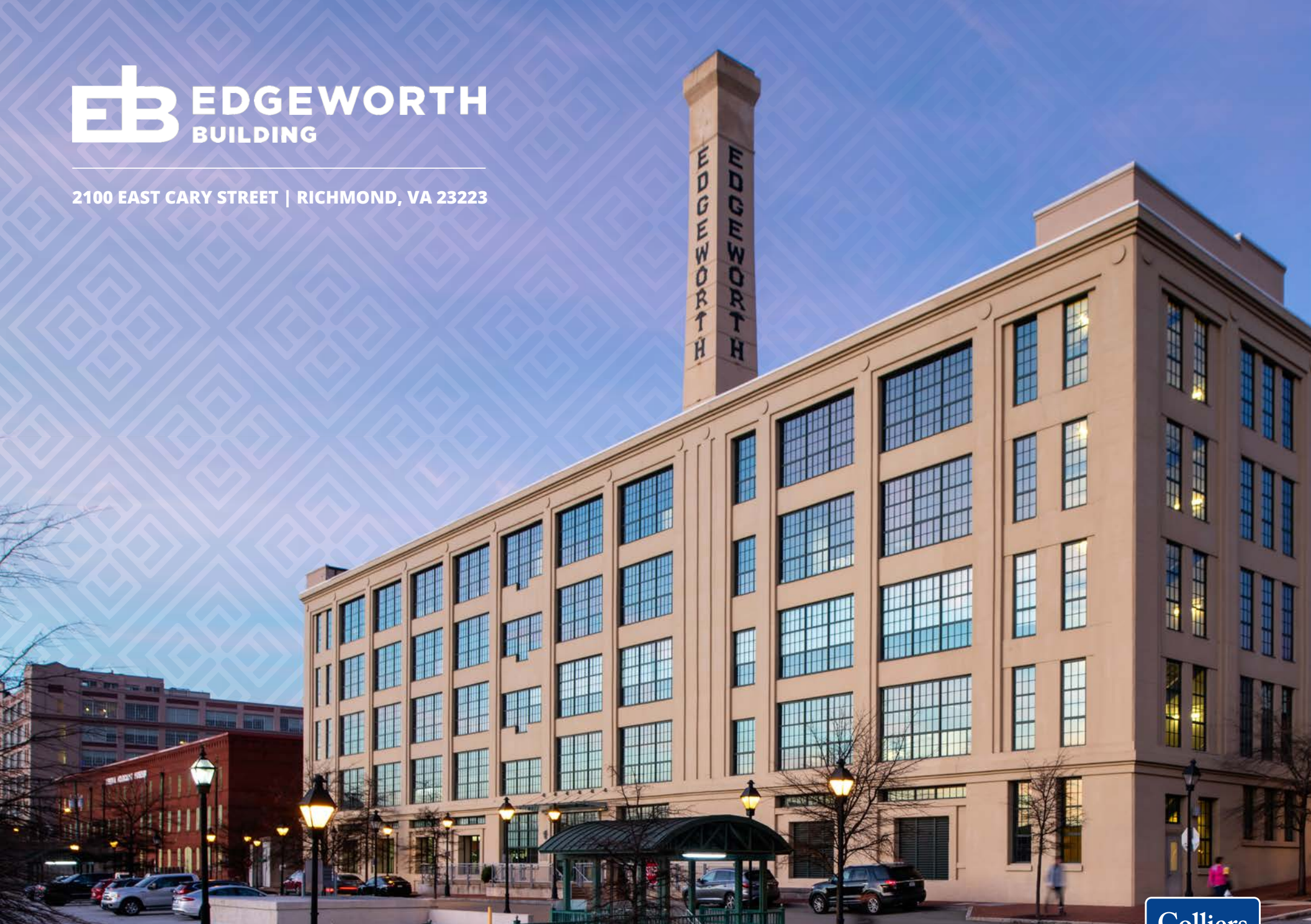


EB EDGEWORTH BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223



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





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

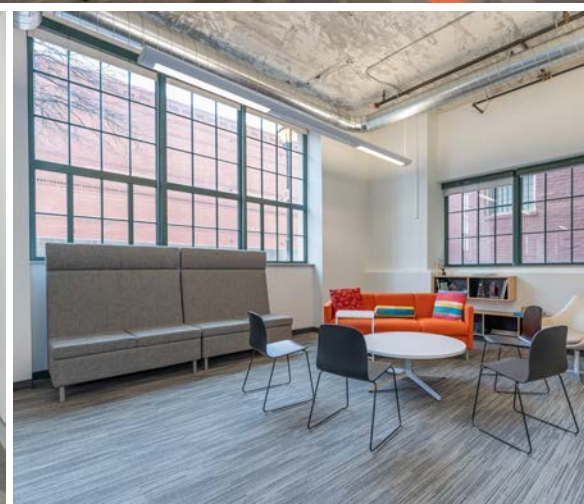
AVAILABLE SPACES

Suite 299	2,144 RSF
Suite 305	6,394 RSF
Suite 306	1,915 RSF
Suite 400	32,506 RSF available 4/1/27 (full floor)
Suite 500	32,506 RSF available 4/1/27 (full floor - will demise)



