



FOR LEASE

701 E. Franklin Street
Richmond, VA 23219



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

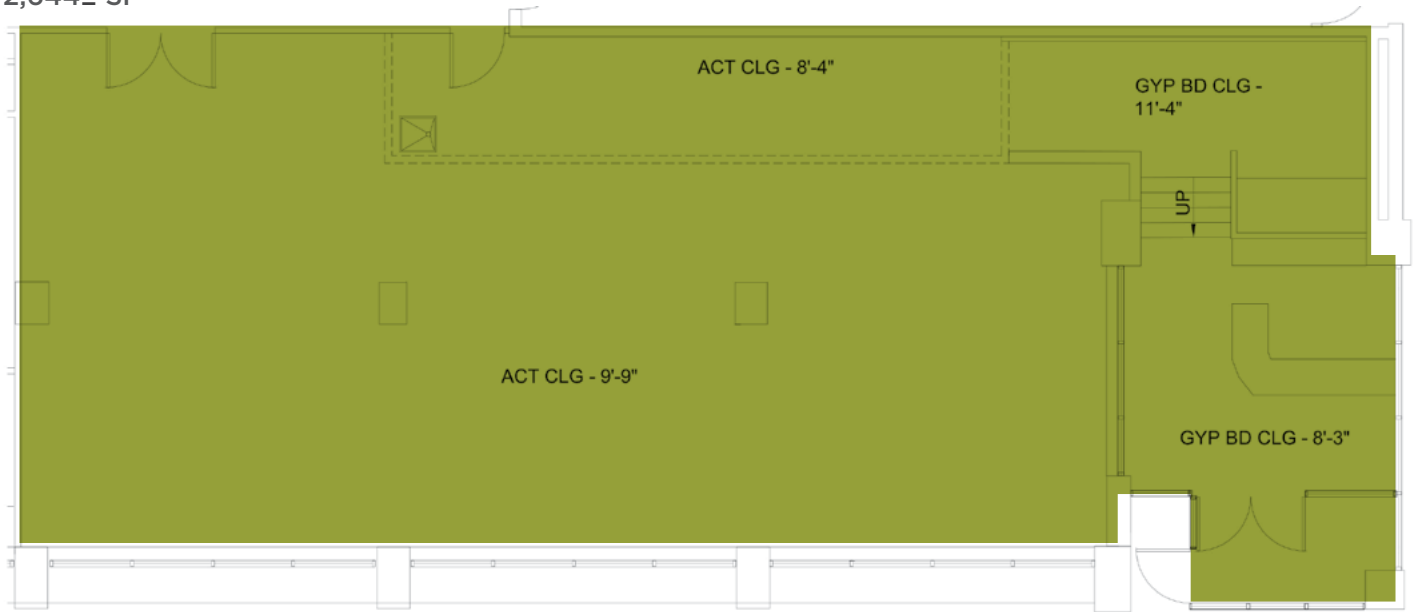
- › Located in the heart of Richmond's Central Business District, just one block from the Supreme Court of Virginia, two blocks from the State Capitol, and four blocks from Richmond's Canal Walk
- › **Suite B-105:** 2,644± RSF, open shell with separate 7th Street entrance
- › **Suite 502:** 1,948± RSF, recently renovated suite available 2/1/26
- › **Suite 805:** 2,478± RSF, kitchenette and river views
- › Efficient floor plan allows for window lined views from all suites
- › On-site amenities include ownership and management, KATZ cafe serving breakfast and lunch, shared training rooms, parking, front desk attendant, and 24/7 key fob access
- › Recent renovations to the entrance lobby and various floor common areas
- › Convenient access to I-64, I-95 and I-195
- › **Lease Rate: \$20.00/Full Service**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	25,976	136,701	259,156
AVERAGE HH INCOME	\$44,954	\$64,189	\$71,542
DAYTIME EMPLOYEES	61,728	108,153	161,633

