

# EB EDGEWORTH BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223



BEAUTIFULLY RESTORED HISTORIC TOBACCO FACTORY OFFERING STUNNING VIEWS OF THE RIVER AND CITY SKYLINE



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## CLASS A OFFICE SPACE IN BEAUTIFULLY RESTORED HISTORIC TOBACCO FACTORY

- Parking on-site at 3 per 1,000 SF with visitor parking
  - Secure executive parking area
- Prominent signage available on building eyebrow
- Urban Farmhouse Market and Café in common area
- Rooftop terrace with downtown Richmond and James River views
- Easy access to State Capitol and VCU Medical Center
- Walkable to client entertainment options including Bookbinder's Restaurant
- Proximity to Capital Trail
- Transportation options
  - 1 block from Pulse bus station
  - 5 blocks from Main Street Train Station
  - 15 Minutes to Richmond International Airport



FURNISHED PRIVATE  
PATIO SPACE WITH WIFI



SECURE BICYCLE  
STORAGE WITH  
MAINTENANCE STATION



FITNESS CENTER



ON-SITE SECURITY AND  
LOBBY SECURITY DESK

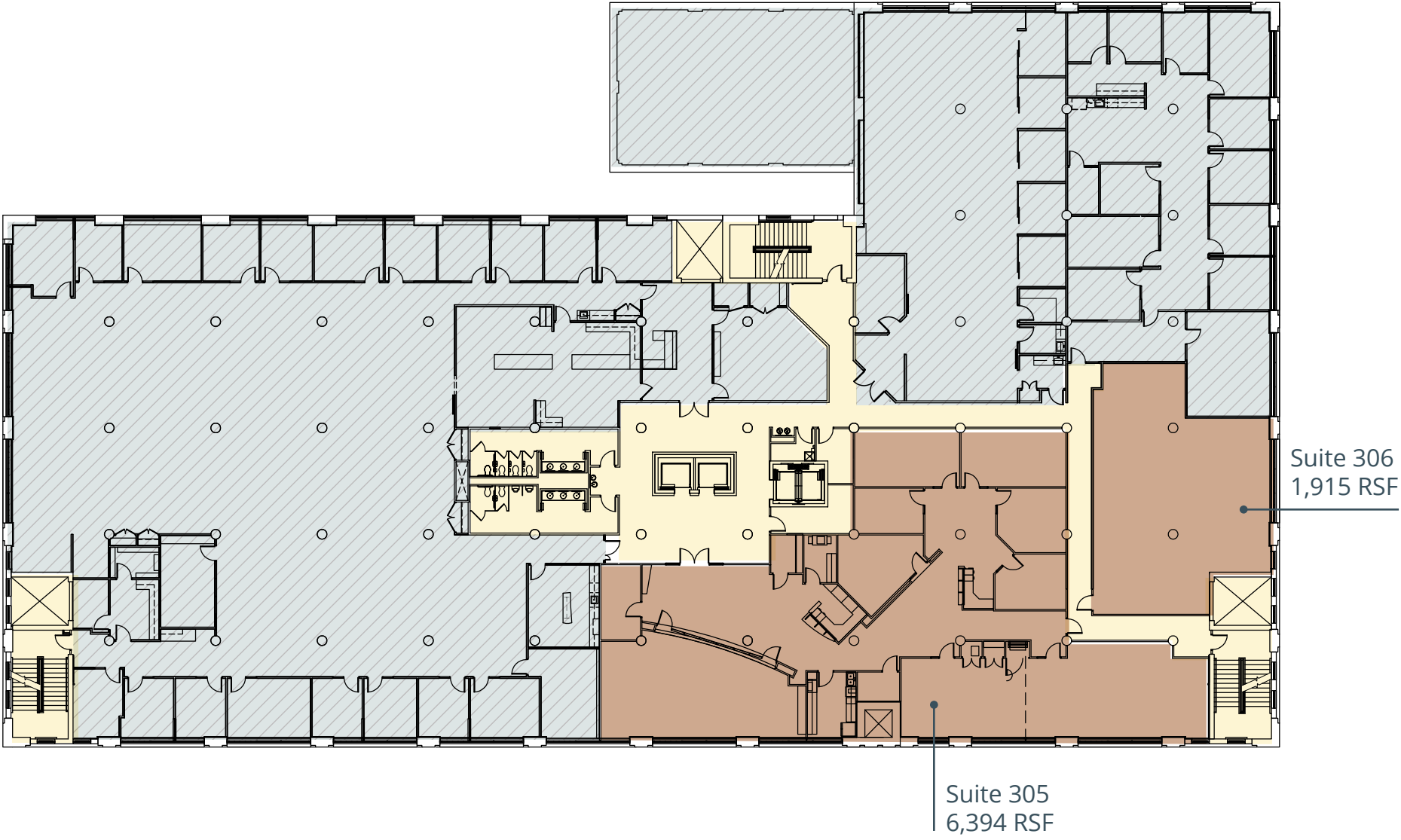
### AVAILABLE SPACES

|           |                                                        |
|-----------|--------------------------------------------------------|
| Suite 305 | 6,394 RSF                                              |
| Suite 306 | 1,915 RSF                                              |
| Suite 400 | 32,506 RSF available 4/1/27 (full floor)               |
| Suite 500 | 32,506 RSF available 4/1/27 (full floor - will demise) |