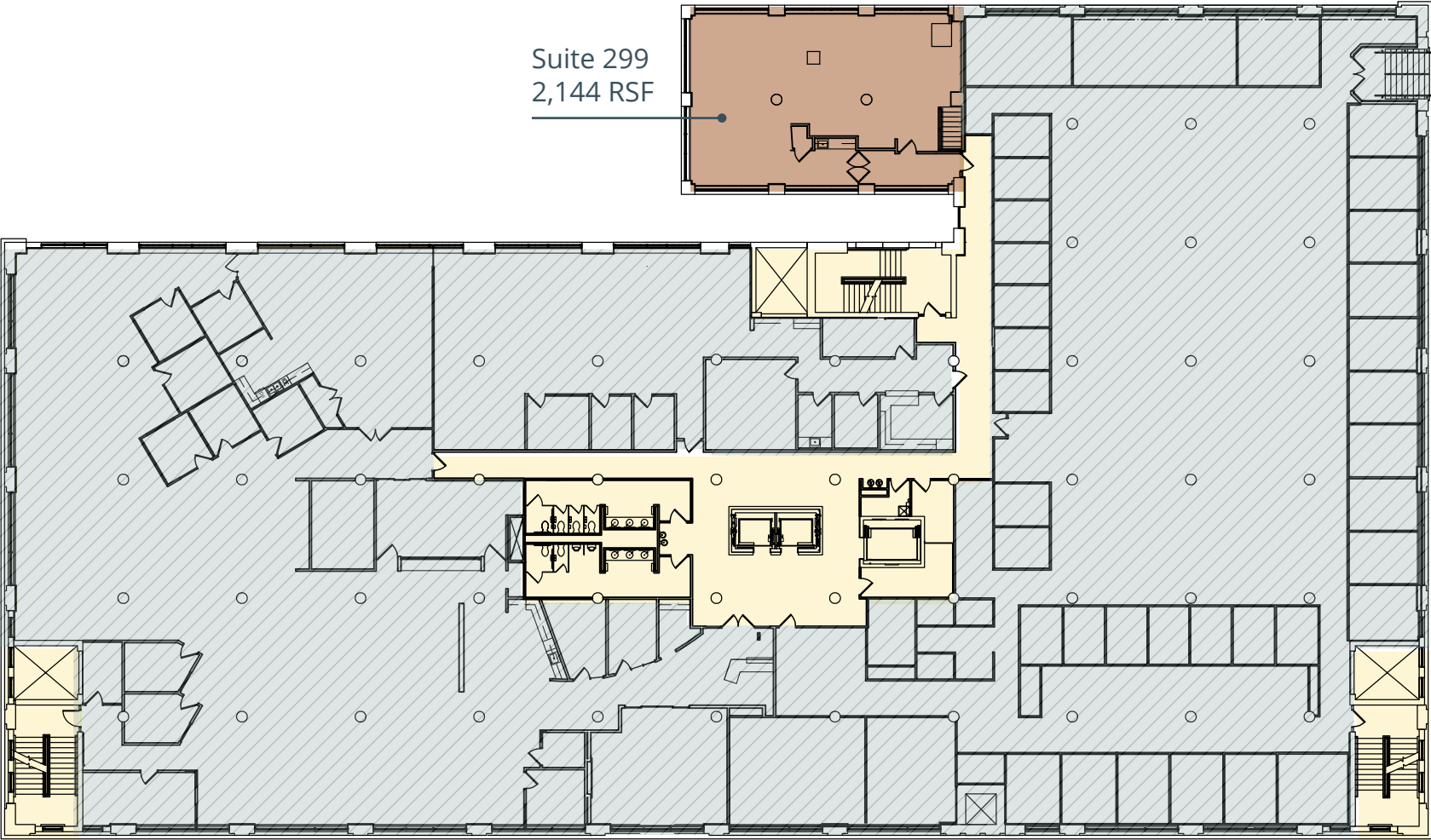
EB EDGEWORTH BUILDING





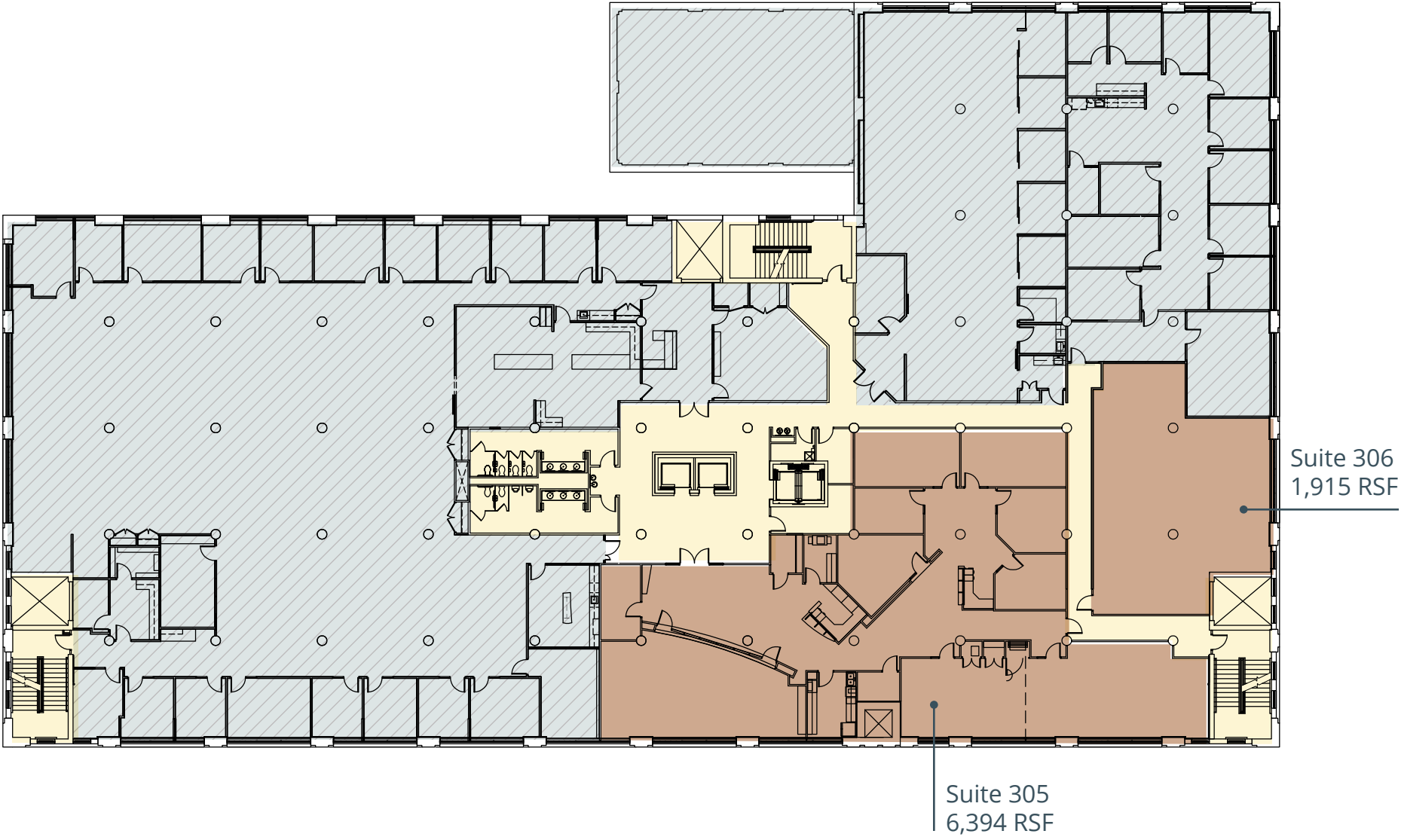
