

# THE CURRENT

modern new office space  
RICHMOND | VIRGINIA

UP TO 8,659 RSF REMAINING



[thecurrentrichmond.com](http://thecurrentrichmond.com)





# THOUGHTFULLY DESIGNED



flexible  
floor plans



fitness center  
on-site



abundant  
natural light



free wifi  
in amenity  
spaces



rooftop  
lounge with  
river views



designed to promote  
productivity and  
inspiration



easy commute  
by car, bike or  
foot



park in the  
building



charge your  
EV while  
you work



On-site dining  
and brewery



rejuvenate  
on the river



landscaped  
courtyard

## SPECIFICATIONS

building size	65,818 RSF
available	2,543 RSF office/retail Up to 8,659 RSF on 2nd floor
number of floors	6 floors
typical floor	12,011 RSF
slab to slab height	12feet
structural capacity	50 PSF on office floors
HVAC	VRF system
parking	attached and secure structured parking
I-95 proximity	0.3 miles
bus stop proximity	<0.1miles
James River proximity	0.2 miles





# ACCESS IS EVERYTHING

JAMES  
RIVER



3

MINUTE WALK

SHOCKOE  
BOTTOM



4

MINUTE BIKE RIDE

DOWNTOWN



5

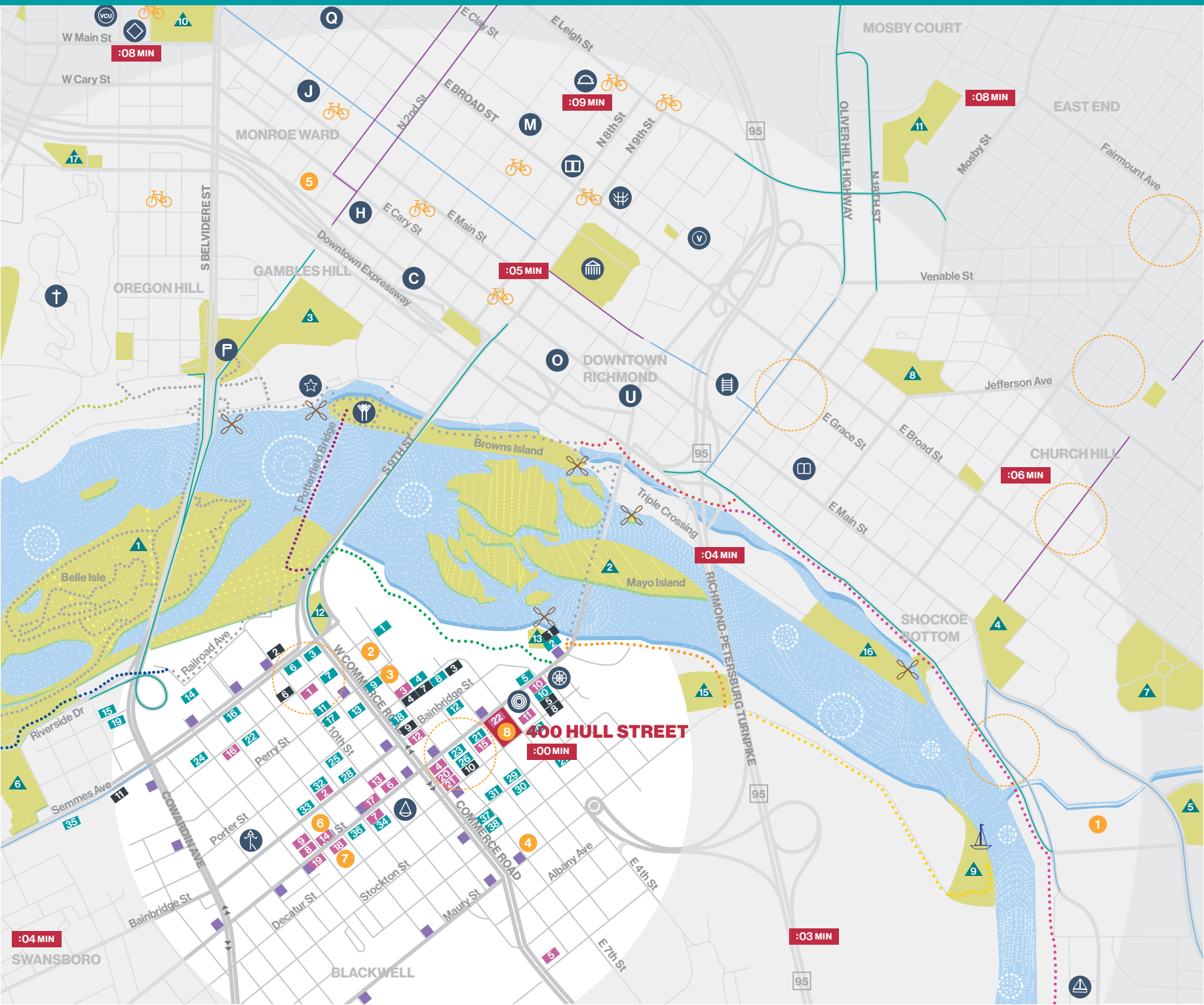
MINUTE DRIVE

I-95



3

MINUTE DRIVE



## CULTURAL / HISTORIC

- Richmond Railroad Museum
- American Civil War Museum
- Virginia War Memorial
- Edgar Allan Poe Museum
- Virginia State Capital
- Hollywood Cemetery
- The National
- Altria Theatre
- Richmond Coliseum
- Plant Zero
- City Hall
- District Court

## ENTERTAINMENT

- Brown's Island
- Dogtown Dance Theatre

## TRANSPORTATION

- RAIL STATIONS
  - Main Street Station

## BUS STOPS

- GRTC

## BIKE LANES

- Bike Share Locations Phase I
- Bike Share Service areas Phase II
- Completed
- In design
- Funded

## BOAT LAUNCH

- Ancarrow's Landing

## BOAT SLIPS

- Rockett's Landing

