



James Center

901, 1021 & 1051 E CARY ST
RICHMOND, VA 23219

FOR LEASE

Bruce H. Boykin
804.344.7267
bhboykin@thejamescenter.com

901 East Cary Street, Suite 201
Richmond, VA 23219 | 804.344.7267
www.thejamescenter.com



RICHMOND'S FINEST

The James Center is comprised of three iconic Class A office towers, comprising more than 1,000,000 square feet of high quality office and retail space.

Each building was uniquely designed to stand out in sharp contrast to neighboring buildings.

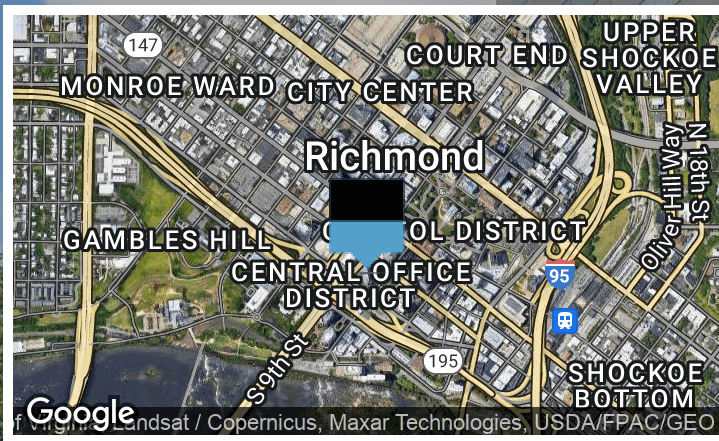
The towers feature efficient floor plans, Class A finishes, unparalleled access to amenities and sweeping views of the picturesque James River.

CLASS A COMFORT

ENJOY OUR AMENITIES

- ▶ 24 Hour Availability
- ▶ 24 Hour Security
- ▶ 50,000 SF Grand Atrium
- ▶ ATM's
- ▶ Bicycle Parking
- ▶ Coffee Shop (Starbucks)
- ▶ Conference Center with Catering Kitchen
- ▶ Distributed Access Network
- ▶ Four-Star Hotel
- ▶ Green Space Plaza
- ▶ Live Concerts
- ▶ Loading Docks
- ▶ Multiple Banking Branches
- ▶ Multiple Restaurants
- ▶ On-Site Maintenance/Engineering
- ▶ On-Site Management
- ▶ On-Site Retail
- ▶ Private Car Wash
- ▶ Reserved and Unreserved Parking
- ▶ Signage
- ▶ Striking Views of Downtown Richmond
- ▶ Wi-Fi in Common Areas

THE BEST LOCATION



NEARBY ATTRACTIONS

Landmarks:

State Capitol
Capitol Square
Belle Isle
Canal Walk
Capital Trail
Brown's Island
John Marshall House

Dining Options:

The Pit and Peel
Chopt Salad
Sesame Sushi
Westham Tavern
Capital Ale House Richmond
The Hard Shell
Sam Miller's
Potbelly's
Mom's Siam 2
The Tobacco Company

Dry Cleaners:

Puritan Dry Cleaners
Elite Cleaners
Shockoe Bottom Cleaners

Banks:

South State Bank
Wells Fargo
Atlantic Union Bank
Truist
Suntrust
Towne Bank

THE BEST SPACES

The James Center's office spaces are designed for efficiency. Our on-site management team provides quality service, so our tenants love where they work.

VALUE-ADD ENHANCEMENTS

- 24/7 Controlled Access
- Conference Center for Tenants
- Distributed Access Network
- Elevator Modernization Underway
- Highly Efficient Floor Plates
- On-site Parking Facilities with 1700 Spaces
- On-Site Property Management and Engineering
- On-site Security Personnel 24/7
- Updated Building Lobby
- Upgraded Elevator Access Control System






RENOVATIONS

SCOPE OF WORK:

The ownership of James Center has a new vision for the property and are in the process of dramatically updating the architectural finishes.

