



FOR LEASE

411 E Franklin Street | Richmond, VA 23219



PROPERTY HIGHLIGHTS

- › **33,368± SF of office space for lease**
- › **Unmatched Walkability:**
 - In the heart of the Central Business District and the vibrant Richmond Restaurant Scene
 - One block from the Supreme Court of Virginia
 - Two blocks from the State Capitol
 - Steps from the James River Canal Walk
- › **Exceptional Natural Light & Views:** Efficient floor plates with abundant windows offering city views
- › **Amenities:**
 - Newly refreshed conference room
 - Refurnished and updated lobby
 - 24-hour building services and access
 - On-site building maintenance
- › **Parking:** On-site parking convenience with secure garage directly beneath the building for tenants and visitors
- › **Transit Access:**
Immediate access to GRTC Pulse right outside the door
Quick Access to I-64, I-95, and I195 for easy commutes
- › **Lease Rate:** \$20.00/SF, Full Service

Information contained herein, provided by Commonwealth Commercial Partners, LLC, is deemed confidential and reliable but not guaranteed.

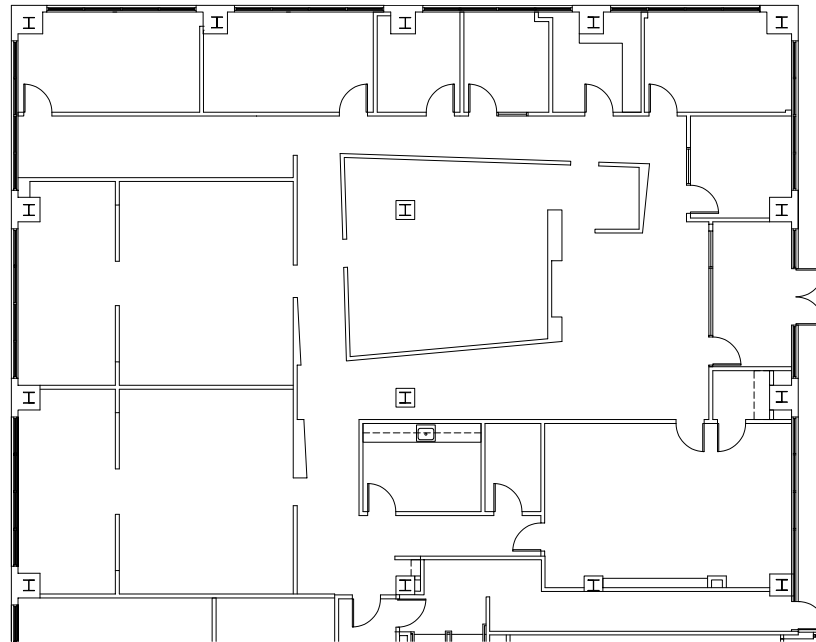
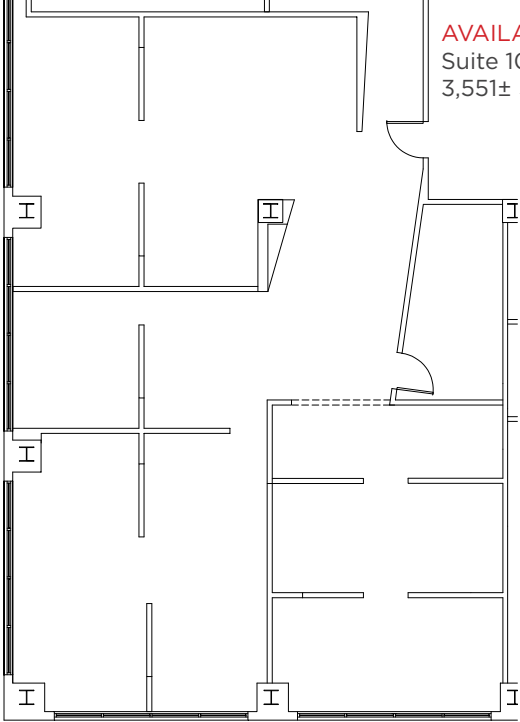


