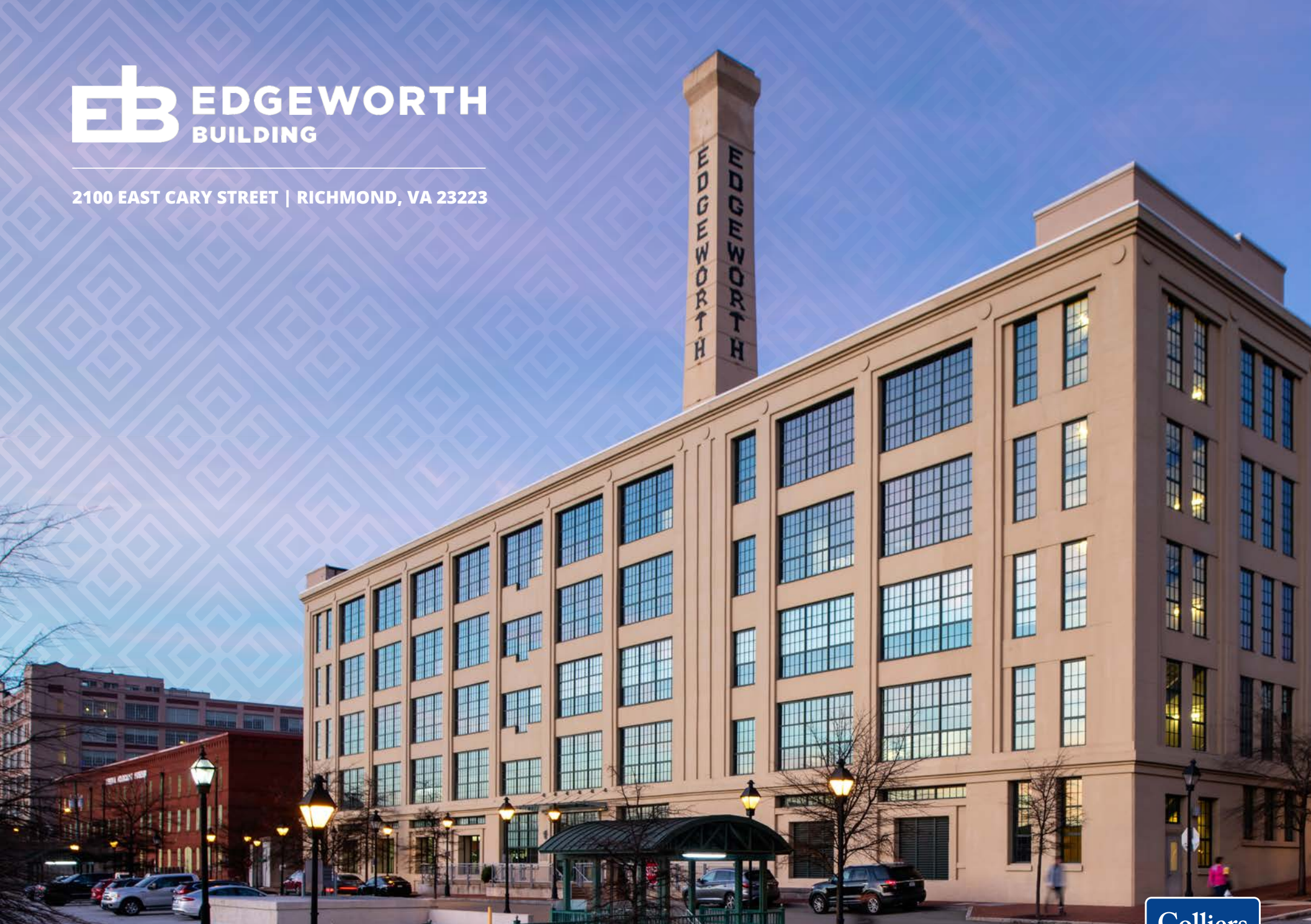


EB EDGEWORTH BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223



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



EB EDGEWORTH BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223

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

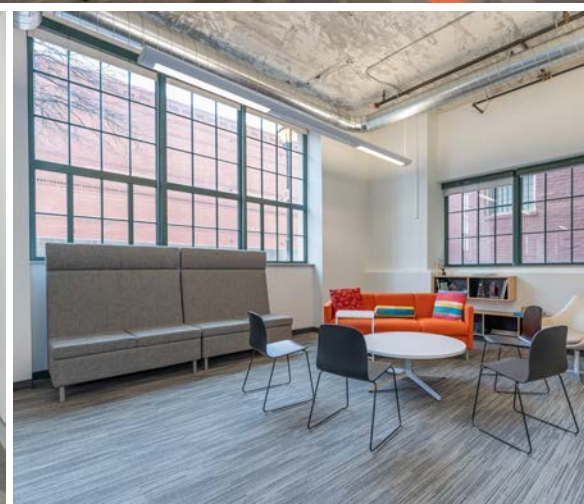
AVAILABLE SPACES

Suite 299	2,144 RSF
Suite 305	6,394 RSF
Suite 306	1,915 RSF
Suite 400	32,506 RSF available beginning of 2029
Suite 500	32,506 RSF available beginning of 2029 (full floor - will demise)



