



LOOKBOOK #1

By KINRISE

BIRMINGHAM, B3 2BA

81 COLMORE ROW

Welcome to 81 Colmore Row

81 Colmore Row is an exceptional office building in the heart of Birmingham that **opened March 2025**.

Designed and hosted by Kinrise, specialists in transforming iconic buildings into unique workplaces.

This Grade-II listed building has been carefully refined to create one of Birmingham's leading office propositions.

The 81 Colmore Row offering includes;

- **Offices** to lease
- **Event Space** to hire
- **Meeting Rooms** to book

Details for getting in touch or booking one of our spaces can be found at the back of this lookbook.

KINRISE.COM/81-COLMORE-ROW







This page: **Welcome reception** a beautifully designed space for guests and clients

Opposite page: **Espresso Bar** we offer a complimentary espresso for guests visiting our occupiers **Building Host** our guest experience manager is on hand to ensure a professional welcome for guests and occupiers





The Commons

EVENTS VENUE | COMMUNITY LOUNGE | MEETING ROOMS

Opposite page: **12-Person Boardroom** with Logitech Rally Bar and table microphone AV system **Community Lounge** for casual conversations or to enjoy with a morning coffee







This page: **4-Person Meeting Room** fully-equipped with Logitech Meetup 2 AV system

Opposite page: **Bi-folding glazing** enables the 4-person meeting room to be opened up to create a large event space **Commons Kitchen** a teapoint offering occupiers complimentary coffee and tea



This page: **Commons Kitchen**
a teapoint offering occupiers
complimentary coffee and tea

Opposite page: **4th Floor Pantry**
a community teapoint offering
another location for occupiers to
enjoy complimentary refreshments





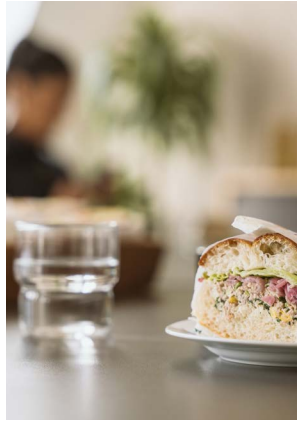
Both pages: **The Library** a community breakout table for focussed work, offering additional space and a change of scene

Meetings at 81 Colmore Row

Our 12-person boardroom and 4-person meeting room are easily bookable online



This page: **12-Person Boardroom** with Logitech Rally Bar and table microphone
4-Person Meeting Room fully-equipped with Logitech Meetup 2 AV system



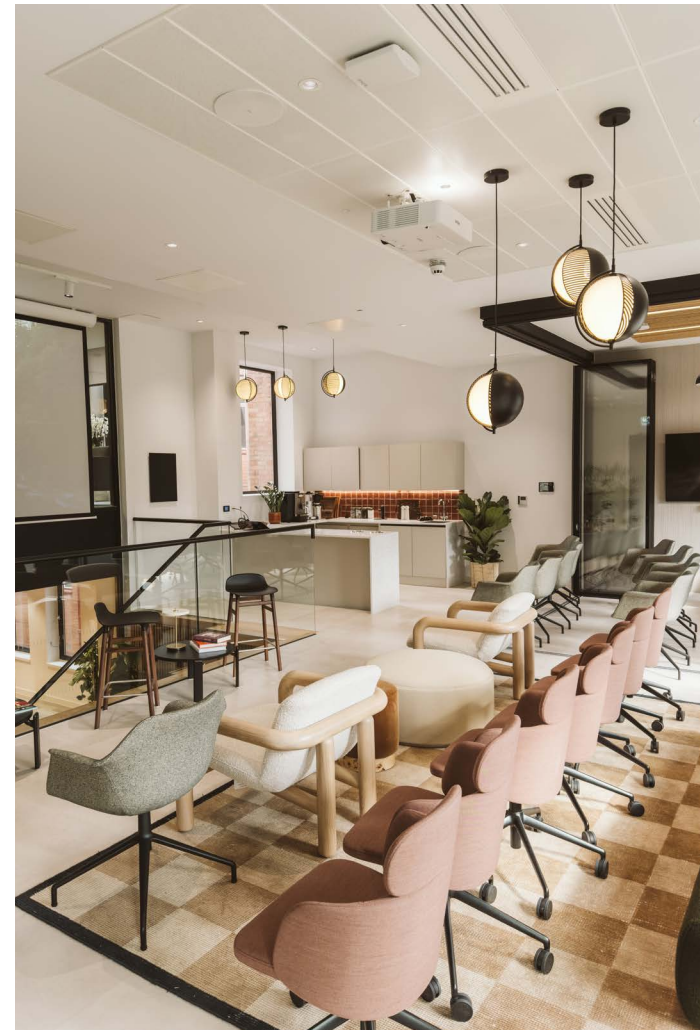
This page: **Meeting & Events Catering** our partnership with The Early Bird Bakery offers occupiers outstanding options for morning meetings, lunchtime workshops and afternoon presentations