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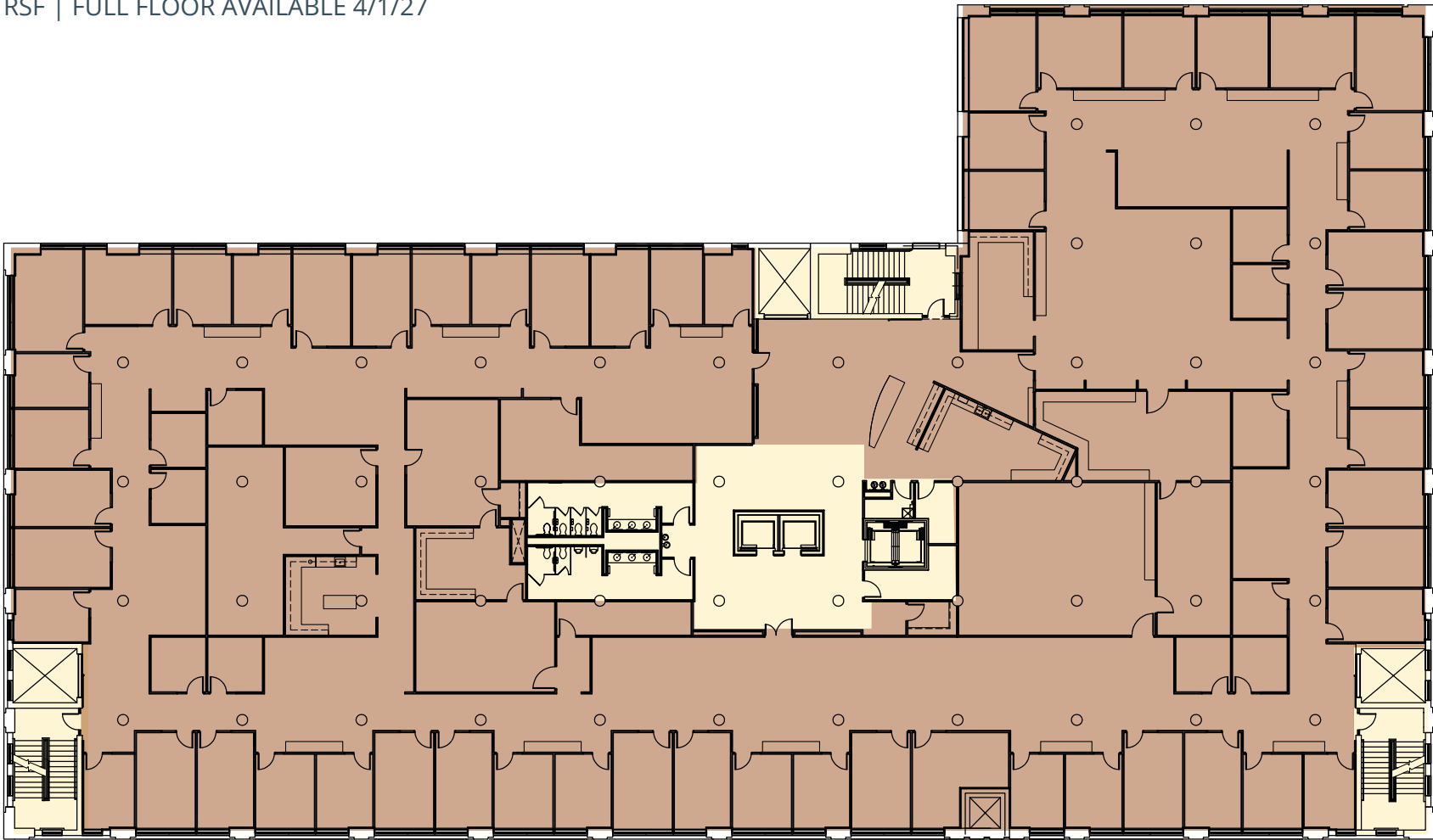
## THIRD FLOOR PLAN