EDGEWORTH BUILDING

SECOND FLOOR PLAN



EDGEWORTH BUILDING

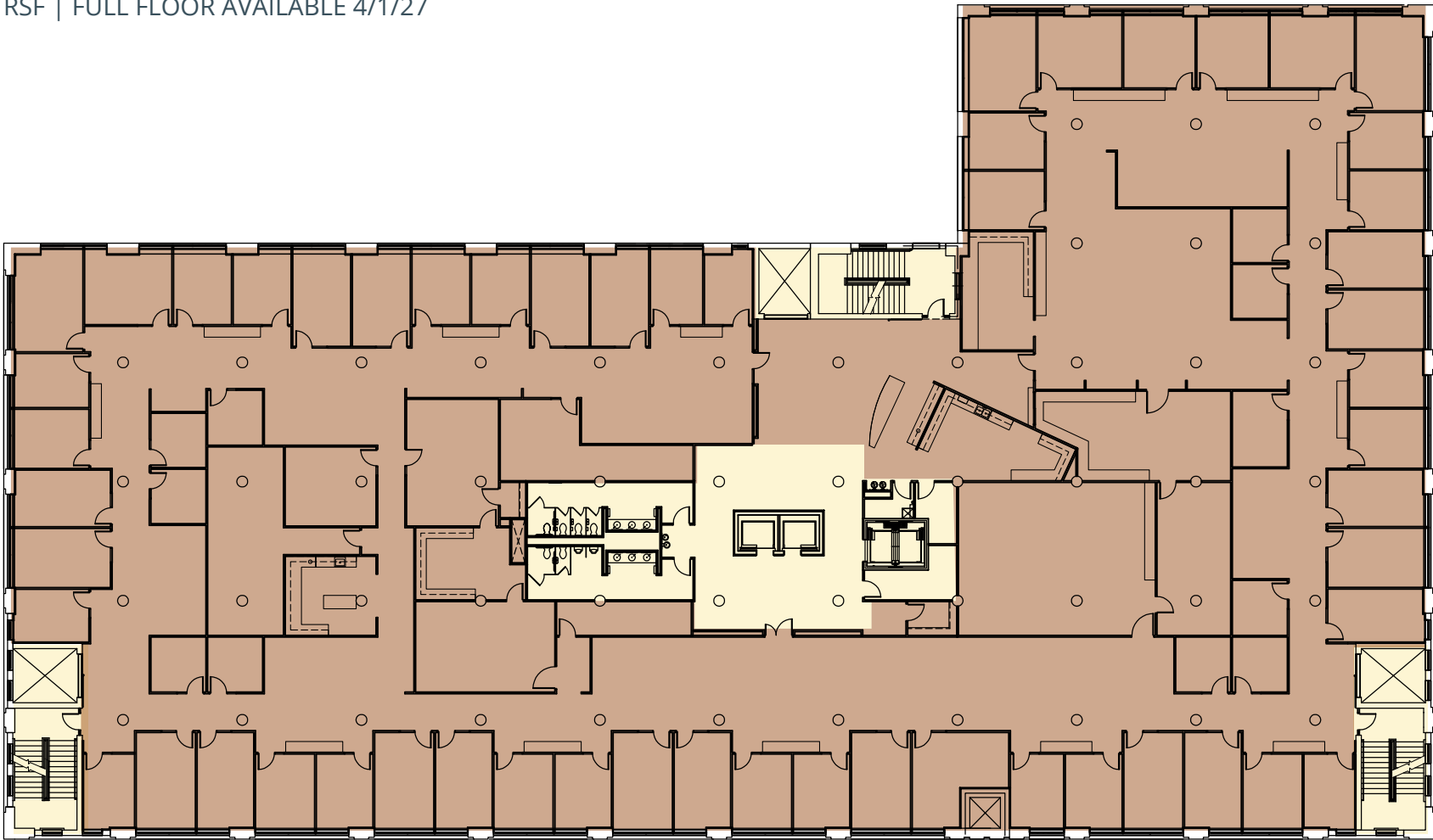
THIRD FLOOR PLAN



EDGEWORTH BUILDING

FOURTH FLOOR PLAN