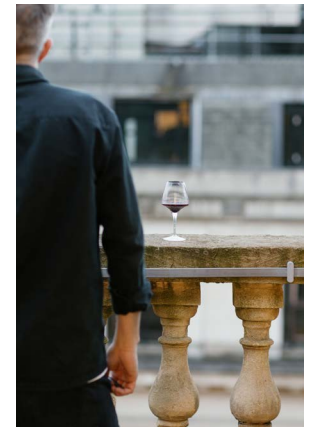
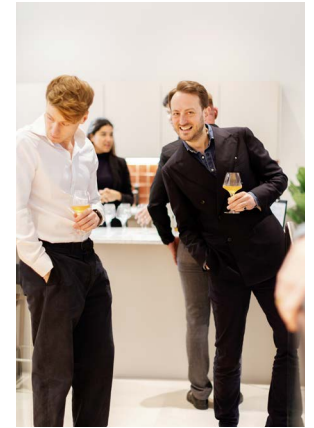
This page: **Espresso Coffee Machine** offering delicious espresso based drinks from macchiatos to flat whites **Filter Coffee Machine** providing flasks of filter coffee, perfect for meetings, events or grabbing a quick cup on the go

Events at 81 Colmore Row

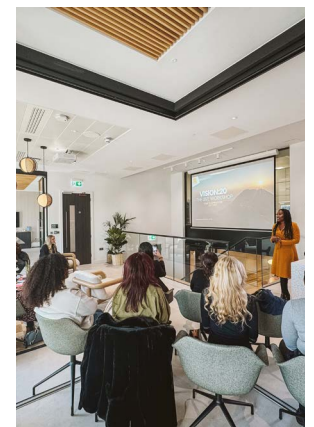
Our 60-person capacity events space is available for private bookings



Both pages: **Keynote Set-up**
our unique events space can be set up for presentations, keynotes or panel discussions



Both pages: **Workshops** set up for large workshops or company gatherings **Wine Tasting** hosted by Loki Wines **Cheese Table** sourced by Anderson & Hill **Networking** ideal for meeting other professionals

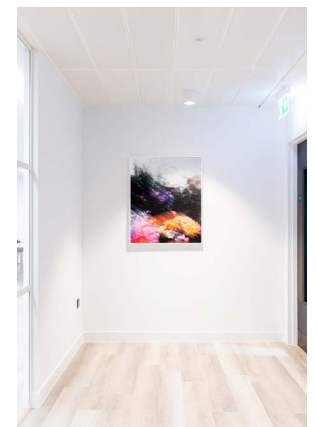
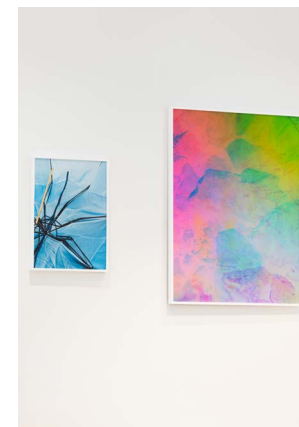
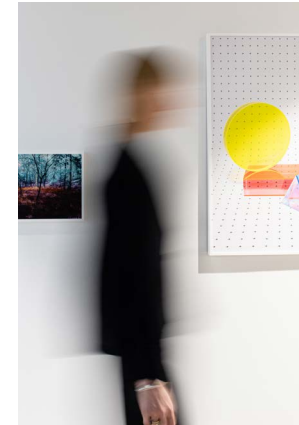
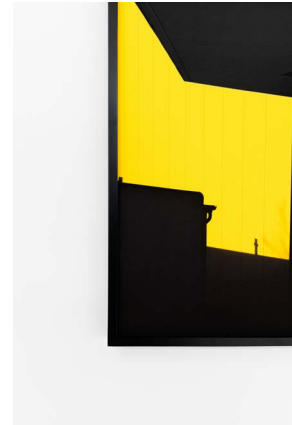


