



For lease

CANAL CROSSING | 101-115 S 15th Street, Richmond, VA

 **JLL** SEE A BRIGHTER WAY

CANAL CROSSING

101-115 S 15th Street

Building Features

- Over 65,000 SF available
- Adaptive reuse of historic buildings into creative office space with soaring 40' atrium
- Flexible configurations ranging from 5,000
- Attractive Shockoe Slip location near Canal Walk and Virginia Capital Trail
- Rooftop signage available with excellent visibility on I-95 and Downtown Expressway
- 300+ parking spaces on-site with easy, free visitor parking
- Private outdoor patio spaces

On-site Amenities



Rooftop Deck



Fitness Center



Conference Center

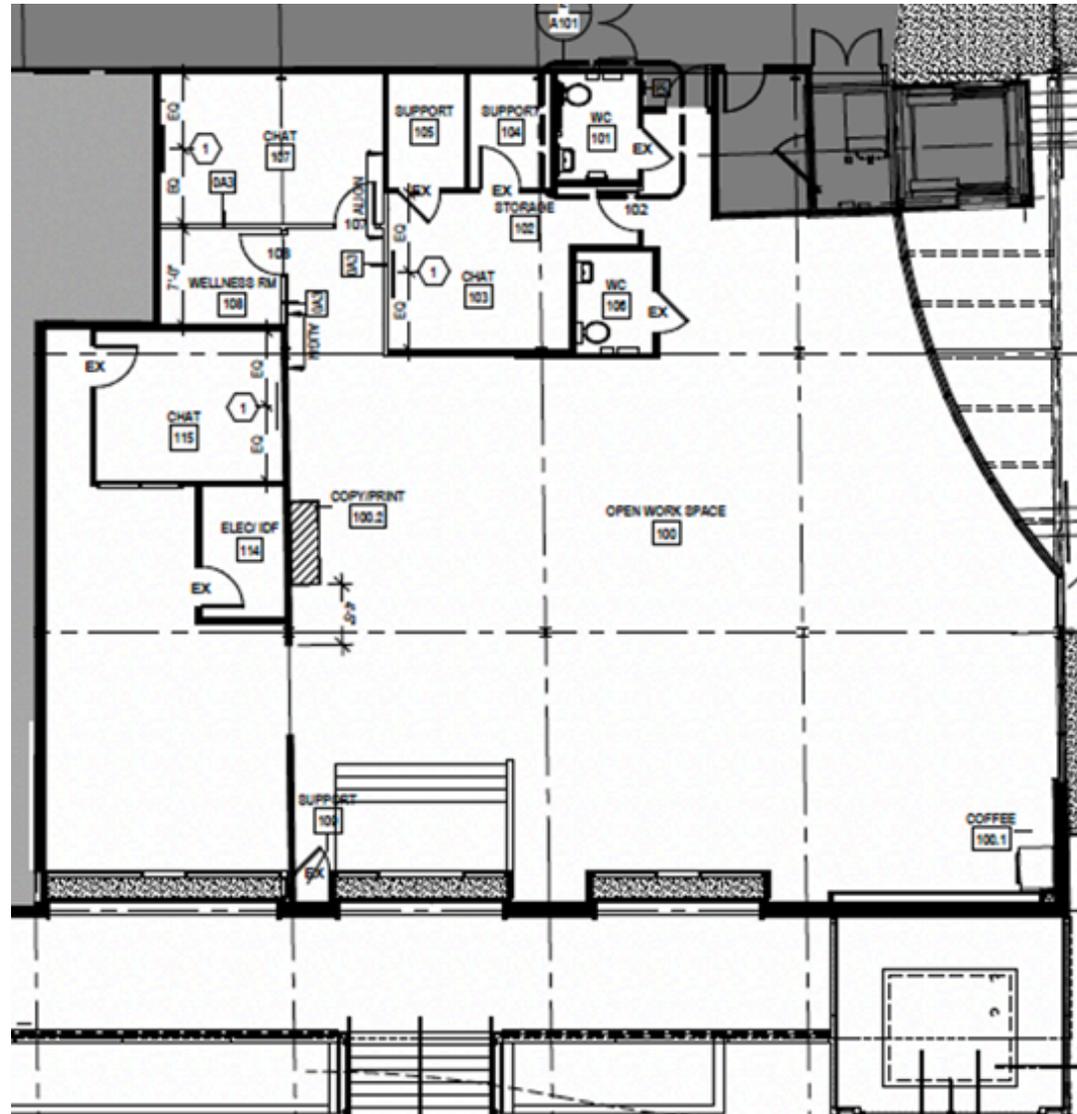


FLOORPLAN

101 S 15th Street

First Floor:

- 4,700 SF
- Direct access from atrium or 15th street
- Private outdoor patios
- Excellent signage opportunities on 15th street

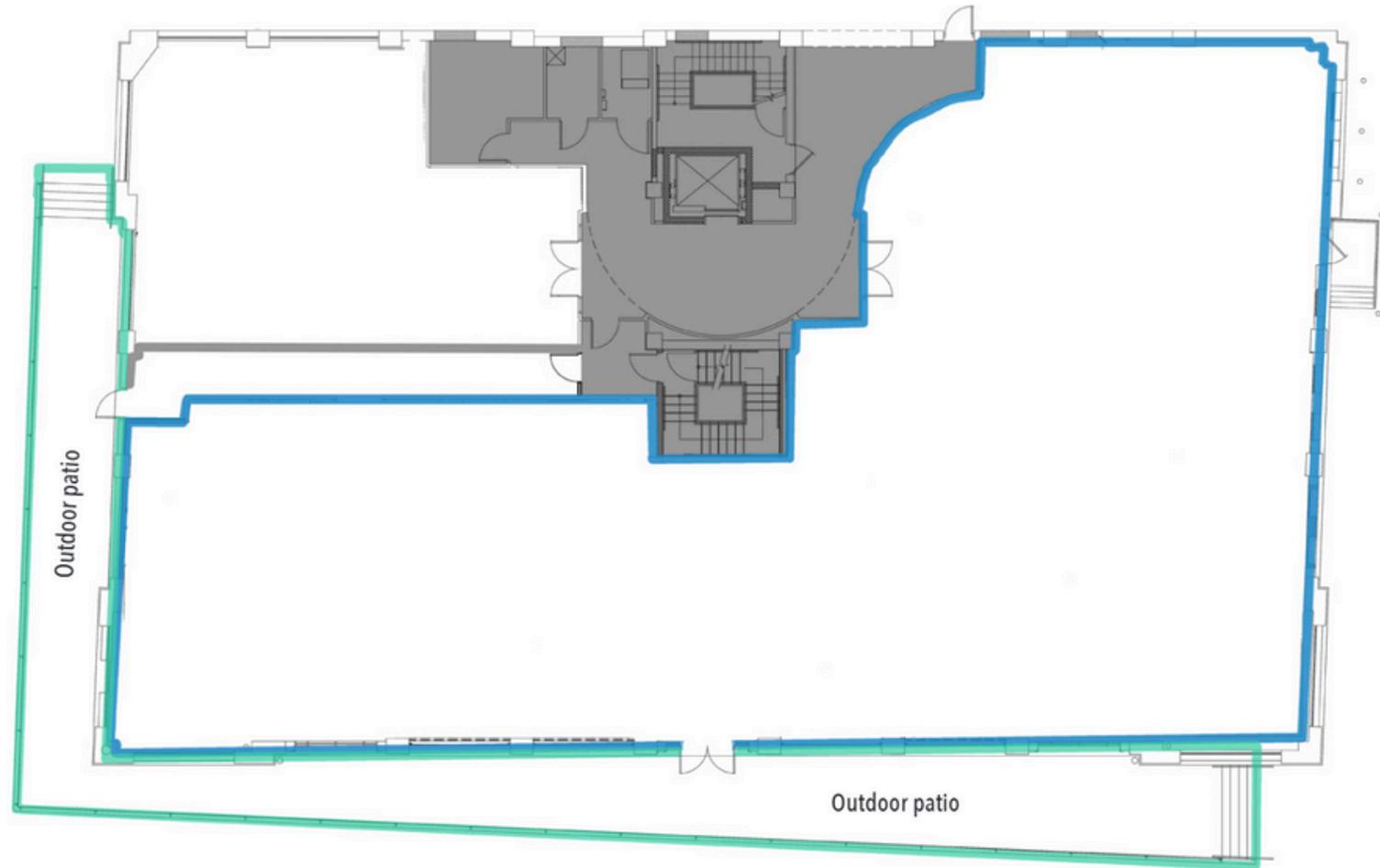


FLOORPLAN

115 S 15th Street

First Floor:

- 8,400 SF (divisible)
- Former restaurant/
brewery space
- Shell condition ready
for build-out
- Expansive wraparound
patio along Dock and
15th Streets
- Excellent street level
signage opportunities



FLOORPLAN

101 S 15th Street

Second Floor:

- Up to 14,000 SF (divisible)
- Large, flexible floorplate
- Rooftop signage available
- Iconic all glass conference room overlooking atrium

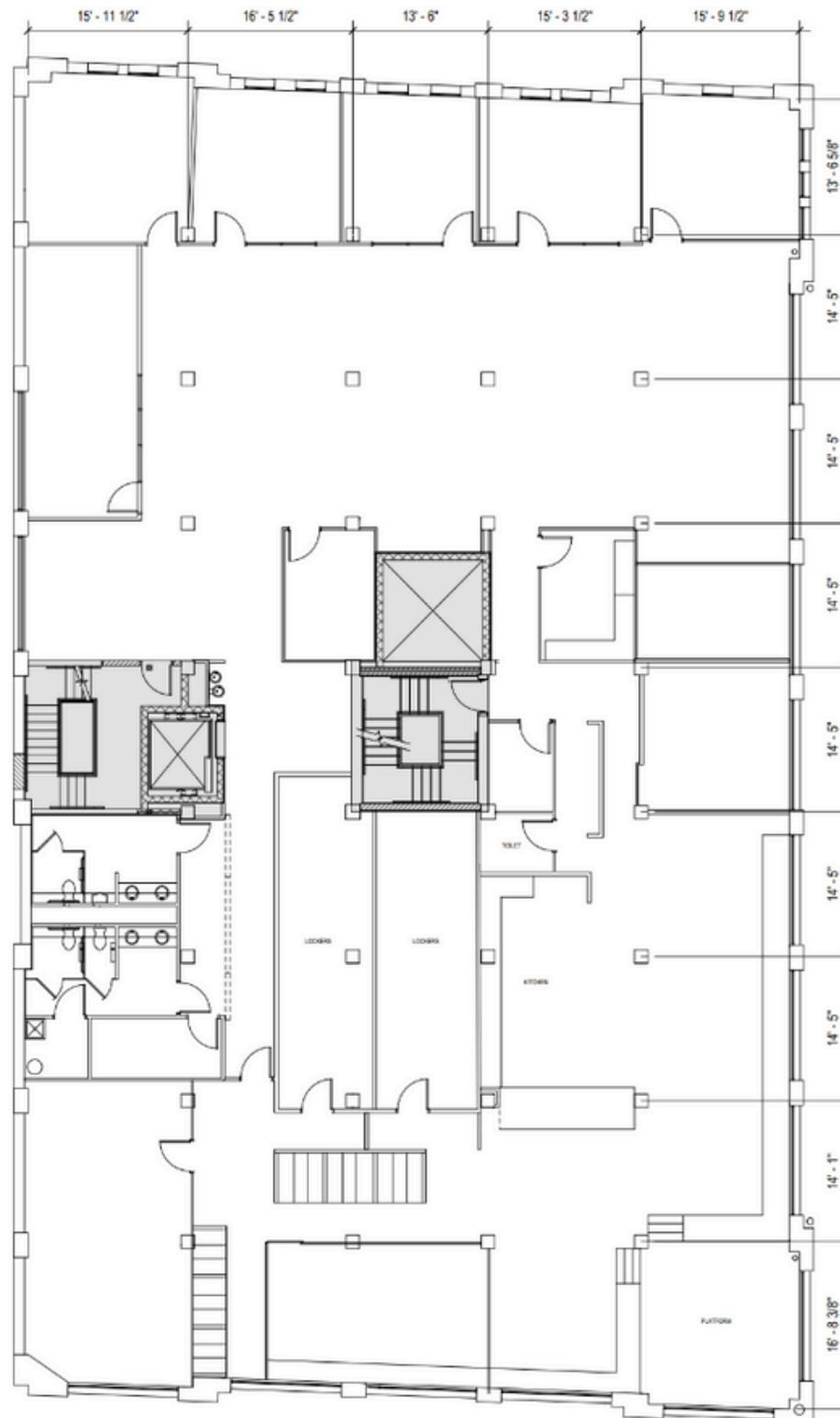


FLOORPLAN

115 S 15th Street

Third Floor:

- Up to 10,500 SF (divisible)
- Lockers rooms with showers
- Large amenity zone





WITHIN WALKING
DISTANCE

58

Restaurants

1.1M SF

of Retail Shops

11.3M SF

of Office Space

927

Hotel Rooms

9

Cultural Attractions

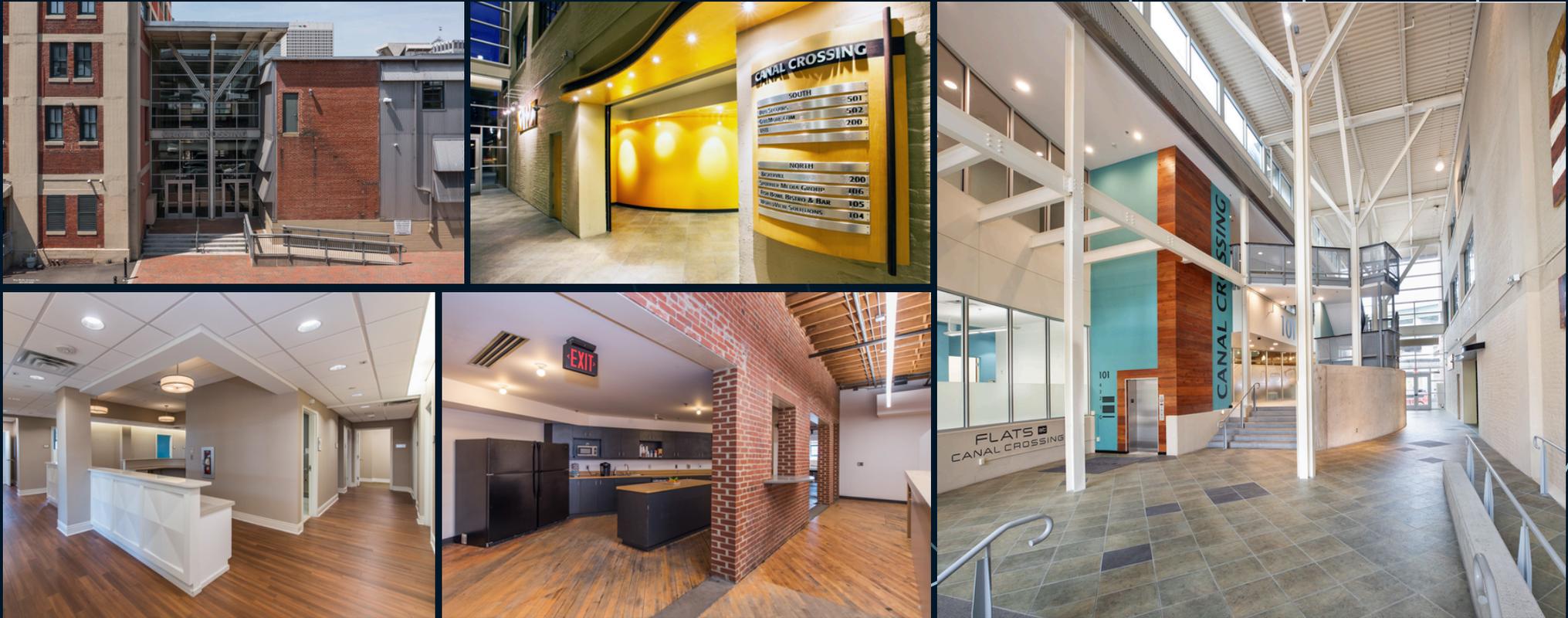
3,082

Residential Units

15

Minute Drive to Airport





JLL

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