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EGEWORTH BUILDING DEBUTS ON TOBACCO ROW
KBS Completes Latest Adaptive Reuse Project on Tobacco Row

(Richmond, VA) — Tobacco Row's newest office space, the Edgeworth Building, celebrated its grand opening early this year. Edgeworth is a five-story, 166,000-square-foot adaptive reuse project which includes class A offices with retail space and a parking garage.

The Edgeworth Building, which overlooks the James River and Kanawha Canal, possesses a historic look and industrial feel with its high ceilings, poured-in-place flared columns, art deco design and expansive floor-to-ceiling windows.

The project was completed in less than 12 months and comprised three distinct components. The first component was restoration of the shell of the building including windows, lobby and elevators. The second consisted of the build-out of commercial space on floors three through five for a law office. Lastly, the construction of a two-story parking garage across the street for parking for the tenants took place.

The project includes a 67,334-square-foot tenant upfit for Hirschler Fleischer law firm, the anchor tenant, and an 18,000-square-foot upfit for HKS Architects.

Edgeworth, built in 1920 to house Larus & Brothers Tobacco Company, is located in Forest City's urban mixed-use district along Richmond's riverfront in Shockoe Bottom.

Edgeworth is the third project with national developer, Forest City Enterprises. The pair completed The River Lofts II in 2003 and Cutter's Ridge at Tobacco Row in 2006.

The relationship continues to grow with new projects, The River Lofts III, a 240,000-square-foot adaptive reuse of the Lucky Strike building that includes 131 loft-style apartments, and White Oak Village, a planned 950,000-square-foot lifestyle center on 136 acres along Laburnum Avenue, just south of Interstate 64.

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KBS, Inc. is a \$200 million construction firm established in 1975 and headquartered in Richmond, Virginia. The firm is engaged in adaptive reuse, commercial office, healthcare, industrial, multi-residential, retail and senior living construction. KBS's diverse portfolio includes the CarMax corporate headquarters, United Network for Organ Sharing headquarters, The River Lofts and Egeworth Building of Tobacco Row and Maggie Walker Governor's School. KBS is ranked among the top 30 construction firms in the Mid-Atlantic region by *Mid-Atlantic Construction* and among the top 400 U.S. construction firms by *Engineering News-Record (ENR)*.