The One James Center lobby has been fully renovated to include a beautiful grand staircase, conference center, Chopt Salad restaurant and tenant lounge. The Skybridge and Mirrored Hallways have also been renovated, and a striking reconfiguration of the Atrium.



RENOVATIONS INCLUDE:

- One James Center Lobby Renovation
- Skybridge Renovation
- New State-of-the-Art Conference Center
- New Lounge Areas
- Atrium Reconfiguration
- Elevator Modernization
- HVAC Upgrades (New AHU's, VAV's, Controls, BAS System)
- Garage Lighting Upgrades
- Security System Upgrades
- Enhancements to Security Operations Center
- New HD CCTV Cameras with Digital Recording System
- Improved Cell Service - Verizon Distributed Access System
- Wi-Fi Network
- Energy Efficiency Upgrades

CONFERENCE CENTER

NOW OPEN FOR TENANT USE

The conference center in One James Center has been opened as an exclusive tenant amenity. Tenants receive a number of free hours based on their leased premises.

FEATURES:

- Pipeline Conference Room Seating 100
- Executive Board Room Seating 14
- Full Catering Kitchen

New Media Systems, Inc.
804.399.3620
www.newmediasystems.net



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JAMES CENTER ATRIUM

RESTAURANTS

Chopt
The Pit and the Peel
Starbucks
Sesame Sushi
The Market
Westham Tavern

RETAILERS & BANKS:

Experimac

MOI Furniture Showroom

Atlantic Union Bank

Wells Fargo

South State Bank



ONE JAMES CENTER

AVAILABLE OFFICE SPACE:

Suite 300: 29,970 SF

Suite 400: 29,970 SF

Suite 500: 29,970 SF

Suite 600: 29,970 SF

AVAILABLE RETAIL/CREATIVE OFFICE:

Suite 102: 5,436 SF

BUILDING SPECIFICATIONS

Floors: 21

Elevators: 9

Average Floor Size: Floors 1-9: 29,970 SF

Floors 10-21: 16,800 SF

Size: 431,000 SF

Top Building Signage is available



TWO JAMES CENTER

BUILDING SPECIFICATIONS

Floors: 22

Elevators: 9

Average Floor Size: 17,000 SF

Size: 343,000 SF

AVAILABLE OFFICE SPACE

Suite 200: 16,211 SF

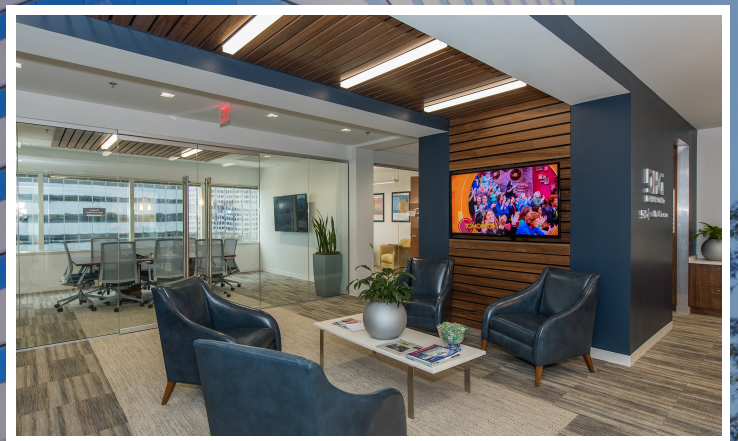
Suite 700: 17,226 SF

Suite 800: 17,226 SF

Suite 900: 17,226 SF

Suite 1430: 1,175 SF

Suite 2060: 2,385 SF



THREE JAMES CENTER

AVAILABLE OFFICE SPACE

Suite 300: 22,797 SF

Suite 400: 13,250 SF

Suite 410: 9,655 SF

Suite 900: 17,837 SF

Suite 1000: 17,837 SF

BUILDING SPECIFICATIONS

Floors: 14

Elevators: 9

Average Floor Size: 22,000 SF

Size: 233,805 SF



Tenant Buildouts



TENANT BUILDOUTS CONTINUED





FIND YOUR NEXT SPACE AT JAMES CENTER

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