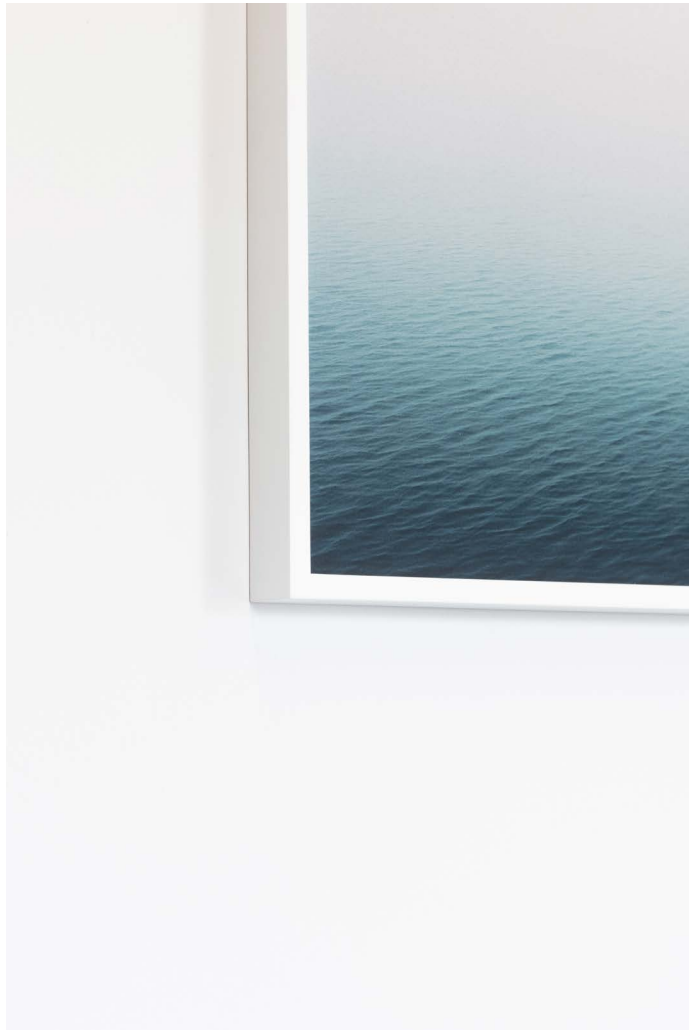
Art at 81 Colmore Row

“A Thriving Birmingham”, a photography exhibition curated by Der Greif Studio, is on display at 81



This page: **A Thriving Birmingham** selection of pieces from our curated photography exhibition that presents works from Birmingham and UK based photographers, now permanently installed in the building