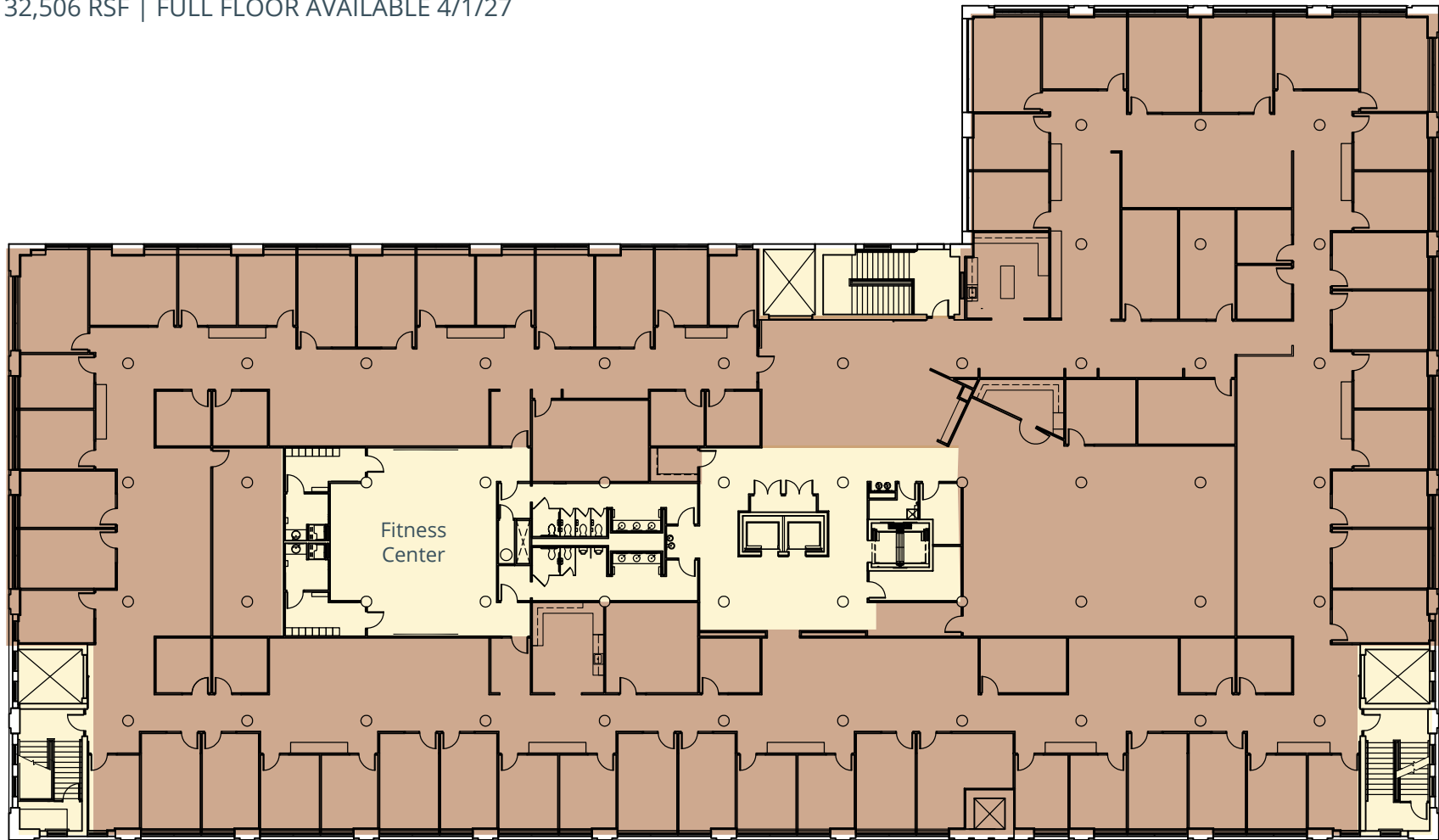
32,506 RSF | FULL FLOOR AVAILABLE 4/1/27



