



ELEMENT

# RIVERFRONT MIXED-USE DEVELOPMENT



130,000 SF - 200,000 SF OF OFFICE SPACE  
WITH ADJACENT RESIDENTIAL

HOURIGAN

RIVERBEND  
DEVELOPMENT







## BUILDING SPECS

- Up to 200,000 sf office building
- Efficient +/- 25,000 sf floorplates
- On-site structured parking spaces
- 293 residential units in 24-floor apartment tower
- 14,000 Sf office rooftop amenity space with surrounding deck
- Adjacent 24-floor apartment tower with 293 residential units

## HEALTHY BUILDING FEATURES

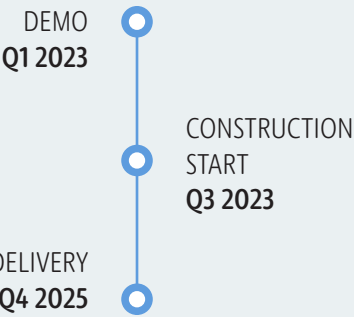
- Touch free card access
- Destination control systems on smart elevators
- Touch free automatic sensors
- MERV 13 air filtration
- UV air sanitization
- Increased building/common area maintenance and cleaning
- Flexible floorplans layout

# TIMBER CONSTRUCTION

The building structure is designed as a mass timber office building above a podium concrete parking garage

- Improved Insulation: 10x better than concrete, 400x better than steel
- 80% lighter than traditional steel/concrete
- 90% less construction traffic
- Minimizes construction impact on communities with less noise and dust
- Savings on materials, labor and improved safety for construction workers
- Unique and desirable aesthetic
- Timber is a renewable resource grown and harvested indefinitely
- Mass timber wood requesters carbon from the atmosphere, storing that carbon for the lifetime of the structure