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## FOURTH FLOOR PLAN

32,506 RSF | FULL FLOOR AVAILABLE 4/1/27

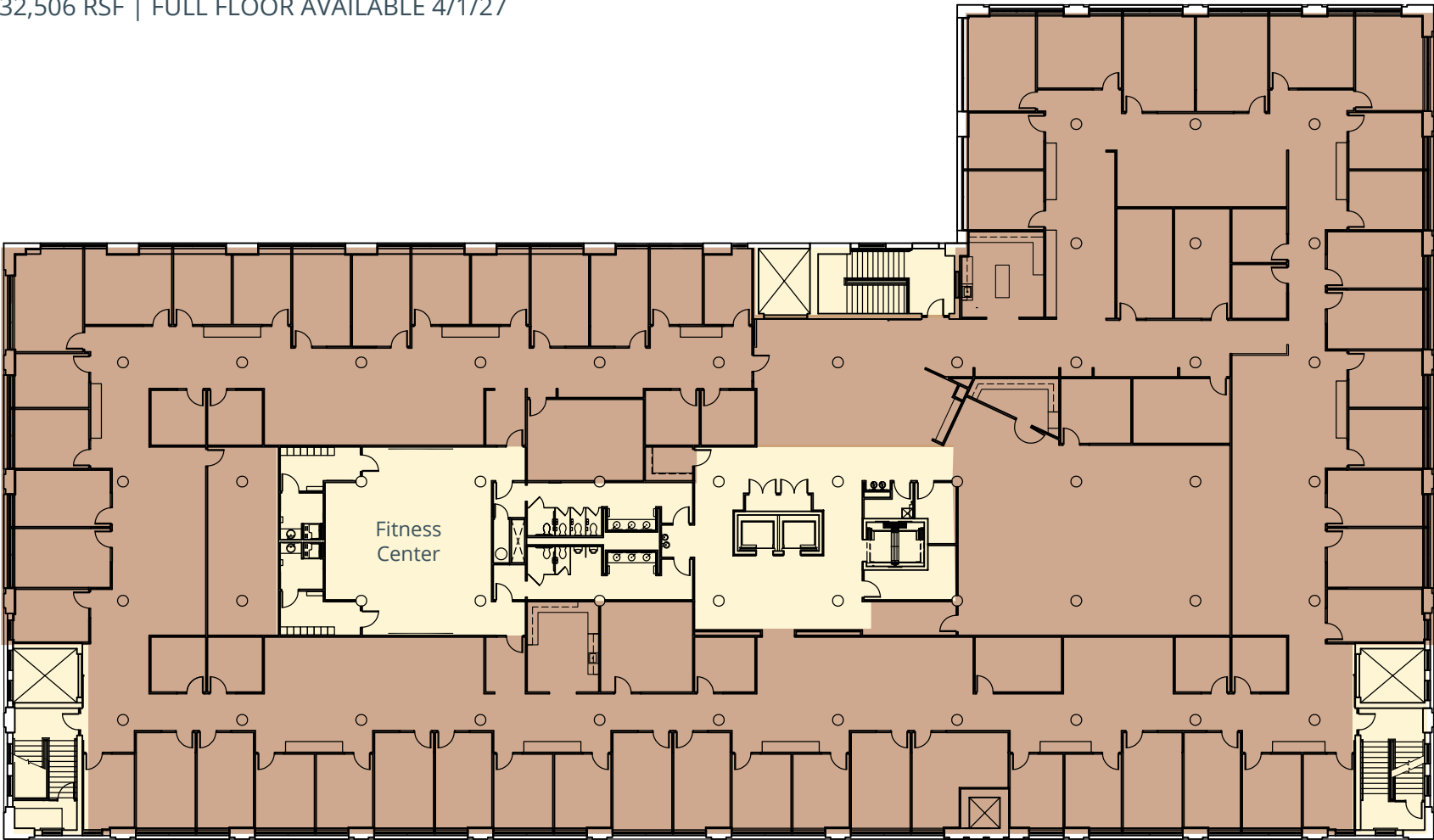


# EDGEWORTH

## BUILDING

### FIFTH FLOOR PLAN

UP TO 32,506 RSF | FULL FLOOR AVAILABLE 4/1/27



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## CONCEPTUAL 5TH FLOOR DEMISING PLAN

AVAILABLE 4/1/27





- 1 Urban Farmhouse Market & Cafe
- 2 Bookbinder's Seafood & Steakhouse
- 3 Honey Whythe's All American Cafe
- 4 Grandstaff & Stein
- 5 Whisk
- 6 Station 2
- 7 Richbrau Brewing
- 8 Grace Noodle
- 9 Oak & Apple BBQ
- 10 Seasons Restaurant & Bar
- 11 Sumo San Restaurant
- 12 Bottoms Up Pizza
- 13 Fuego y Salsa Mexican Grill
- 14 Lulu's
- 15 Yai Yai Thai
- 16 McCormack's Irish Pub
- 17 La Bodega Latin Kitchen
- 18 Havana 59
- 19 Rosie Connolly's Pub

- 1 Canal Walk
- 2 Jefferson Park
- 3 Chimborazo Park
- 4 Virginia Capital Trail
- 5 Dock Street Park
- 6 Libby Hill Park
- 7 Virginia Holocaust Museum
- 8 The Canal Club
- 9 The Poe Museum



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