Both pages: **Events Space**
with a capacity for up to
60-people



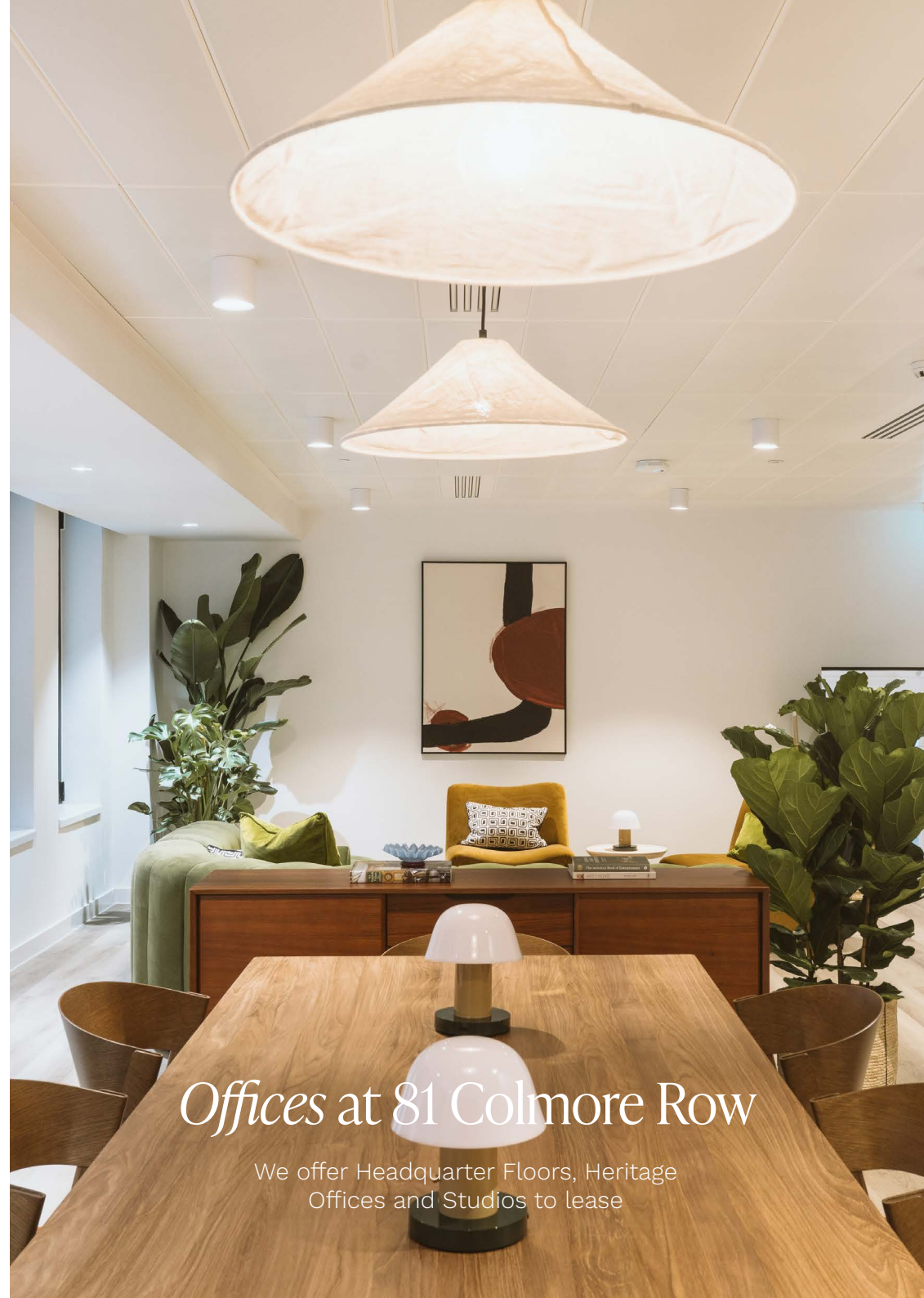


Office 1.1

HEADQUARTER FLOOR | 3,329 SQ FT

This page: **Waiting lounge** a stunning welcome lounge to host guests or serve as informal break out space.

Opposite Page: **Library Table** a beautiful 8-person table for solo work or an open team meeting



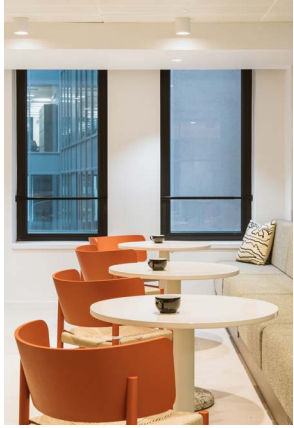
Offices at 81 Colmore Row

We offer Headquarter Floors, Heritage Offices and Studios to lease



This page: **Privacy curtain** designed to offer a flexible option for more private meetings

Opposite page: **Library Table** a beautiful 8-person table for solo work or an open team meeting



Both pages: **Hosting Island** a stunning island for conversations or team lunches **Cafe-style seating** offering smaller tables for private conversations **Kitchen** a beautifully equipped space for making refreshments