FIRST FLOOR



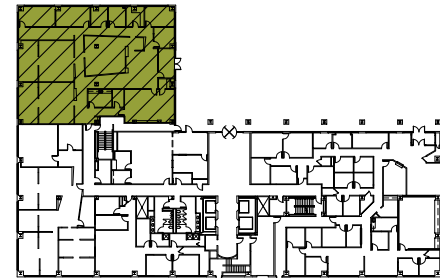
FIRST FLOOR KEY PLAN

AVAILABLE
Suite 104
3,551± SF



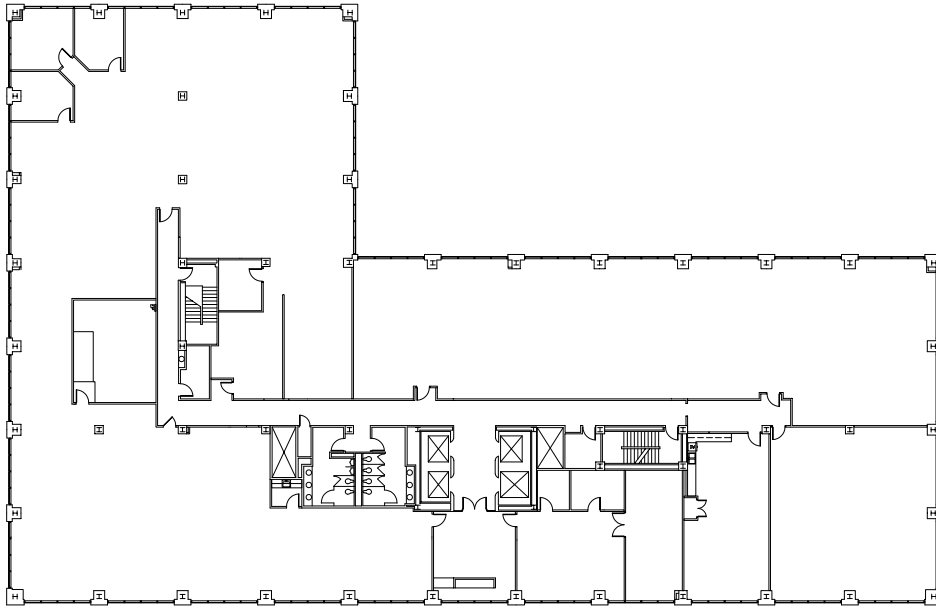
Suites can be combined for contiguous space - 9,566± SF

