



RICHMOND, VA 23219

RICHMOND, VA 23219

700 E FRANKLIN ST



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

700 E FRANKLIN ST

RICHMOND, VA 23219

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available office space located at the corner of Franklin and 7th Streets along the first floor of The Edison Apartments, a 174-unit multi-family project. The opportunity is in the heart of the Central Business District within walking distance to the State Capitol, Richmond Courthouse, City Hall, other governmental agencies and VCU Medical Campus.

PROPERTY HIGHLIGHTS

- 15,488 SF (Can be subdivided)
- Demising options: Suite 1: 3,061 SF, Suite 2: 5,107 SF, Suite 3: 7,320 SF
- 1st Floor class B office space
- Suite 1: Retail Opportunity located on the corner with high ceiling heights.
- Large window lined frontage along Franklin St and 7th St
- Parking deck access from premises
- Surrounded by multiple Hotels, Restaurants, and other local attractions
- Convenient access to I-95, I-64, and I-195

DEMOGRAPHICS

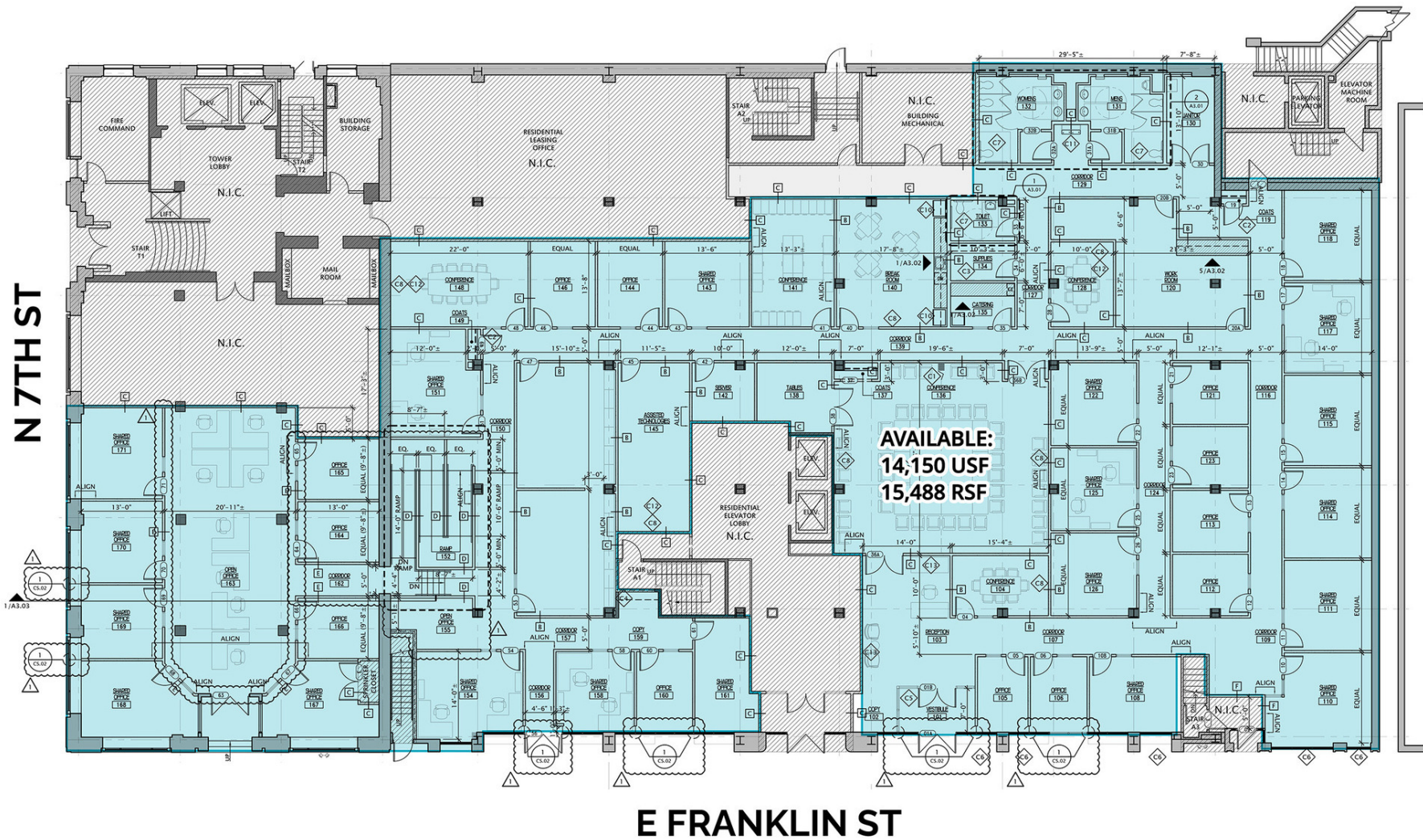
1 MILE **3 MILES** **5 MILES**

Total Households	10,261	60,096	113,442
Total Population	21,213	133,127	254,293
Average HH Income	\$51,363	\$62,764	\$69,024

700 E FRANKLIN ST

RICHMOND, VA 23219

EXISTING PREMISES



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

EXISTING PREMISES // 3

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM

CHRIS MESSERSMITH

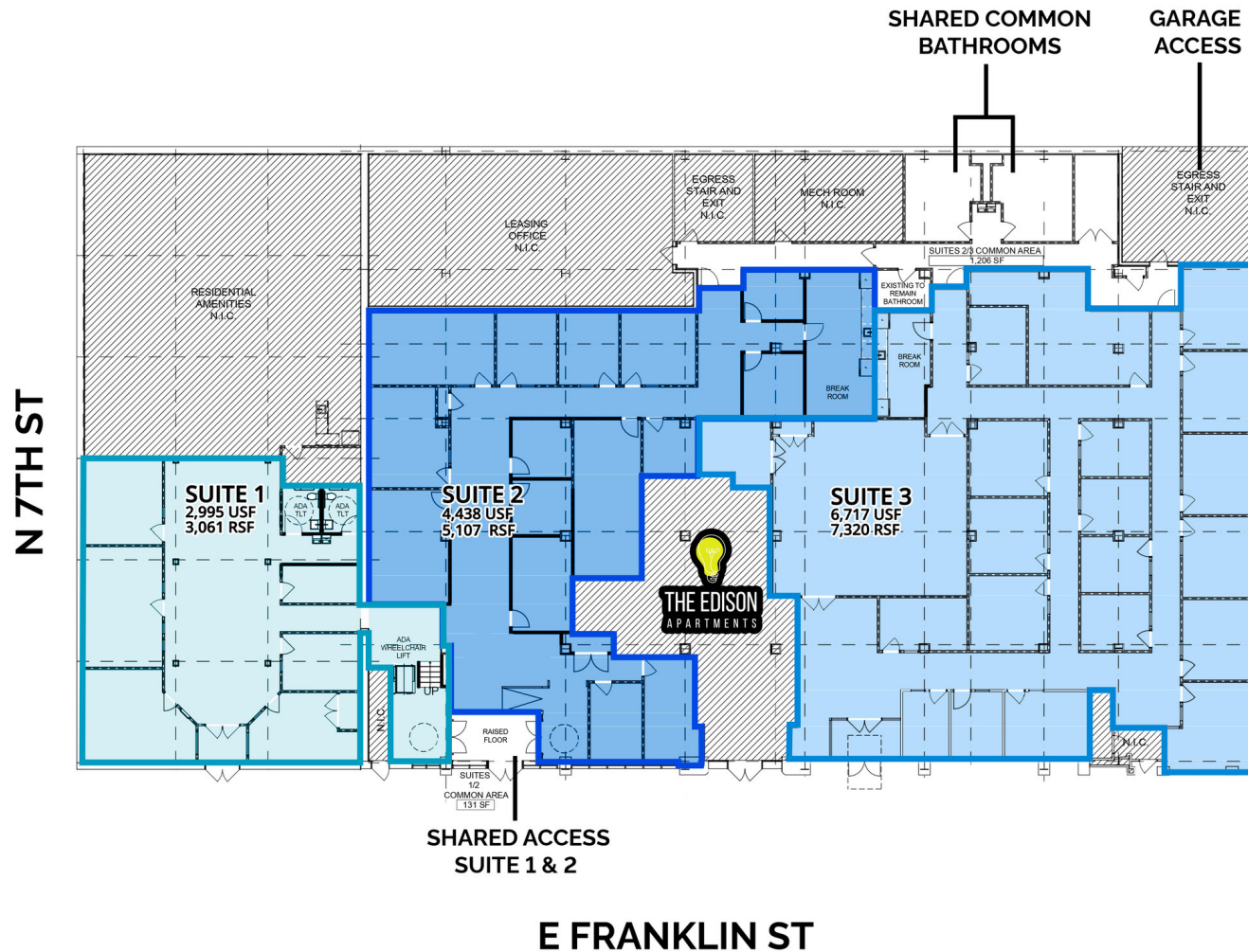
804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM

700 E FRANKLIN ST

RICHMOND, VA 23219

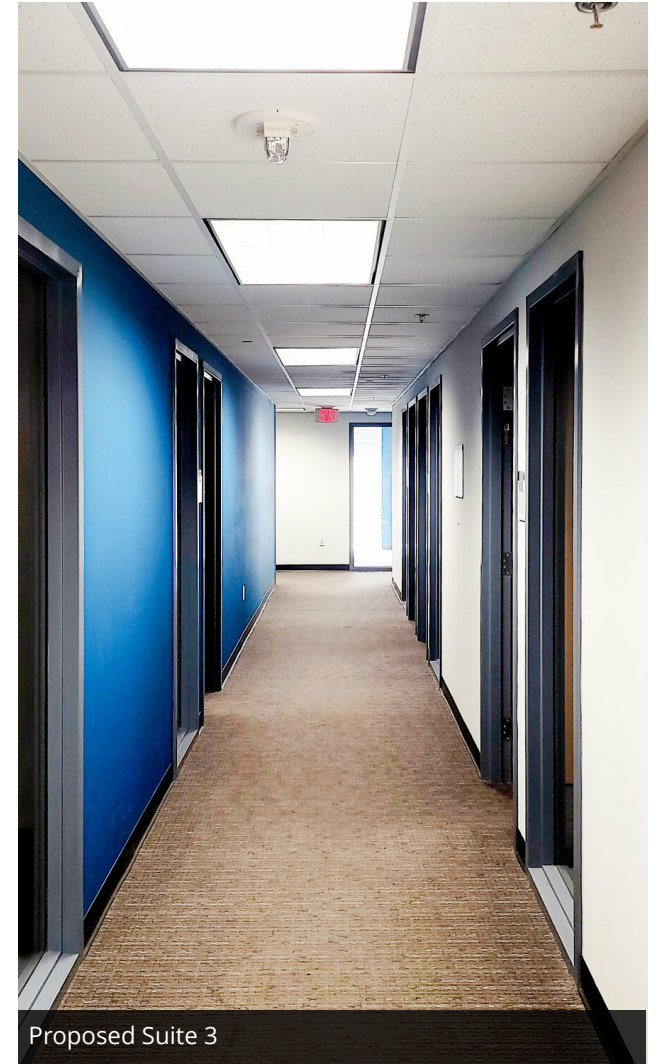
PROPOSED DEMISING LAYOUT



700 E FRANKLIN ST

RICHMOND, VA 23219

INTERIOR PHOTOS



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

INTERIOR PHOTOS // 5