This page: **Dedicated workstations** banks of 6-desks furnished with desk lamps and plug-points

Opposite page: **Lockers** secure lockers as part of feature space divider **Meeting Rooms** a 4-person and 10-person meeting room



This page: **10-person Boardroom** a beautifully furnished boardroom with Logitech Rally Bar and table microphone AV system
Private Phonebooth a built in phonebooth or focus booth

Opposite page: **4-person meeting room** fully-equipped with Logitech Meetup 2 AV system



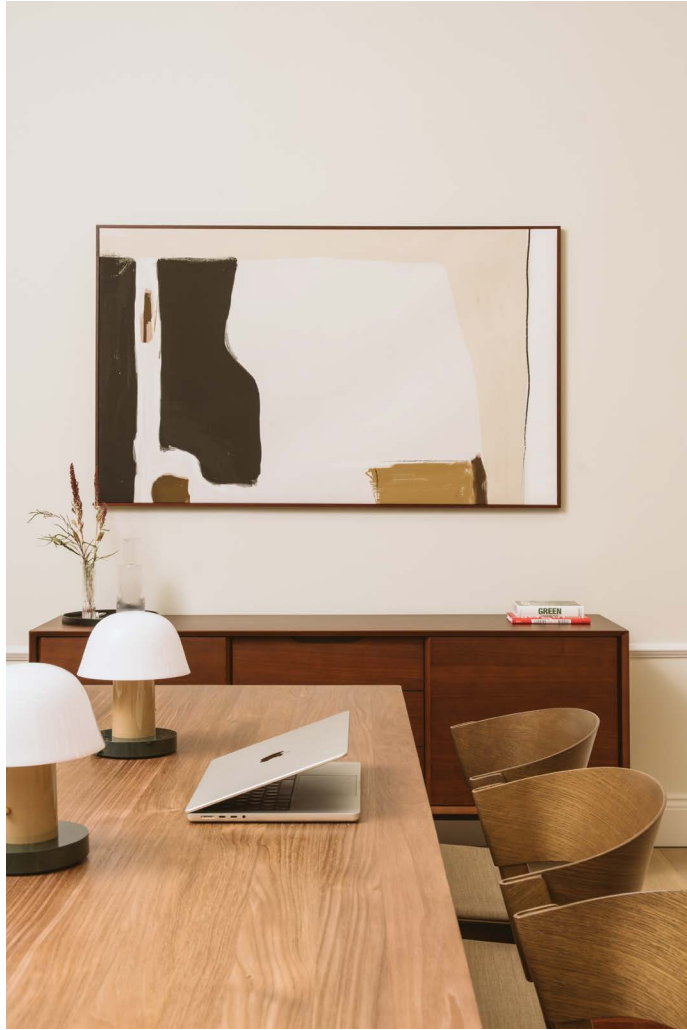


Offices 2.1 & 3.1

HEADQUARTER FLOORS |
3,289 & 3,307 SQ FT

Both pages: **Blank-Canvas Office Space** exceptional Cat-A space for companies to fully customise **Raised Access Floors** enabling unique layouts **VRF heating and cooling** for a perfect working environment **Environmental sensors** to provide important data for our occupiers





Office 2.2

HERITAGE OFFICE | 842 SQ FT

This page: **Library Table** a beautiful break-out table for solo working or informal meetings **Mid-Century Sideboard** providing storage and design detail

Opposite page: **Sit-Stand Desks** allowing each team member to work at a height that is optimum for them







This page: **Sit-Stand Desks** for individual control
Soundproof Phonebooth for focussed work or calls **Soft Seating Corner** for causal conversations or a change of scene

Opposite page: **4-person Meeting Room** for private meetings within your own office space

Office 2.3

HERITAGE OFFICE | 581 SQ FT

This page: **Workstations** 8-desks suitable for monitors or laptop working
Built-In Cabinets plenty of storage with integrated fridge
Pod Coffee Machine for the morning espresso
Wall Mounted TV with HDMI input built into workstations for whole team presentations



Espresso in style

The MORNING Machine Lite, a special edition coffee machine, created in collaboration with TANCHEN Studio.