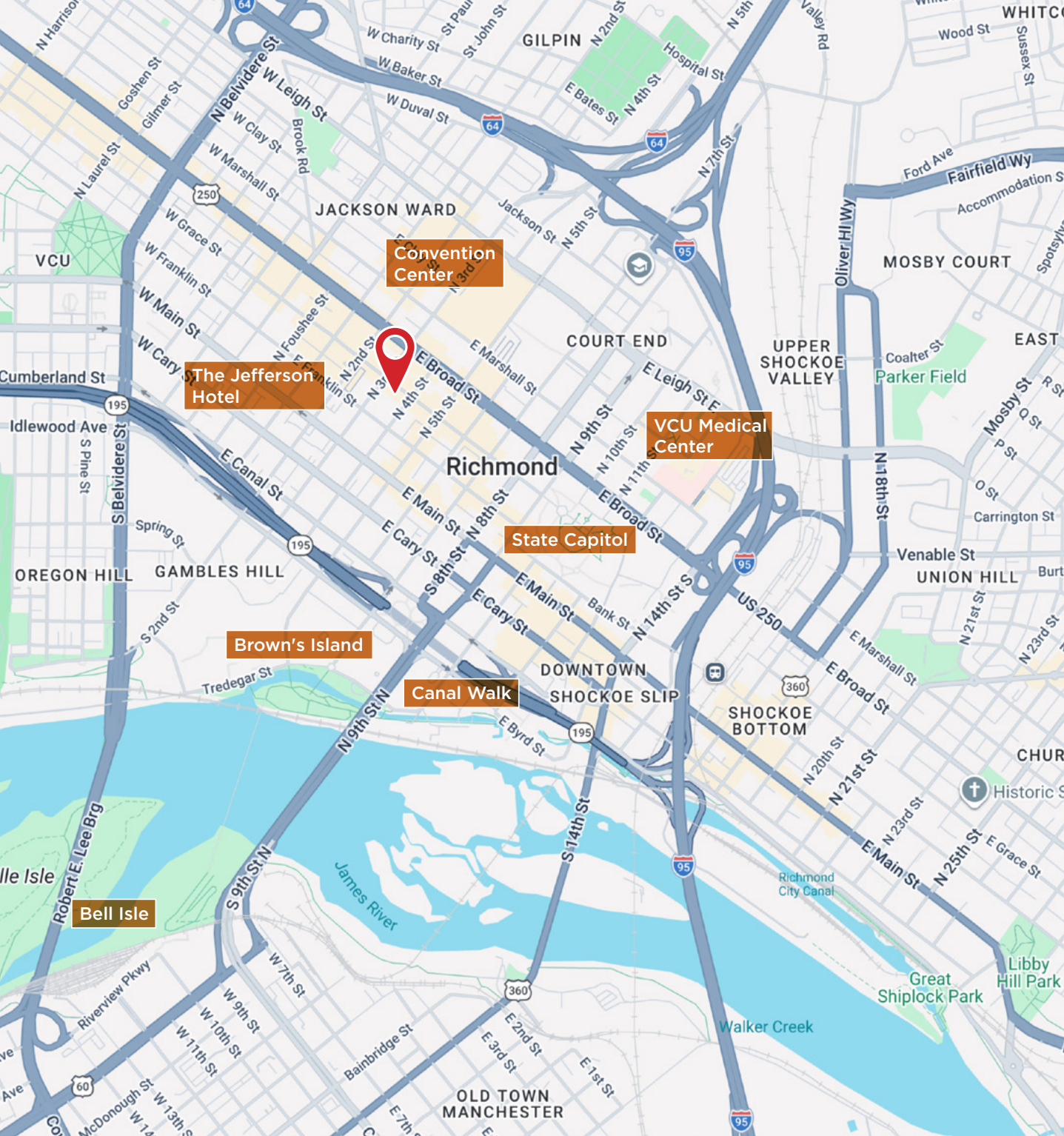
AVAILABLE
Suite 105
6,015± SF



THIRD FLOOR

AVAILABLE 23,802± SF






- 521 Biscuits & Waffles
- BrickFire Wood Oven
- Buttermilk and Honey
- Cafe Rustika
- Capital Ale House
- Capitol Waffle Shop
- Casa del Barco
- Charlotte's Southern
- Chefs Kitchen
- Chez Foushee
- Chez Nous
- Chopt
- Daisy's
- Dunkin'
- Fall Line Kitchen & Bar
- Henley On Grace
- Julep's New Southern
- La Grotta Ristorante
- Lemaire
- Lillie Pearl
- L'Opossum
- Maple Bourbon
- ML Steak Modern
- Chophouse
- Native Plate
- Padow's
- Penny Lane Pub
- Perly's
- Potbelly
- Quiznos
- Rappahannock
- Rueger's
- Secret Sandwich Society
- Spice of India
- Subway
- The Patio Thai
- Trevi's
- Starbucks
- Urban Farmhouse
- The Pit and The Peel
- Tobacco Company
- Wong Gonzalez



- Courtyard by Marriot
- Delta Hotels by Marriot
- Hilton Downtown
- Homewood Suites
- Omni
- Residence Inn by Marriot
- Richmond by Marriot
- The Berkeley
- The Commonwealth
- The Jefferson



- Brown's Island
- Canal Walk
- City Hall
- Convention Center
- Kanawha Plaza
- Shockoe Slip
- The Library of Virginia
- Virginia State Capitol
- VCU



**Prime
Downtown
Richmond
Location**

For more information:

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