## KAYAK / CANOE ACCESS

## DRIVING TIME

## EDUCATION

- VCU Medical
- VCU MP Campus

## LODGING

- The Omni
- Crowne Plaza
- Holiday Inn Express
- The Jefferson
- Quirk Hotel
- Richmond Marriott
- Courtyard by Marriott

## TRAILS

- T. Potterfield Bridge
- Manchester Floodwall
- Buttermilk Trail
- Canal Walk
- Richmond Slave Trail
- Virginia Capital Trail
- North Bank
- Connecting Trails

## PARKS

- Belle Isle
- Mayo Island
- Gambles Hill Park
- Libby Hill Park
- Gillies Creek Park
- Canoe Run Park
- Chimborazo Park
- Jefferson Park
- Ancarrow's Landing
- Monroe Park
- Parker Field
- Climbing Wall
- Floodwall Park
- Great Shiplock
- Retention Basin Park
- Chapel Island Park
- Grace Arents Community Garden

## APARTMENT DEVELOPMENTS

- River's Edge II
- South Falls Apartments
- Terraces at Manchester
- Rivers Edge at Manchester
- The Paper Company Lofts
- Link Apartments Manchester
- Perry Place Apartments
- City View Lofts
- Lofts at Trolley Station
- Plant Zero
- 909 Perry
- The Overlook at City View
- Old Manchester Lofts
- The Jamestown
- Riverhaus
- 1200 Semmes
- 908 Perry
- Hatcher Tobacco Flats
- Belle Summit
- South Bank Apartments
- Port RVA
- Manchester Park
- Manchester Pie Factory
- Riviera at Semmes
- 1000 Porter
- Manchester Motorworks
- Stella 360
- 1000 Bainbridge
- Plant One
- Miller Lofts at Plant Zero
- Textile Lofts at Plant Zero
- 12th & Bainbridge
- Manchester Green
- Old Manchester Plaza
- Muse Apartments
- 1100 Hull
- Hopper Flats
- Lofts at Commerce

## OFFICE DEVELOPMENTS

- South Falls
- SunTrust Office Building
- Icon at City Center
- Corrugated Box
- Commons at Plant Zero
- UPS / Overnite Office Building
- City View Office Building
- Dutch Roof Building
- 101 Commerce
- 612 Hull
- 1800 Semmes