This page: **Mid-Century Sideboard** offering beautiful storage **Soft Seating Corner** for causal conversations or a change of scene

Opposite page: **Built-in Cabinets** offering plenty of storage space with integrated fridge



This page: **Magnetic Whiteboard & Pinboard** a mobile collaborative brainstorming canvas **Soundproof Phonebooth** for focused work or calls

Opposite page: **Soft Seating Corner** for casual conversations or a change of scene **Workstations** for monitor or laptop working





Office 3.2

HERITAGE OFFICE | 829 SQ FT

This page: **Magnetic Whiteboard & Pinboard** a mobile collaborative brainstorming canvas **Soundproof Phonebooth** for focussed work or calls

Opposite page: **Soft Seating Corner** for casual conversations or a change of scene **Workstations** for monitor or laptop working



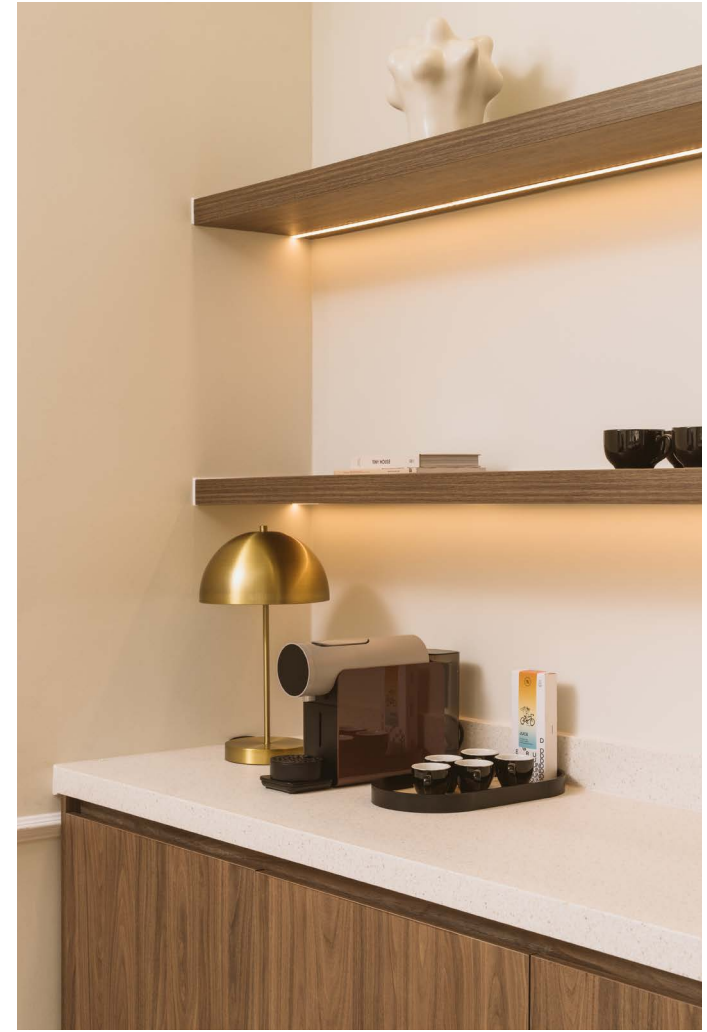
Office 3.3

HERITAGE OFFICE | 541 SQ FT

This page: **Soft Seating Corner** for casual conversations or a change of scene

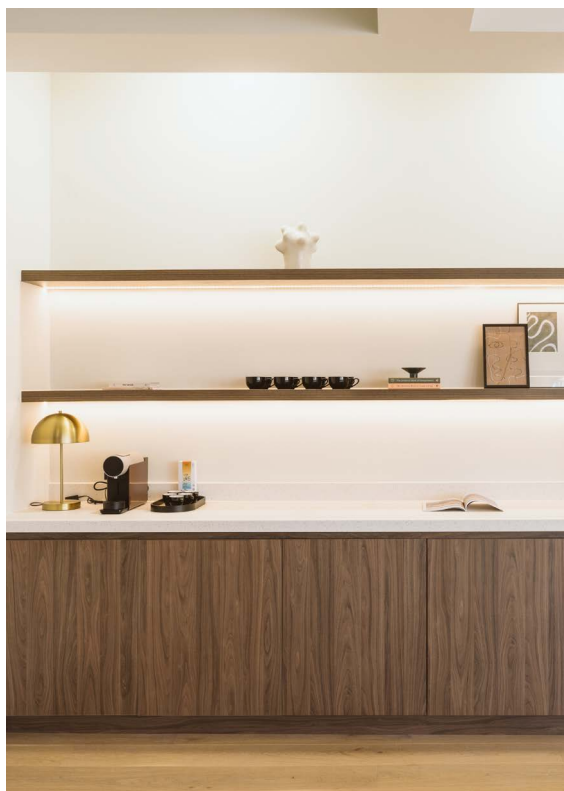
Opposite page: **Workstations** 8 desks set up for monitor or laptop working