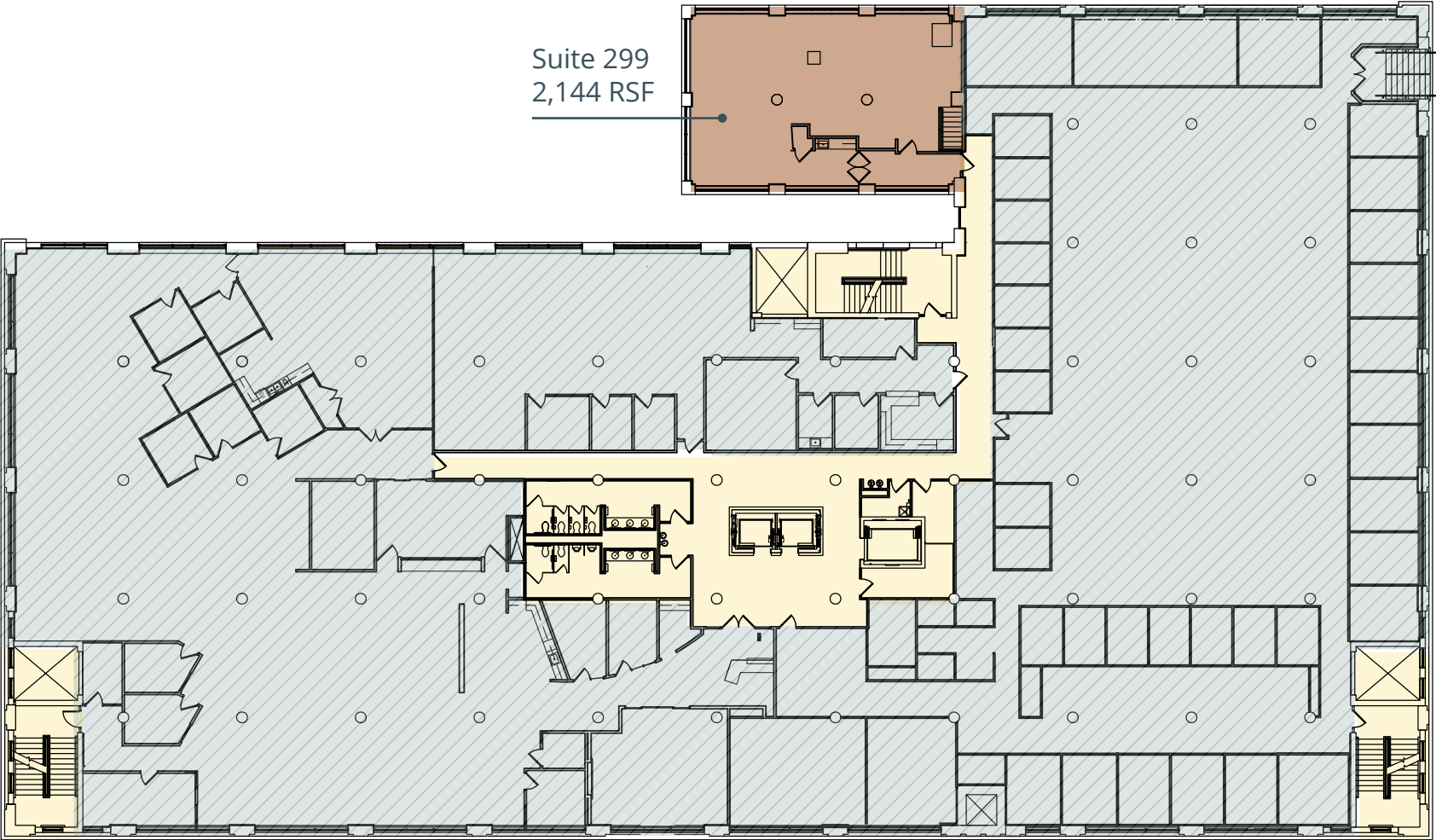
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