## TIMELINE

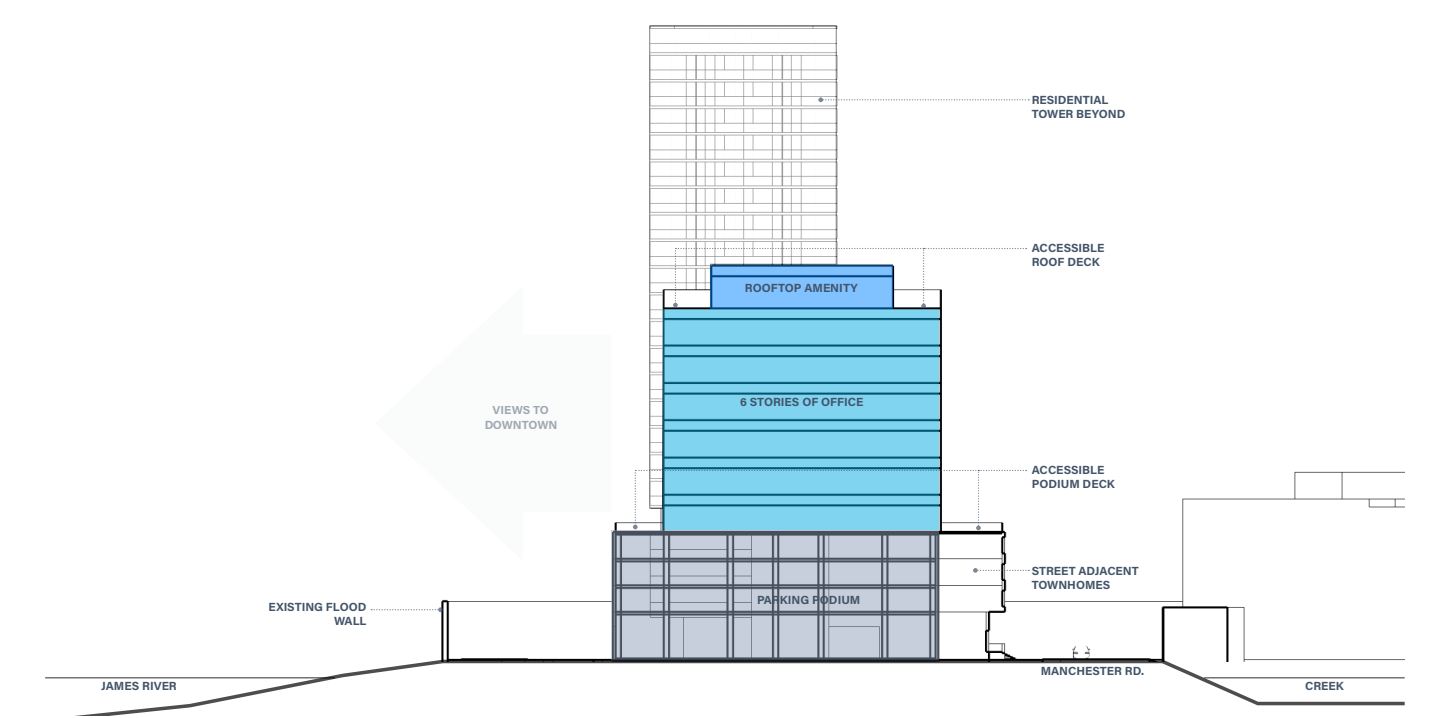




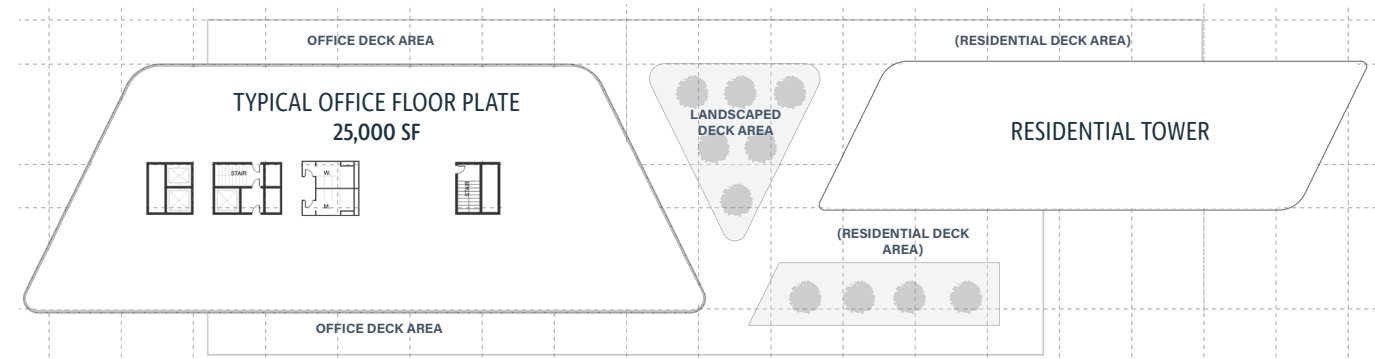
# SITE PLAN



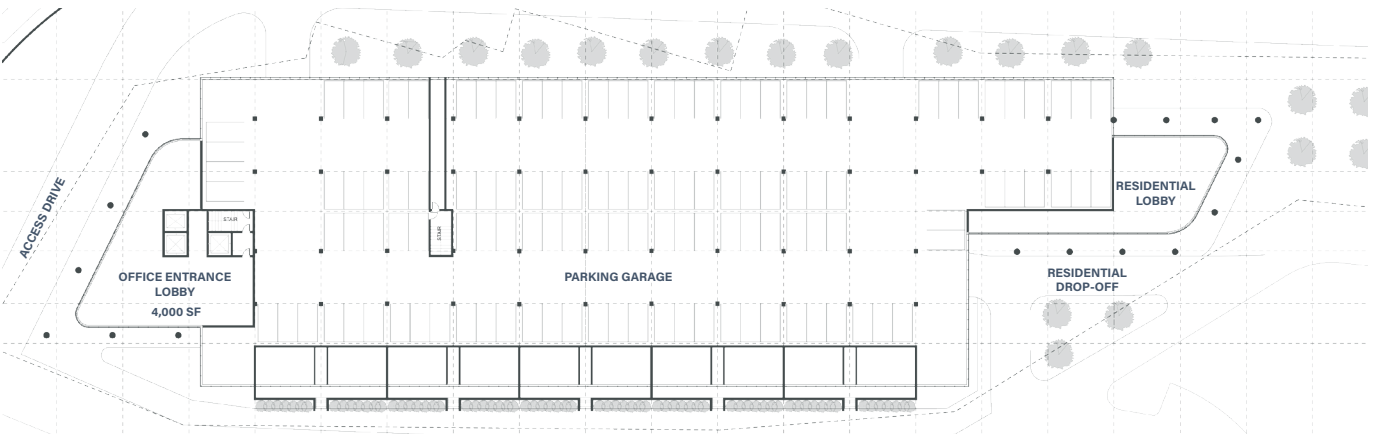
# BUILDING STACKING PLAN



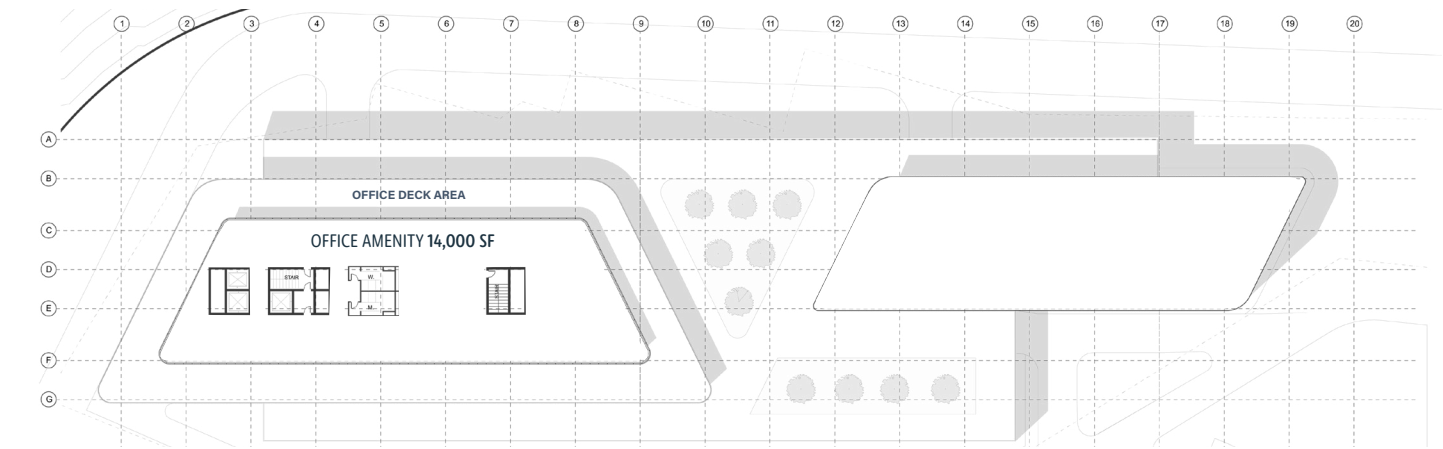
# FLOORPLAN



## TYPICAL FLOORPLAN

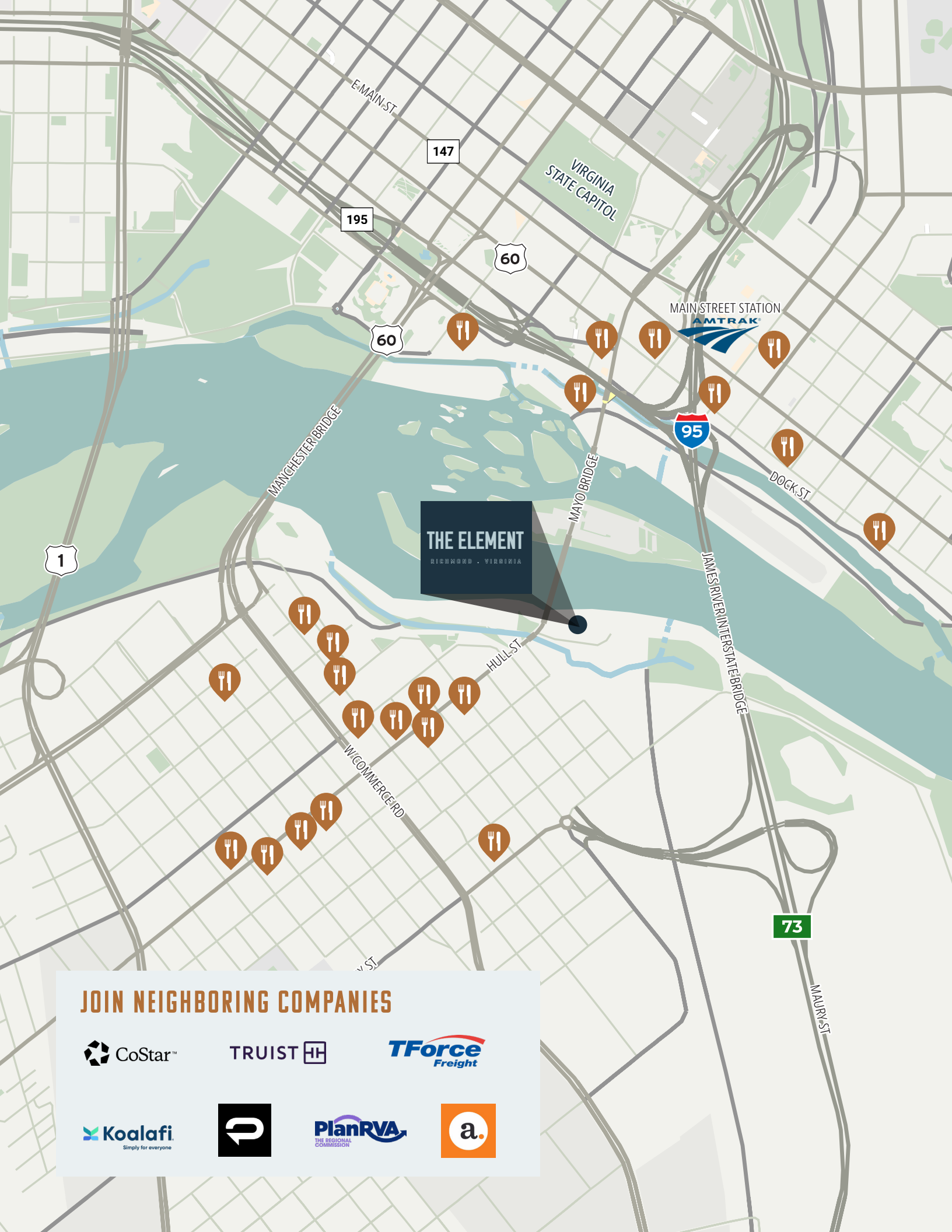


## GROUND FLOORPLAN



## OFFICE AMENITY / ROOFPLAN





# NEIGHBORHOOD AMENITIES

Located on the James River, The Silos bring homage to the previous Southern States grain silos, with 6+ stories of office space above an attached parking structure with 381 parking spaces and a rooftop amenity with a deck overlooking the James River and the Richmond skyline.