This page: **The MORNING Machine Lite** a special edition coffee machine, created in collaboration with TANCHEN Studio

Opposite page: **Workstations** 8 desks set up for monitor or laptop working **Wall Mounted TV** fully-enabled for presenting from the bank of desks for whole team meetings



This page: **Desk Lamps** for soft lighting on workstations
Built-in Cabinets offering plenty of storage space with integrated fridge

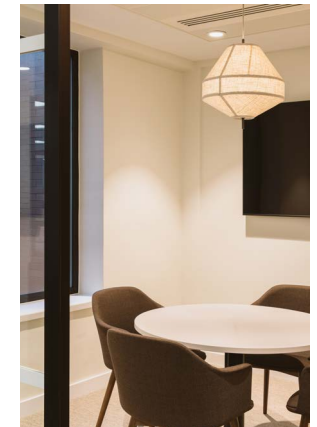
Opposite page: **Magnetic Whiteboard & Pinboard** a mobile collaborative brainstorming canvas
Soundproof Phonebooth for focussed work or calls





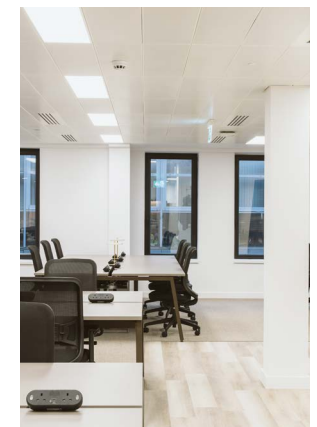
This page: **Library Table** for break out working **Soft Seating Corner** for causal conversations or a change of scene **Kitchen** a beautifully equipped space for making refreshments **Workstations** banks of 6-desks with desk lamps and plug points

Opposite page: **4-Person Meeting Rooms** two internal meeting spaces for conversations **Lockers** secure lockers beneath a space divider