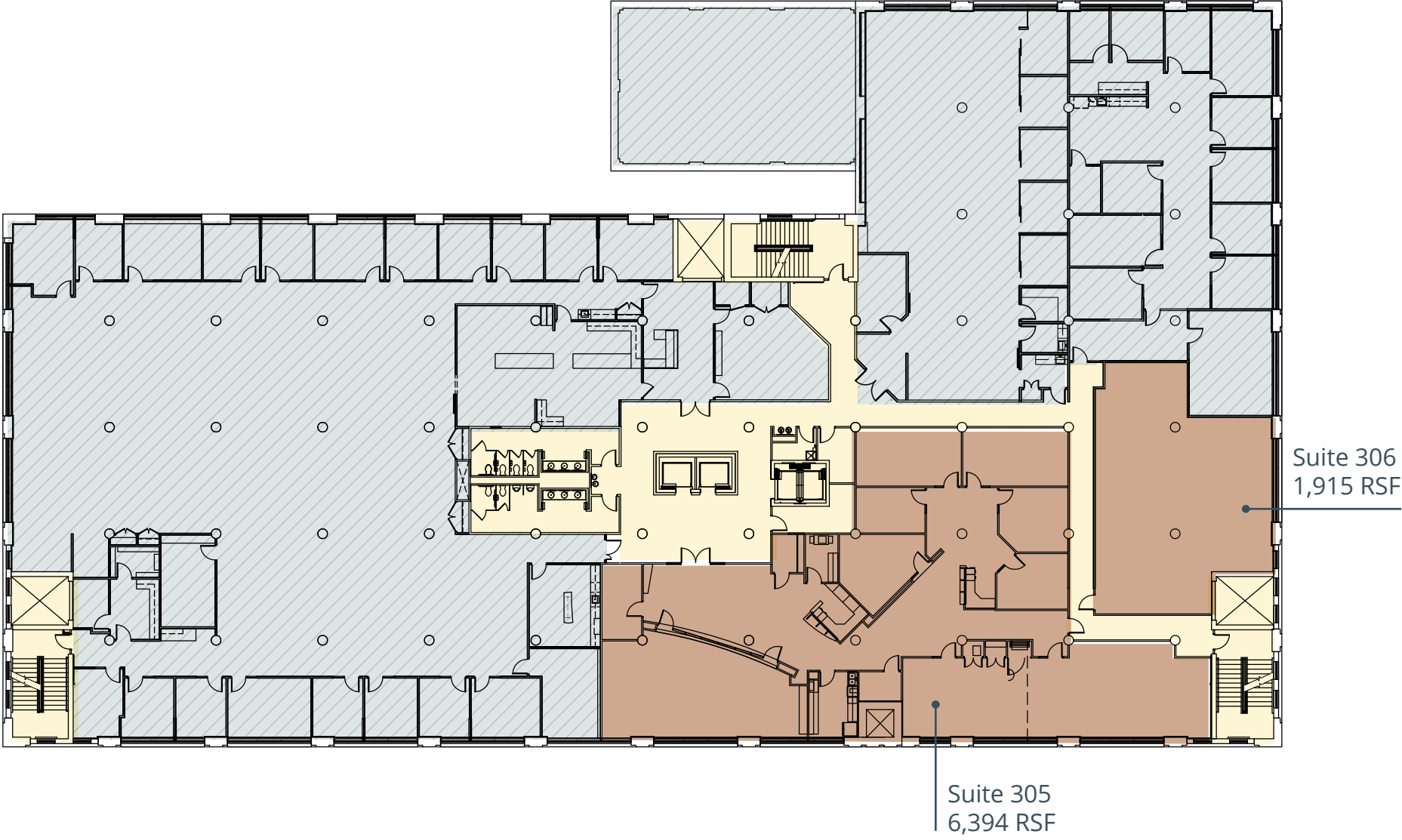
EDGEWORTH BUILDING