## RESTAURANTS

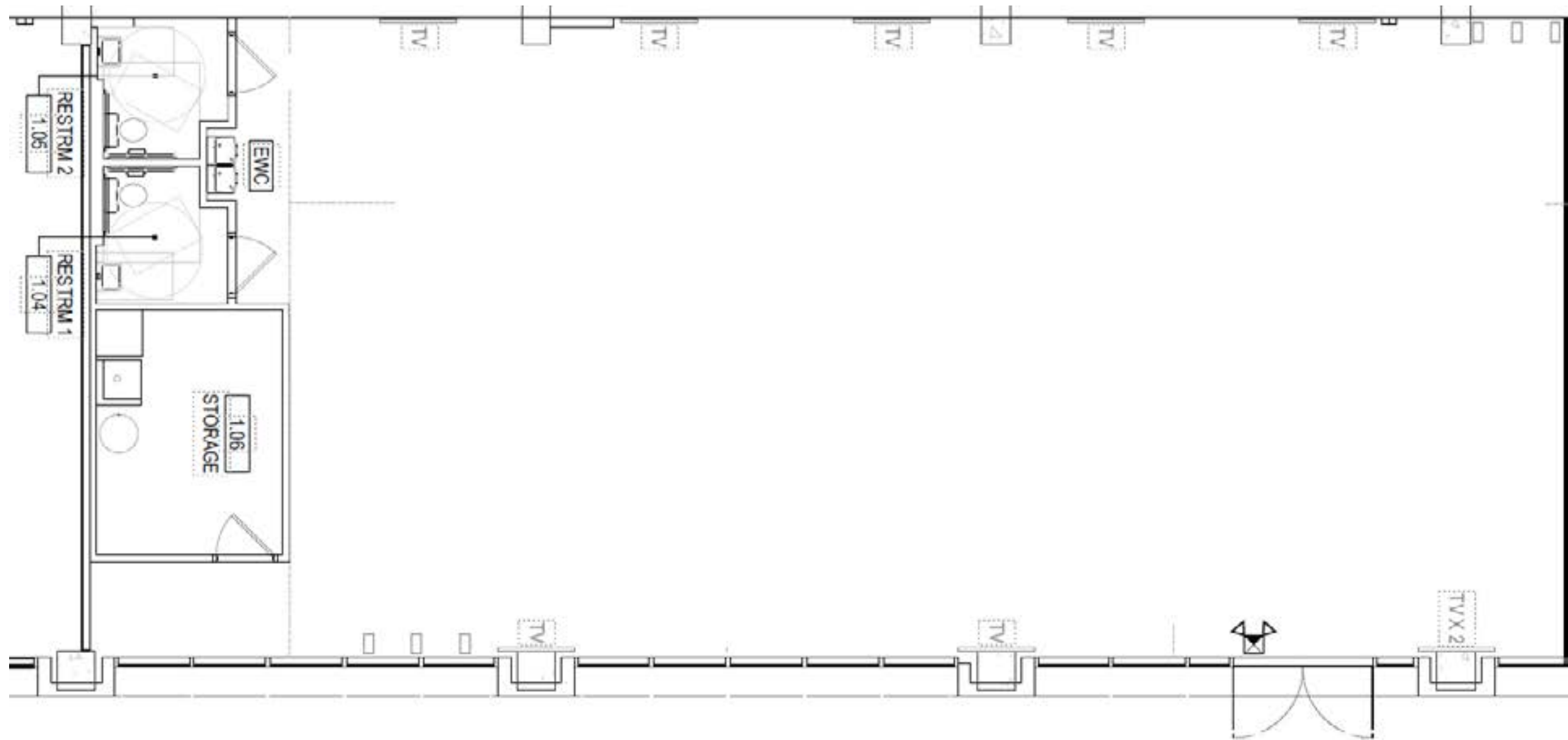
- Iron Clad Pizza
- Brewers Cafe
- Camden's
- McDonald's
- Sisters Cafe
- Caribbean Chef
- Croaker's Spot
- Send-a-Chef
- Vibes Cuisine
- La Vera
- Plant Zero Cafe
- Cafe Zata
- Sweet Fix
- Hot Diggity Donuts
- Manchester Market
- McDonough Market
- Soul Ice
- Butter Bean Cafe
- Pig and Brew
- Stella's Market
- Continental Manchester
- Hatch Local

## BREWERIES

- Stone Brewing
- Legend Brewing
- Basic City Beer
- Belle Isle Craft Spirits
- Triple Crossing
- Dogtown Brewing
- Manastoh Brewing
- Benchtop Brewing

