Edgeworth Building History and Existing Conditions

The Edgeworth Building is located at 2100 E Cary Street in Richmond Virginia. E. Cary Street is part of the Historic District known as Tobacco Row. The name is derived from the large number of tobacco manufacturing and warehousing companies that resided in the twelve block area from the early nineteenth century until the late 1970's and early 1980's.

Built in 1923, the Edgeworth Building served as the manufacturing and warehouse facility for the Larus Brothers Tobacco Processing Company. Edgeworth Pipe Tobacco was the signature product produced by the company and it established the building name.

Designed by industrial architect and engineer, Joseph Sirrine, the 137,000 square foot building in the Art Deco style with a nod to Bauhaus Industrial. Sirrine, working out of his office in Greenville, South Carolina, specialized in textile mills, tobacco warehouses, manufacturing warehouses and other industrial buildings in the Carolinas. He also designed several buildings for the R. J. Reynolds Tobacco Company in Winston Salem, North Carolina.

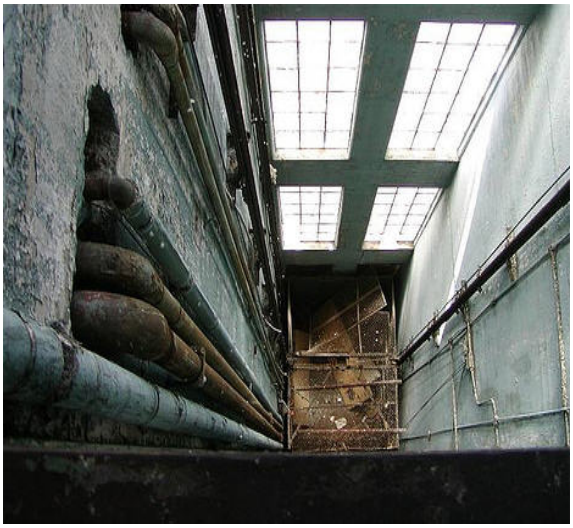
Comprising five floors, the building sits high above the James River affording spectacular views from the expansive windows on the south side of the building. The tall smoke stack projecting above the roofline makes the building easily recognizable from any distance.

After being vacated by the former owners, the building became part of a large scale renovation of the Tobacco Row Historic District. Individual buildings in the district have been converted to loft apartments, condominiums, office and retail space.

The Edgeworth Building renovation was begun in the late 1990's in three phases. The first phase involved the upgrading of the building structure and infrastructure. Phase two included the fitting out of the interior spaces for the prospective tenants and the construction of a parking structure rounded out phase three.

Currently, the space for the client is stripped to the building structure. Only vital building systems are in place. Large columns, on 22 foot centers, are located throughout. These columns are 2 feet in diameter and have a capital that cones out to a diameter of 5 feet. The capital supports an 8 foot square concrete platform used to help distribute the weight of the floor above.

The floor is a poured in place concrete slab. A fire sprinkler system is in place suspended from the above slab with the heads turned up as would typically be found in warehouse space. The distance from the floor slab surface to the underside of the above slab is 14 feet 4 inches. The outside structural walls are insulated and furred out with metal studs. The existing windows have been repaired and sit 24 inches above the floor. They terminate 6 inches below the upper slab.



A building core with all renovations completed is in place with new elevators and restrooms. The elevator lobby is to be shared with all tenants on the floor. A freight elevator is available in addition to the two passenger elevators. The renovated restrooms are also for the use of the employees as well as the public.

Customizing the space for the tenant will involve the construction of all interior walls, mechanical, electrical and specialized plumbing and a ceiling system. The sprinkler system may have to be altered depending on the ceiling type chosen. Any design will have to also work around the existing windows as they cannot be closed or altered in any way.