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Consulting firm Sandbox leaves Arts District for recently sold Shockoe Slip building

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(https://richmondbizsense.com/wp-content/uploads/2022/02/Kaplan-scaled.jpeg)

KVCF will be moving out of its office at 1401 E. Cary St. in Shockoe Slip.

As it continues to grow its team, a local consulting firm has relocated from the Arts District to bigger digs in Shockoe Slip.

Sandbox, which was founded eight years ago by Jill Lemon and Liz Doerr, recently leased out the ground floor of 1401 E. Cary St. to serve as its new headquarters.

The 6,500-square-foot space is within the most prominent of three adjoining buildings at 1401-1413 E. Cary St. that were acquired late last year by local development group SNP Properties.

Sandbox's new building was previously occupied by law firm Kaplan Voekler Cunningham & Frank, which wound down operations three years ago after Williams Mullen absorbed (https://richmond-bizsense.com/2023/08/29/bulk-of-shockoe-law-firm-kvcf-moving-to-williams-mullen/) nearly all of its attorneys. The building has sat vacant since.

Lemon, who co-founded Sandbox with Doerr in 2018, said their firm's recent growth to around two dozen employees led them to the Shockoe area, which Lemon said feels like a bit of a homecoming.

(https://richmondbizsense.com/wp-content/uploads/2026/07/Sandbox.png)

Sandbox co-founders Jill Lemon (left) and Liz Doerr in their new HQ. *(Courtesy Sandbox)*

Sandbox provides recruitment, capital raise assistance and business operations support among other services to startups, nonprofits and other entities. It had operated out of a smaller space at 316 W. Broad St. in the Arts District for two years and out of Shockoe Bottom-based startup incubator Startup Virginia, at 1717 E. Cary St. for the prior four years.

“We really kind of got our real, real start at 1717 (E. Cary St.),” Lemon said. “Shockoe Bottom, Shockoe Slip has been kind of true to our identity, really ever since we started.”

The move is also a win for SNP Properties, which paid $7 million for the adjoining buildings in December.

SNP principal Eric Phipps told BizSense in February that the company is planning to turn the bulk of the 1401 building into an additional 20 apartments, adding to the existing 19 apartments in the two neighboring buildings along Cary. He said the firm would call the converted building at 14th and Cary “Davenport at Watkins.”

SNP completed a buildout of the ground floor space for Sandbox, with Phipps noting in a press release that Sandbox is “exactly the type of growing Richmond company we envisioned for this property.”

Phipps said in an email to BizSense on Thursday that SNP is still moving forward with the plans for the apartments above Sandbox’s new space.

JLL’s Kaylin Farruggio and Charlie Polk represented Sandbox in its lease. Farruggio and colleague Gareth Jones, in partnership with John Jay Schwartz of Have Site Will Travel, represented SNP.

(https://richmondbizsense.com/wp-content/uploads/2026/02/davenport-watkins-snp-shockoe-2-Cropped-scaled.jpg)

SNP purchased the three buildings at 1401-1413 E. Cary St. late last year. *(Mike Platania photo)*

Lemon said Sandbox's new office provides opportunities to grow its team, which she said it is actively working on.

Lemon said she and Doerr also liked the space for its history and its historical, brick and dark wood details. Per a release from JLL, the building was originally constructed in 1870.

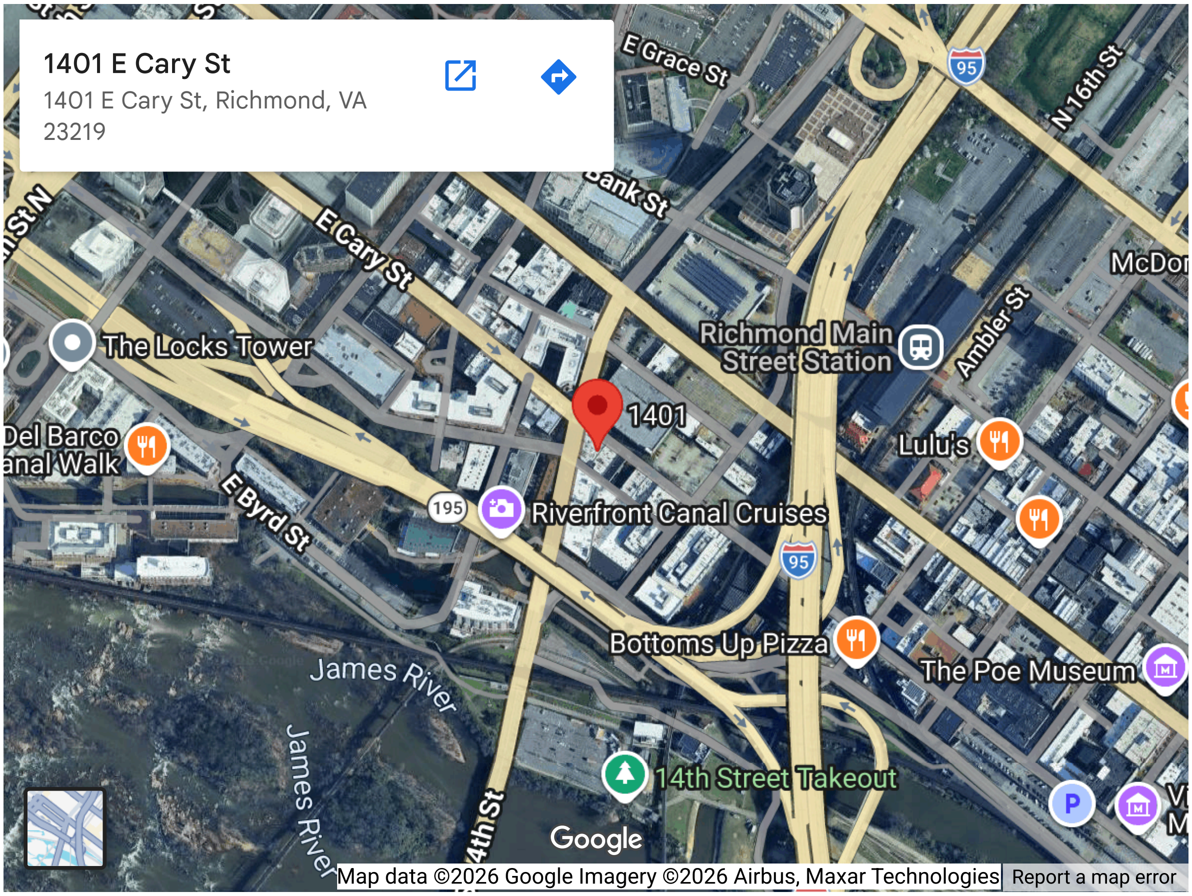
"We (also) chose this, because, in the same building, there's expansion opportunity," she said.

Sandbox's growth has also come via acquisition. The firm recently absorbed Juno Systems, another finance and accounting consulting practice based in Northern Virginia.

Juno's owners, a brother-and-sister duo, recently went to work for two of their own clients and passed off much of their book of business to Sandbox.

Lemon said that while the Juno Systems acquisition did not add team members to Sandbox, she believes it reaffirms a commitment from the firm to grow through multiple avenues.

"What this signals is not only our decision to do organic growth, but to grow through acquisition as well. This was really a test case for us," Lemon said.



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