EDGEWORTH BUILDING

FIFTH FLOOR PLAN

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

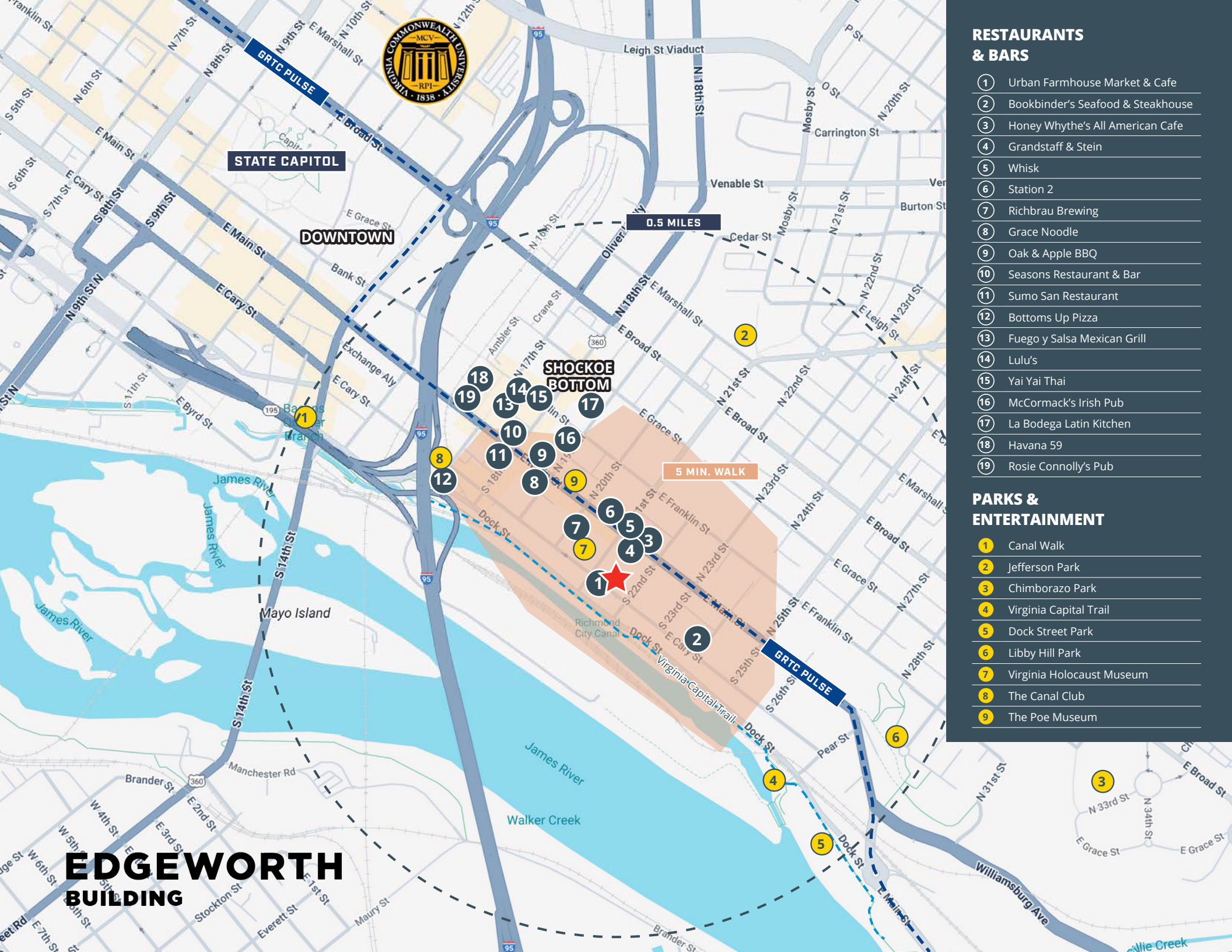


EDGEWORTH BUILDING

CONCEPTUAL 5TH FLOOR DEMISING PLAN

AVAILABLE 4/1/27





RESTAURANTS & BARS

- 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

PARKS & ENTERTAINMENT

- 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



EB EDGEWORTH BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223

Catherine Walker

Vice President

+1 804 968 1978

catherine.walker@colliers.com

Frank Hargrove III

Vice President

+1 804 339 2912

frank.hargrove@colliers.com

Austin Makepeace

Associate

+1 804 762 6790

austin.makepeace@colliers.com

Colliers

An aerial night photograph of a city, likely Richmond, Virginia. The foreground features a large, modern multi-story building with a flat roof and a grid of windows, many of which are illuminated from within. To the left of this building is a large, dark parking lot. The background is filled with a dense urban landscape of various buildings, some with lights on, and a distant skyline of taller skyscrapers under a dark twilight sky. The overall scene is illuminated by city lights, creating a warm glow against the cool tones of the night.

Colliers

EB EDGEWORTH
BUILDING

2100 EAST CARY STREET | RICHMOND, VA 23223