sup>st</sup> floor entry, street front visibility
- 4,544 SF (can be divided across two floors)
- Restrooms and showers in suite
- Exposed brick walls and wood beams
- First floor includes 12' ceilings and excellent window line
- Equipped for hot yoga

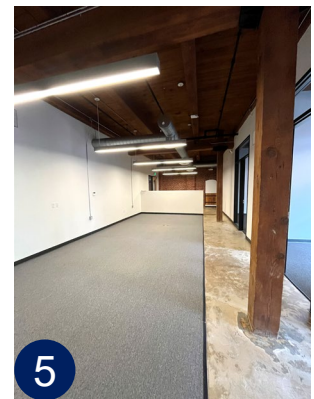
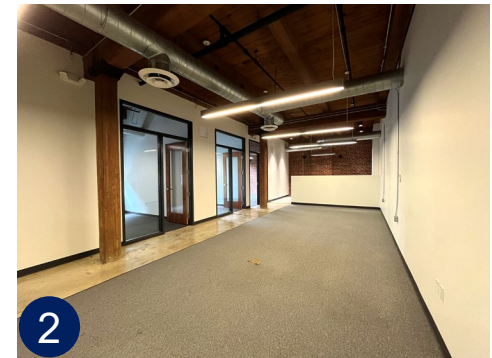
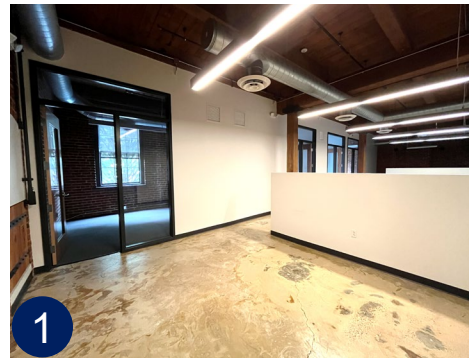
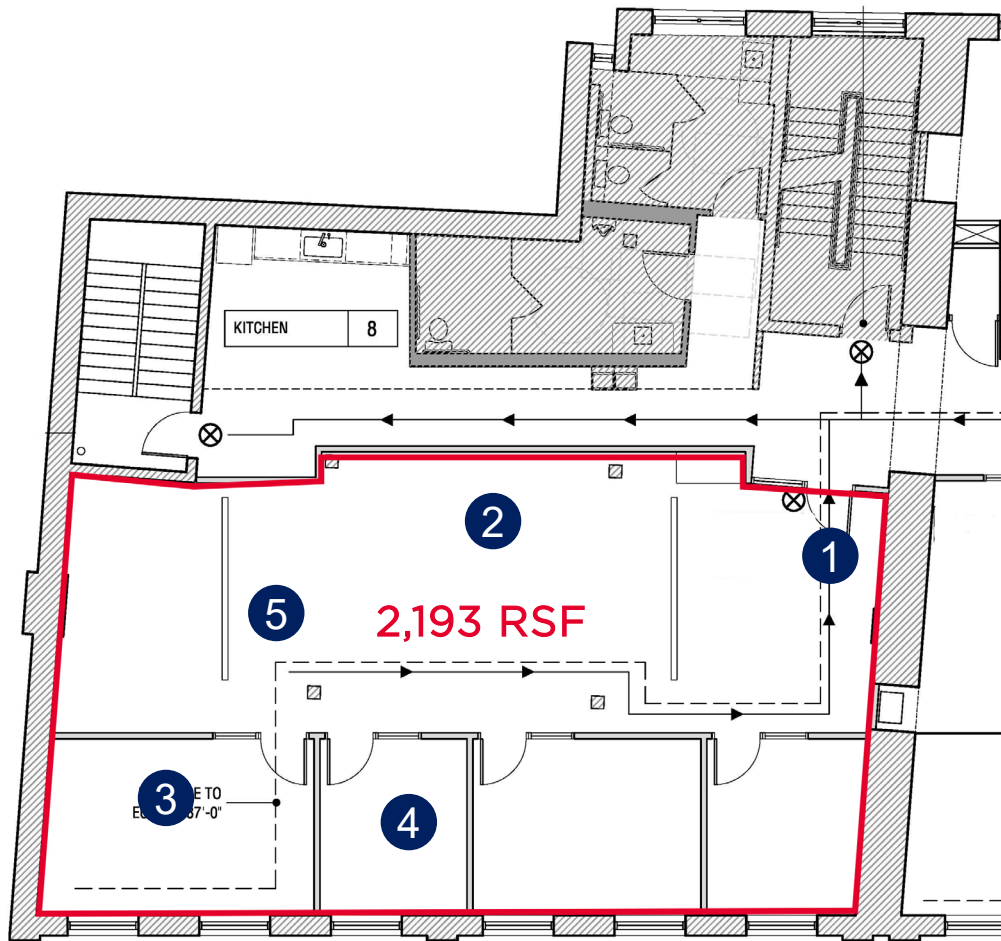




# SECOND FLOOR

## FLOOR PLAN

Suite 200 | 2,193 RSF







WALK  
TO BROWN'S ISLAND,  
TREDEGAR, BELE ISLE

2 BLOCKS  
TO I-195 ON RAMP

19 MINUTE  
DRIVE TO RICHMOND  
INTERNATIONAL AIRPORT

7 MINUTE  
WALK TO MAIN STREET AMTRAK STATION

4 MINUTE  
WALK TO VIRGINIA STATE CAPITOL

10 MINUTE  
WALK TO VIRGINIA SUPREME COURT

1/2 MILE  
TO UNITED STATES DISTRICT COURT EASTERN DISTRICT



Main Street Station



Shockoe Bridge



Lucky Strike Building



The Hard Shell



Shockoe Slip



## DOWNTOWN

13 S. 13th Street is located in historic downtown Richmond, where cobblestone streets, walking trails along the James River, and locally-owned restaurants create a vibrant and memorable urban environment. With over 250 restaurants and shops, 150+ murals and public street art, and over 70 historic attractions, Downtown Richmond is thriving destination for employers and employees alike.





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