# 1ST FLOOR AVAILIBILTY

2,543 SF

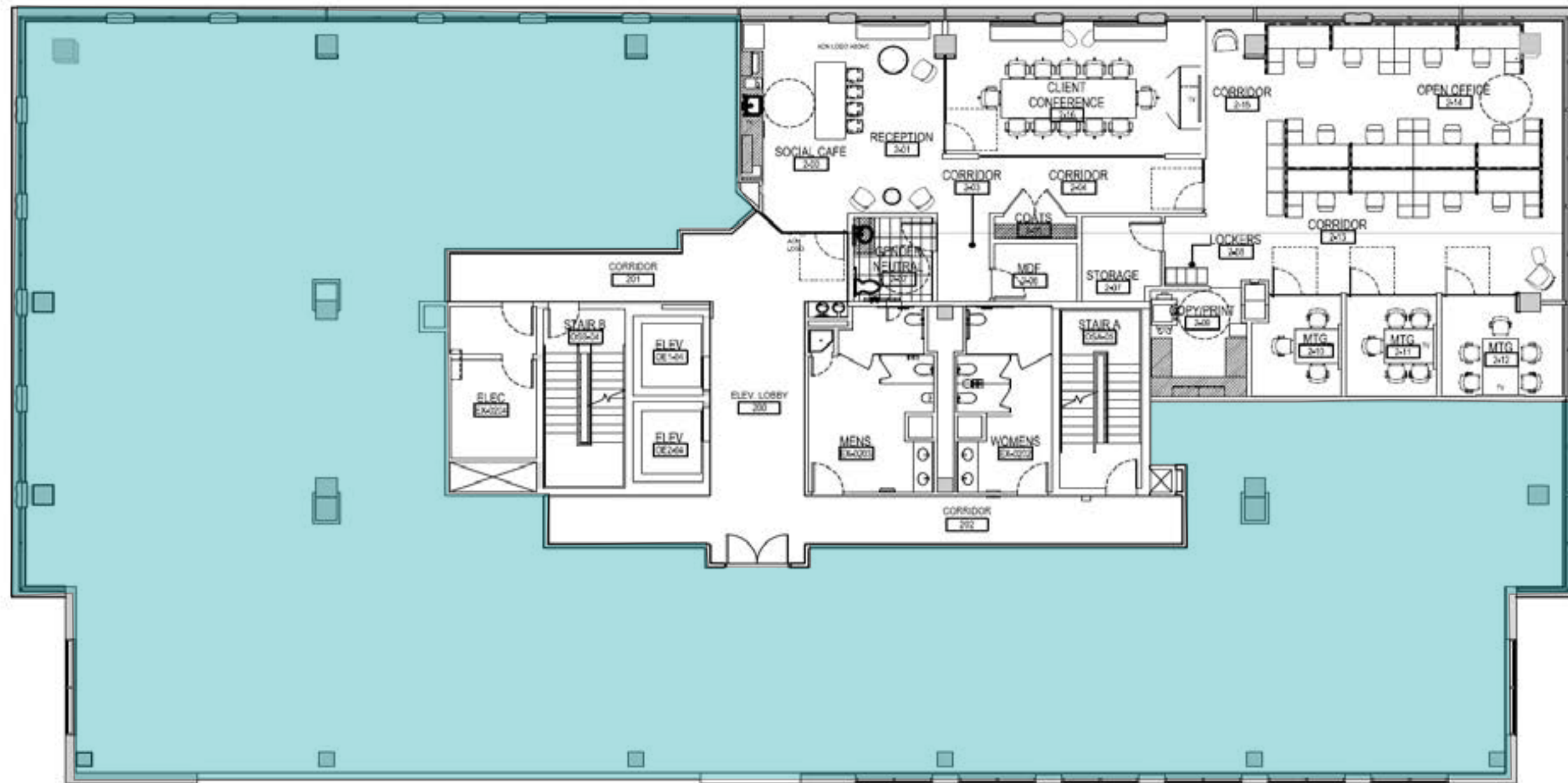


4TH STREET



# 2ND FLOOR AVAILIBILTY

## UP TO 8,659 SF





# JOIN THE CURRENT



work

eat

drink

"THE LOCATION, EXCITING AMENITIES AND  
COLLABORATIVE SPACES SHOULD HELP US  
ATTRACT AND RETAIN TOP TALENT."

Boomer Muth, President  
West Creek Financial



ONLY  
11,202 RSF  
REMAINING





# THE CURRENT

## JOIN US

Owned by:



For leasing information, contact:



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