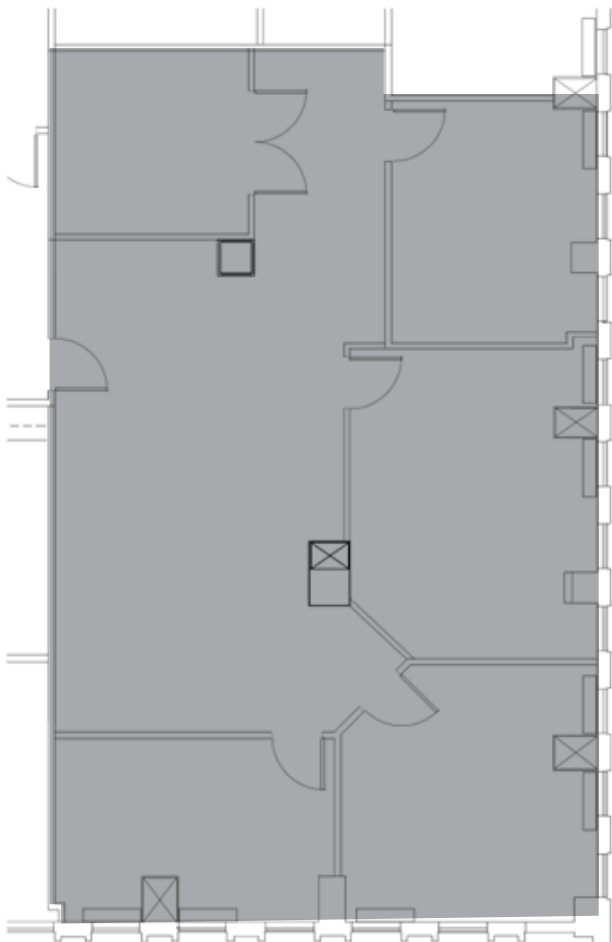


FLOOR PLANS

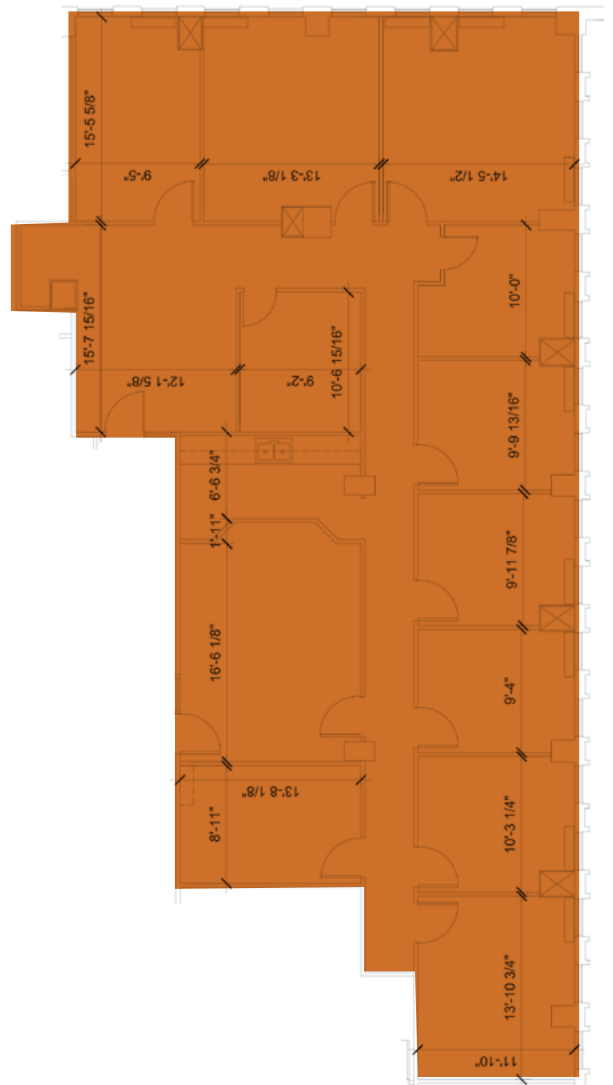
SUITE B-105
2,644± SF

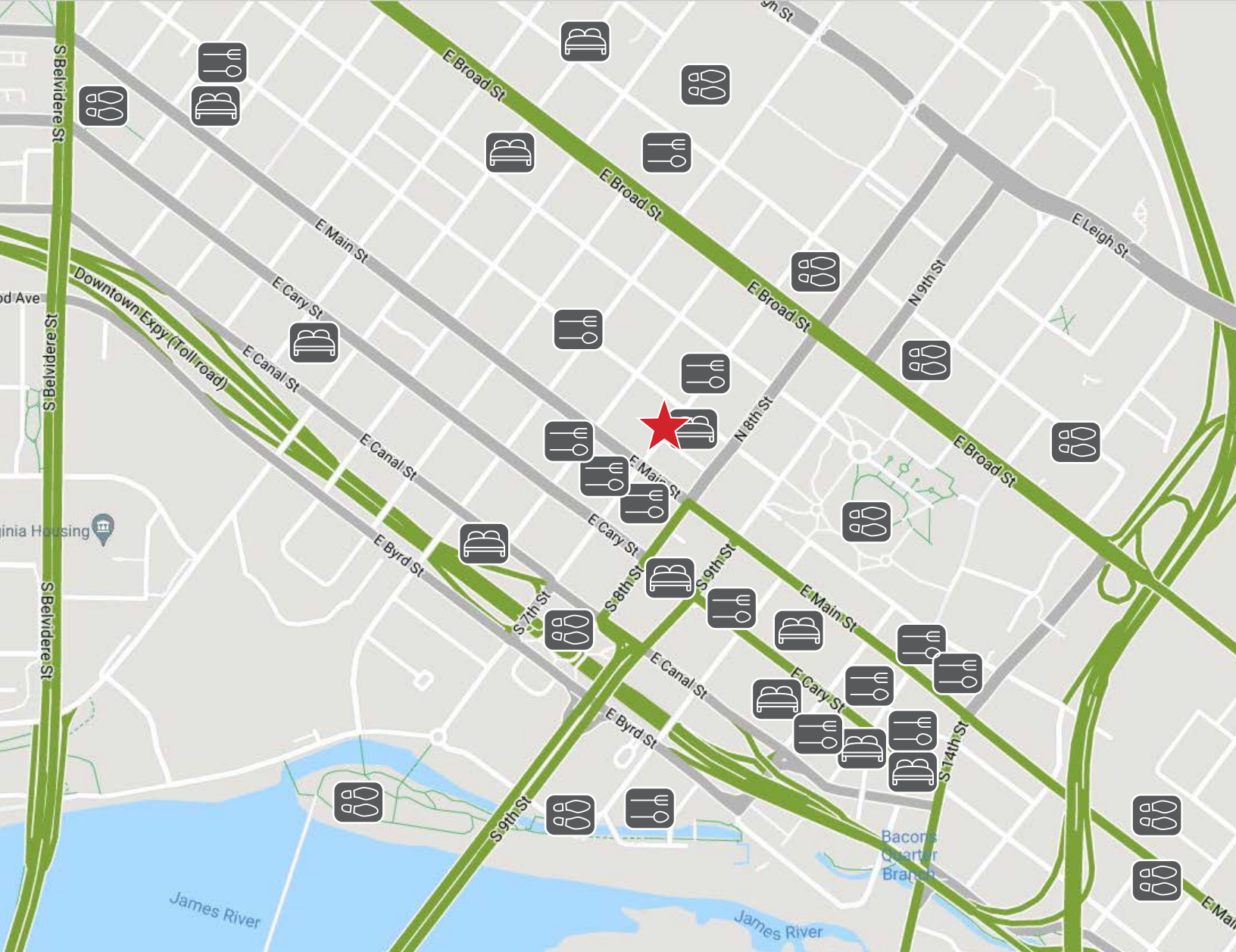


SUITE 502
1,948± SF



SUITE 805
2,478± SF





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



521 Biscuits & Waffles
 Cafe Rustika
 Capital Ale House
 Casa del Barco
 Charlotte's Southern
 Chez Foushee
 Chopt
 Dunkin'
 Fall Line Kitchen
 Julep's New Southern
 La Grotta
 Lemaire
 Lillie Pearl
 Maple Street Biscuit
 Native Plate
 Penny Lane Pub
 Perly's
 Potbelly
 Rappahannock
 Rueger's



Secret Sandwich Society
 Spice of India
 Subway
 Starbucks
 Urban Farmhouse
 Tarrant's Cafe
 The Pit and The Peel
 Tobacco Company
 Brown's Island
 Canal Walk
 City Hall
 Convention Center
 Kanawha Plaza
 Shockoe Slip
 The Library of Virginia
 Virginia State Capitol
 VCU

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