SECOND FLOOR PLAN



EDGEWORTH BUILDING

THIRD FLOOR PLAN

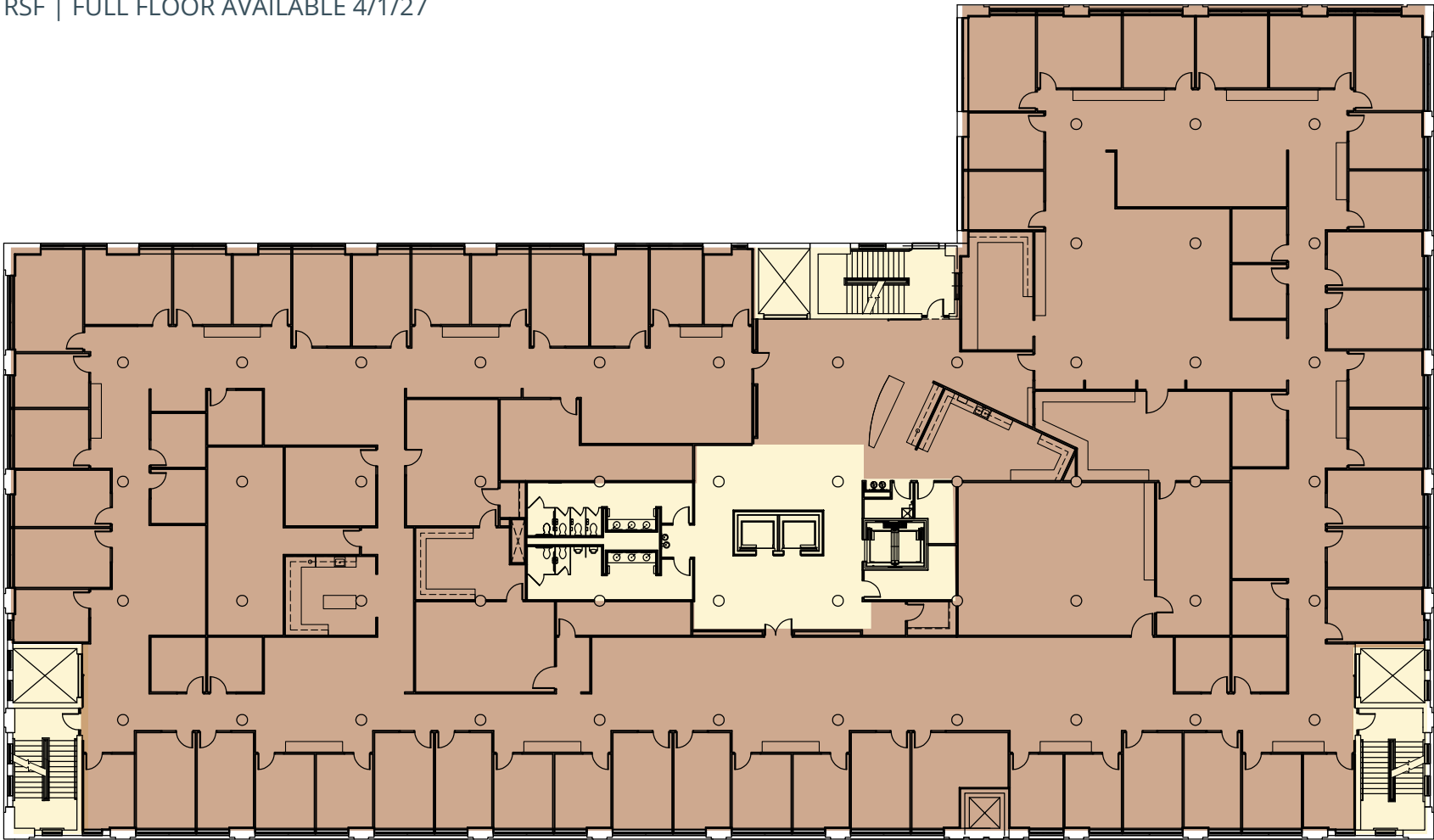


EDGEWORTH

BUILDING

FOURTH FLOOR PLAN

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

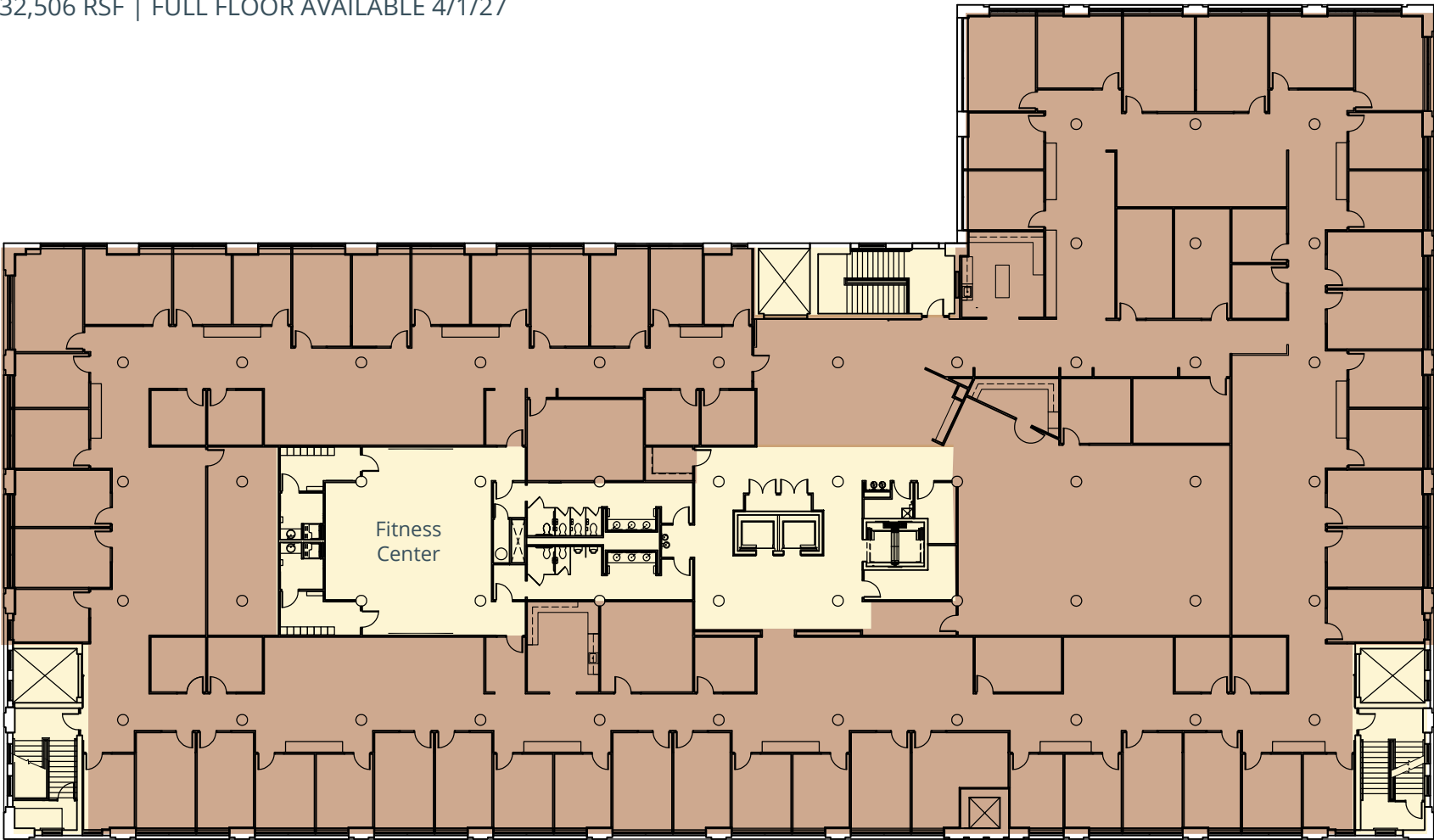


EDGEWORTH

BUILDING

FIFTH FLOOR PLAN

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



EDGEWORTH BUILDING

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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