

FOR LEASE

600 Canal Place

600 E. Canal Street | Richmond, VA 23219

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600 CANAL PLACE >

FOR LEASE



The Property

Currently under construction, **600 Canal Place** will consist of a 20-story, 908,500 square foot Class A office building with street-level retail space.

Amenities

- > 1,200 employees on-site
- > 11,100 daytime workers in walkable trade area
- > Growing residential population
- > Great street-level retail exposure
- > Regular city events, including the Grand Illumination, Richmond Folk Festival ($\pm 200,000$ attendees) and Anthem Richmond Marathon ($\pm 15,000$ entries)
- > Over 1,700 public parking spaces within four city blocks

Retail Availability

SPACE I > 1,600 SF - fronting Cary Street

SPACE II > 3,237 SF - fronting Cary Street

| DEMOGRAPHIC FACTS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Population | 11,479 | 118,685 | 231,866 |
| Daytime Employment | 78,622 | 126,137 | 187,925 |

Price/Lease Rate

CALL AGENT FOR DETAILS



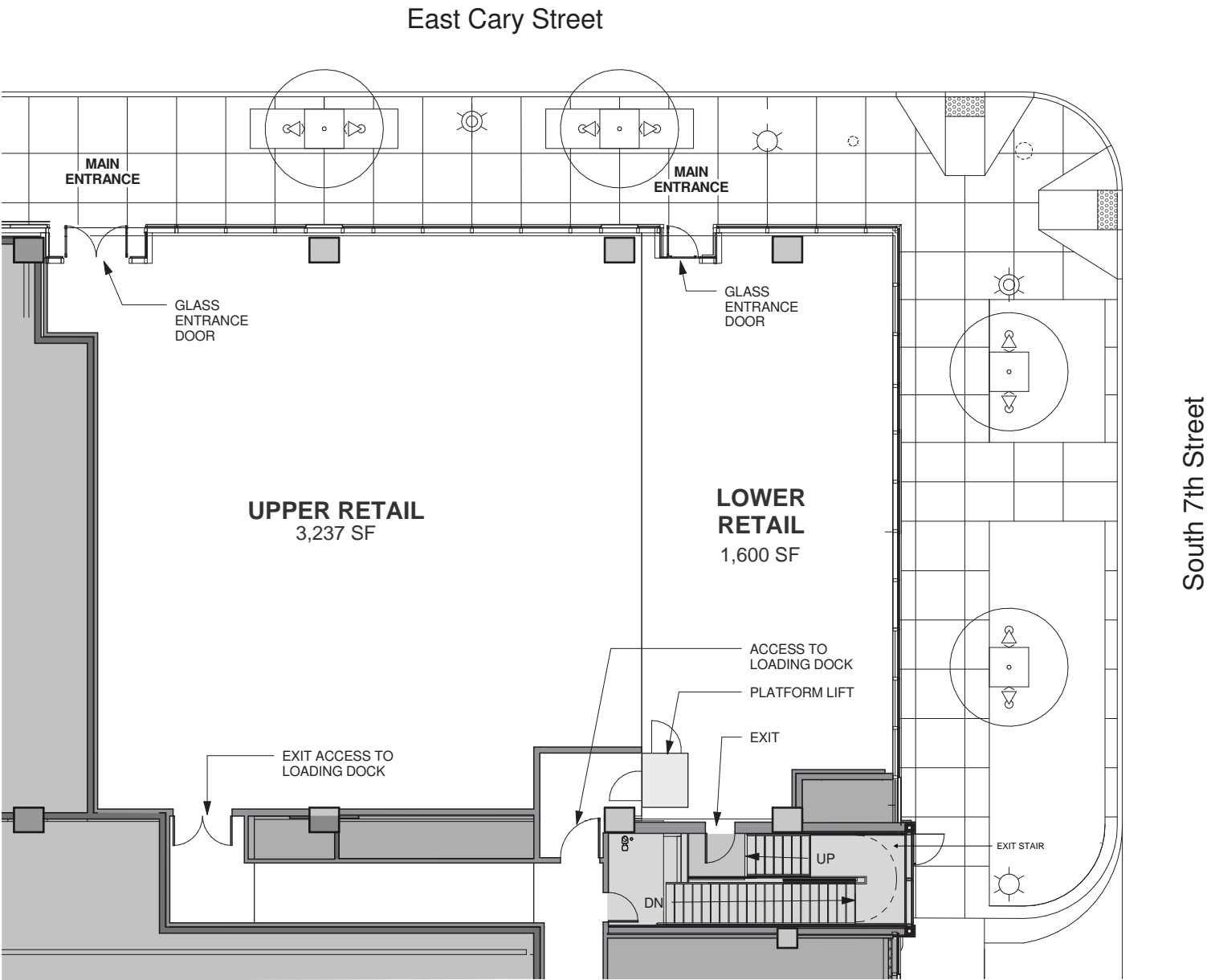
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600 CANAL PLACE > Retail floor plans



LANDMARKS > RESTAURANTS > CLASS A OFFICE



LANDMARKS

- 1 The Jefferson Hotel
- 2 Richmond Convention Center
- 3 Richmond Coliseum
- 4 Marriott
- 5 National Theatre
(Coda Restaurant)
- 6 Library of Virginia
- 7 City Hall
- 8 Miller & Rhoads - Hilton Hotel
- 9 Center Stage
- 10 Federal Courts 4th District
- 11 Old City Hall
- 12 Residences at the John Marshall
- 13 VA State Capitol
- 14 Tredegar Iron Works

RESTAURANTS

- 1 Comfort
- 2 Bistro 27
- 3 Tarrants
- 4 Capital Ale House
- 5 Wong Gonzales
- 6 Trevi's Restaurant, Arby's, Nathan's & Starbucks
- 7 Berkley Hotel Dining Room
- 8 Sam Miller's
- 9 The Tobacco Company
- 10 LaGrotta
- 11 Peking
- 12 Kobe
- 13 Urban Farmhouse Market
- 14 Sine' Irish Pub
- 15 Morton's Steakhouse
- 16 Casa Del Barco
- 17 Potbelly Sandwich Shop
- 18 Secret Sandwich Society
- 19 Quizno's
- 20 Subway
- 21 Cafe' Ole
- 22 Cafe' Rustica
- 23 Cafe' Le Ville
- 24 Penny Lane Pub
- 25 Saison
- 26 Triple Crossing Brewery
- 27 Pasture
- 28 Rappahanock Oyster Bar
- 29 Pork Chops & Grits
- 30 Mama J's
- 31 Chez Foushee
- 32 Julep's
- 33 Bistro 27
- 34 Graffiatto

- 35 Comfort
- 36 Max's

CLASS A OFFICE

- 1 James Center I
- 2 James Center II & III
- 3 Williams Mullen
- 4 MeadWestvaco
- 5 Riverfront Plaza
- 6 Riverside on the James
- 7 Federal Reserve
- 8 Gateway Plaza
- 9 **Dominion Resources HQ**

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