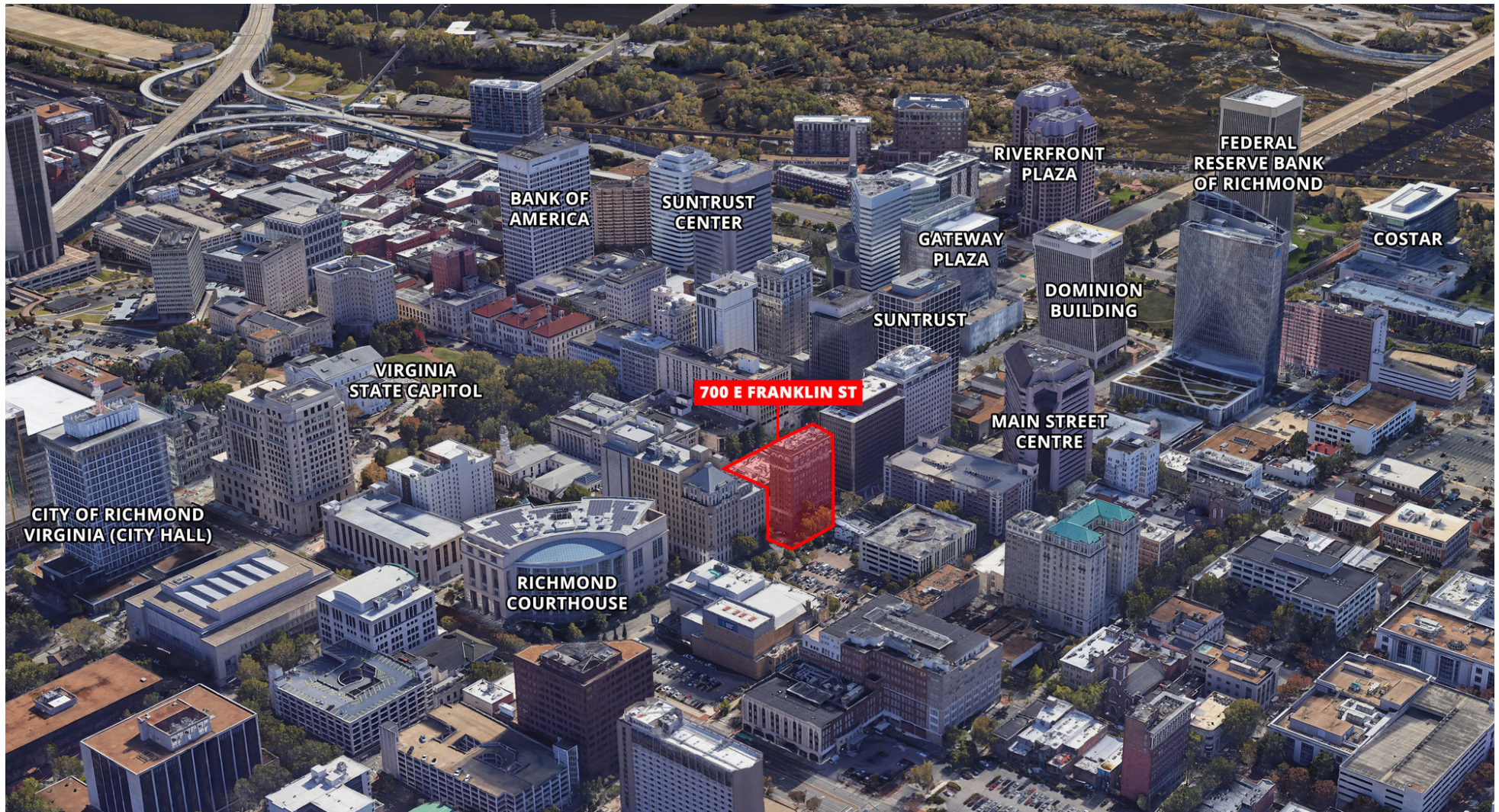
LORETTA CATALDI
804.335.0232
LORETTA.CATALDI@DIVARIS.COM

CHRIS MESSERSMITH
804.616.3434
CHRIS.MESSERSMITH@DIVARIS.COM

700 E FRANKLIN ST

RICHMOND, VA 23219