Office 4.1

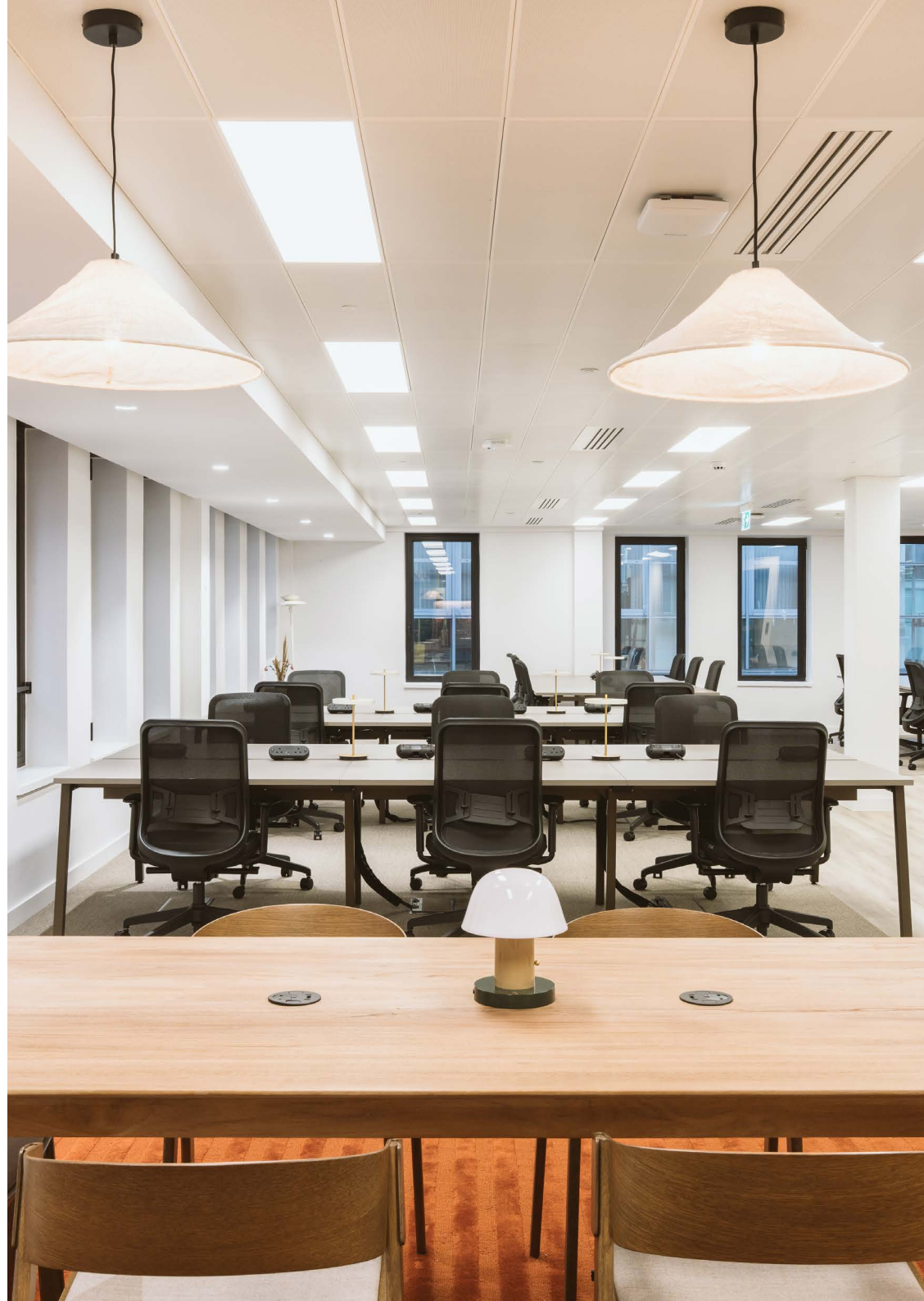
HEADQUARTER FLOOR
1,732 SQ FT





This page: **4-Person Meeting Room** fully-equipped with Logitech Meetup 2 AV system

Opposite page: **Library Table** for break out working **Workstations** banks of 6-desks with desk lamps and plug points





Office 4.2

STUDIO | 10-DESKS | 440 SQ FT

This page: **Video Intercom** enabling occupiers to receive guests 24/7 **Built-in Storage** floor to ceiling cupboards offering ample storage

Opposite page: **Mid-Century Sideboard** provide a beautiful storage solution **Workstations** 10-desks with desk lamps and plug points



Office 4.3

STUDIO | 6-DESKS | 320 SQ FT

This page: **Workstations** 6-desks with desk lamps and plug points

Opposite page: **Mid-Century Sideboard** provide a beautiful storage solution **The MORNING Machine Lite** a special edition coffee machine, created in collaboration with TANCHEN Studio **Wall Mounted TV** fully-enabled for presenting from the bank of desks





Both page: **Grade-II Listed Masonry Facade 81 Colmore Row** lies behind a stunning masonry facade with outstanding details

Office Enquiries

To enquire about our **latest availability** and to **Book a Tour**, get in touch with Cal from Kinrise via **Cal@kinrise.com** or visit our website by scanning the QR code:



kinrise.com/81-colmore-row

Hire our Event Space

Our event space can host keynote presentations in The Commons, networking drinks on The Terrace or something a little different. To enquire about availability and discover our latest pricing, get in touch with our host team at **reception@81colmorerow.com**

Book a Meeting Room

At 81 Colmore Row, we give the opportunity for businesses to book our 12-Person Boardroom or our 4-Person Meeting Room. To explore availability and book your next meeting with us, scan the QR Code below;



members.kinrise.com/public/calendar