## ARTS AND RECREATION

- 0.1 mi | Manchester Floodwall Trail
- 0.3 mi | Kayak/Canoe River Access
- 0.4 mi | Manchester Climbing Wall
- 0.8 mi | T. Tyler Potterfield Bridge
- 1.1 mi | Brown's Island
- 1.3 mi | Belle Isle Suspension Bridge
- 5 mi | Artspace
- 0.2 mi | The Richmond Railroad Museum
- 1 mi | Dogtown Dance Theatre
- 1 mi | The Edgar Allan Poe Museum
- 0.1 mi | Art Works Inc

## RESTAURANTS & BREWERIES

- Legend Brewing
- Basic City Beer
- Belle Isle Craft Spirits
- Benchtop Brewing
- Southern Railway Taphouse
- Ironclad Pizza Grill
- Brewers Café
- Manchester's Table
- Croaker's Spot
- Pig & Brew
- Philly Vegan
- Café Zata
- Hatch Local Food Hall
- Stone Brewing Tap Room
- Bookbinder's Seafood & Steakhouse
- Bottoms Up Pizza
- Sweet Spot Ice Cream Café
- Casa Del Barco – Canal Walk
- Bateau
- The Hard Shell
- Buttermilk And Honey
- The Continental Manchester
- Lulu's
- Chipotle

## DRIVE TIME



**2 minute**  
drive to CBD



**2 minute**  
drive to I-95



**1 minute**  
walk to James River



**6 minute**  
bike ride to Shockoe Bottom

## JOIN NEIGHBORING COMPANIES







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HOURIGAN

RIVERBEND  
DEVELOPMENT

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