ZOOMED IN AERIAL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

ZOOMED IN AERIAL // 6

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM

CHRIS MESSERSMITH

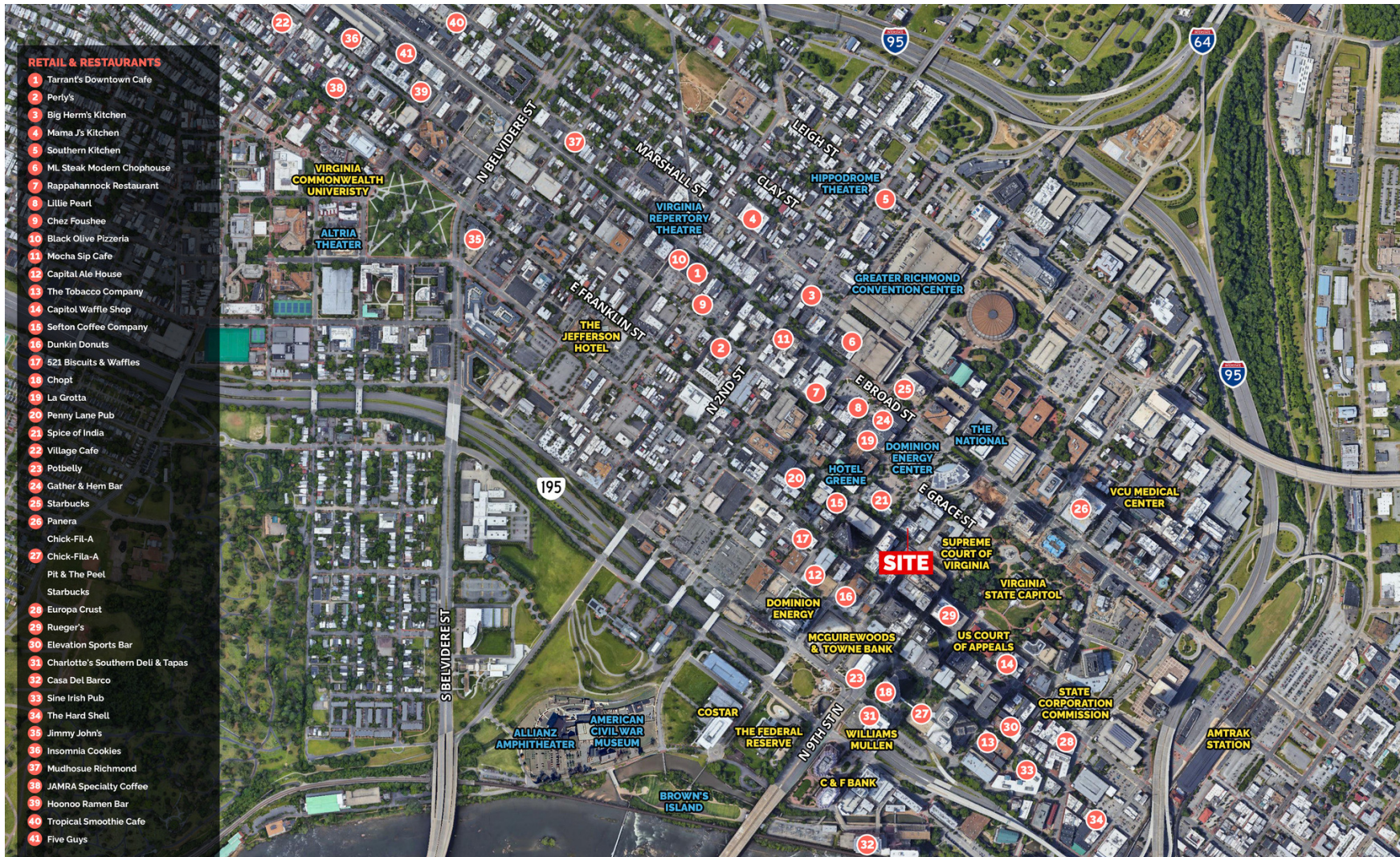
804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM

700 E FRANKLIN ST

RICHMOND, VA 23219

MARKET AERIAL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

MARKET AERIAL // 7

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM

CHRIS MESSERSMITH

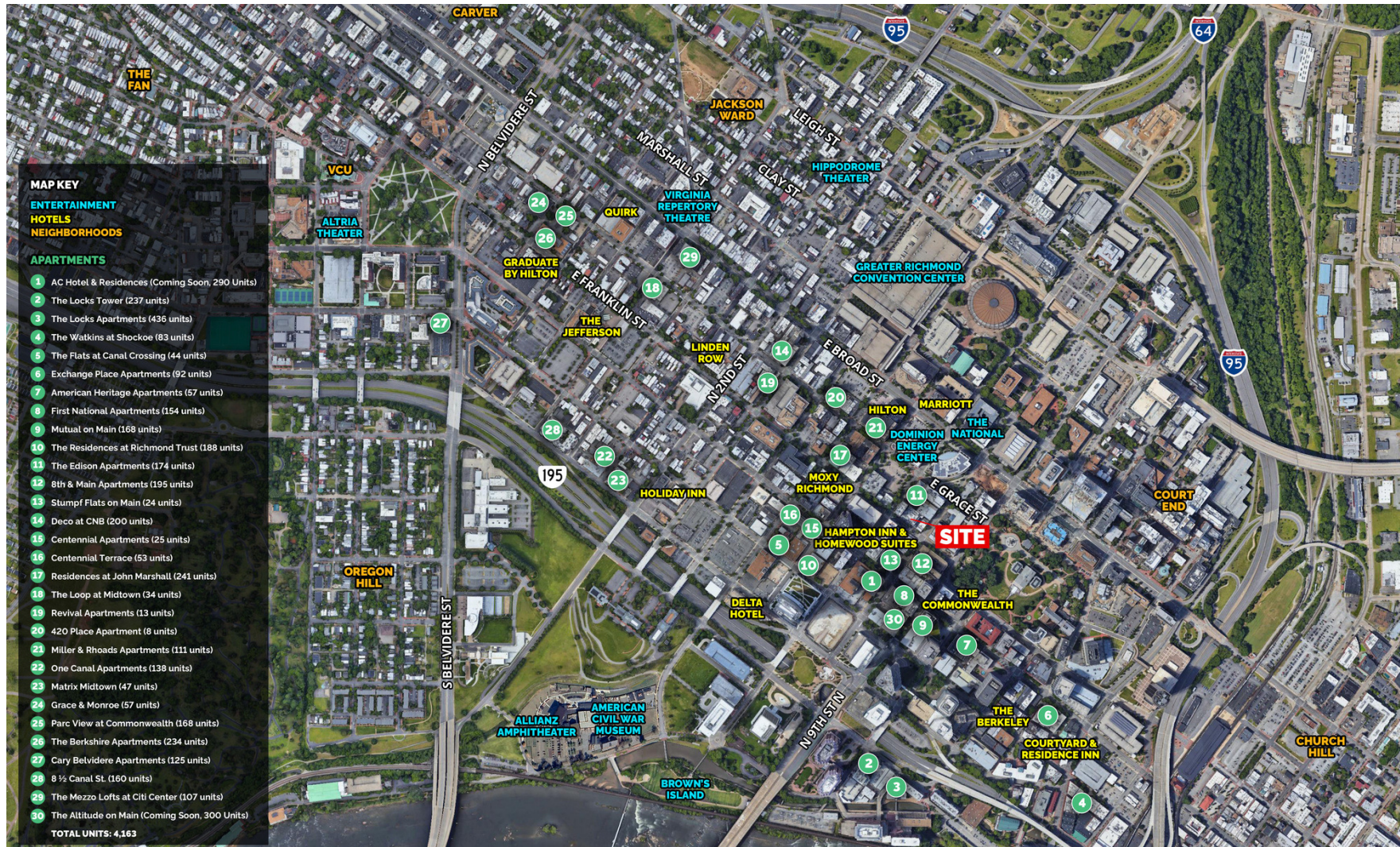
804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM

700 E FRANKLIN ST

RICHMOND, VA 23219

RESIDENTIAL AERIAL



LORETTA CATALDI

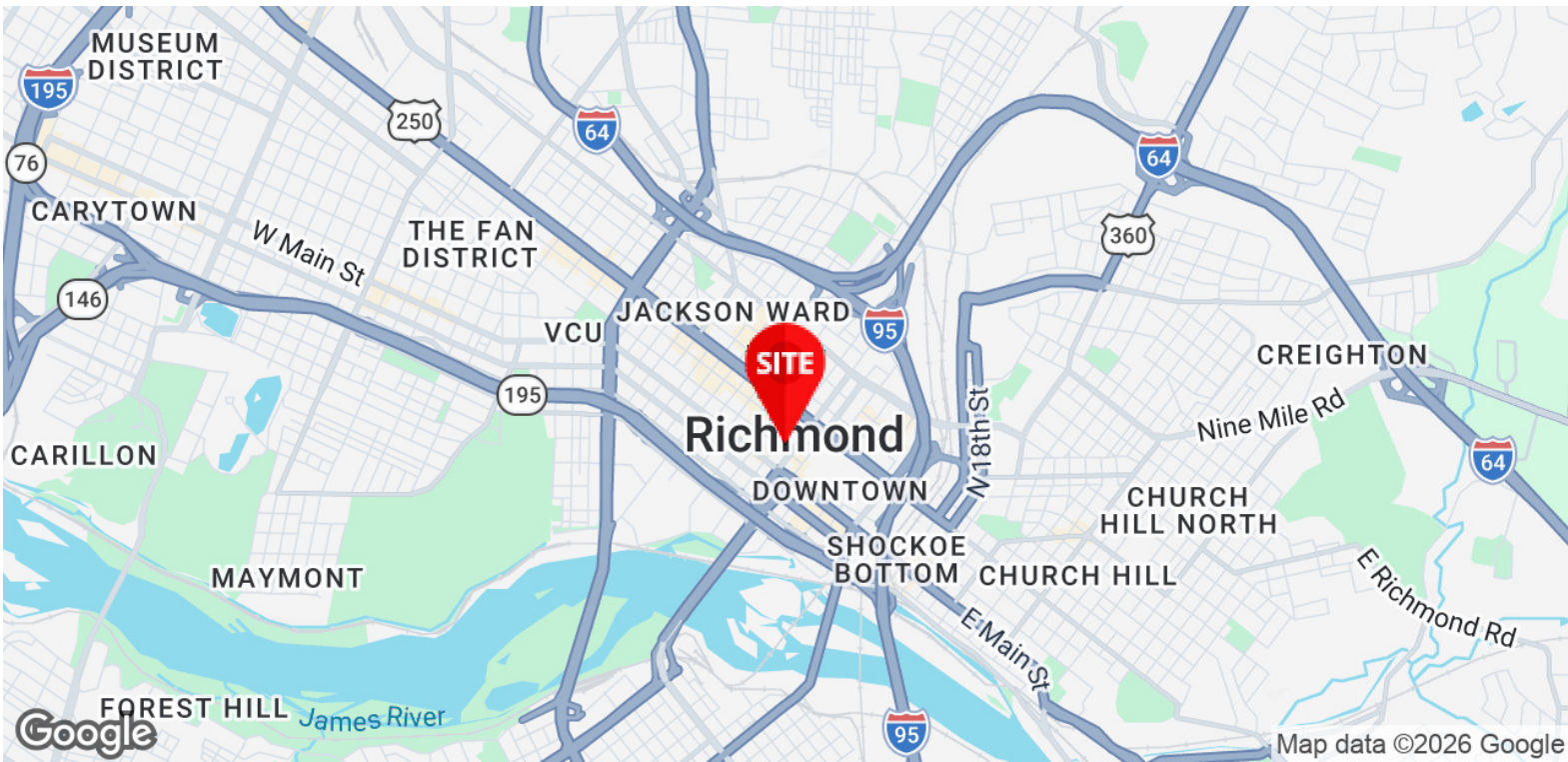
804.335.0232

LORETTA.CATALDI@DIVARIS.COM

CHRIS MESSERSMITH

804.616.3434

CHRIS.MESSERSMITH@DIVARIS.COM



Loretta Cataldi
Principal
804.335.0232
Loretta.Cataldi@Divaris.Com

Chris Messersmith
Senior Associate
804.616.3434
Chris.Messersmith@Divaris.Com

