GATEWAY PLAZA

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RICHMOND

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Dominion

GATEWAY PLAZA

is the first and only soaring, multi-tenant office tower in the region created from the inside out to meet the unique needs of leading-edge companies. The tower is a new 18-story Class A Office building with 309,000+ square feet of state-of-the-art office space and 14,800+ square feet of retail space, modern building systems and Gold LEED certified.

- Located at the gateway to downtown Richmond, Gateway Plaza is the most desirable and sustainable solution for businesses that demand mobility, flexibility and full-scale access to technology.
- With a stunning glass facade and an efficiently engineered floor plan that delivers unobstructed, 360-degree views—including the scenic James River—
  Gateway Plaza is the new gateway to opportunity and growth in Richmond.

BUILDING FEATURES & AMENITIES

- Approximately 65,000 rentable square feet of office space available
- Highly efficient floor plates
- LEED Gold certified by the USGBC
- Energy Star labeled property
- Floor-to-ceiling glass with panoramic office views
- State-of-the-art operating systems
- Easy access to Downtown Expressway and I-95

The building will offer additional services to tenants and visitors, valet parking, car wash services, car concierge services, dry cleaning and shoe and leather repair either as part of basic services or additional service-specific charges.

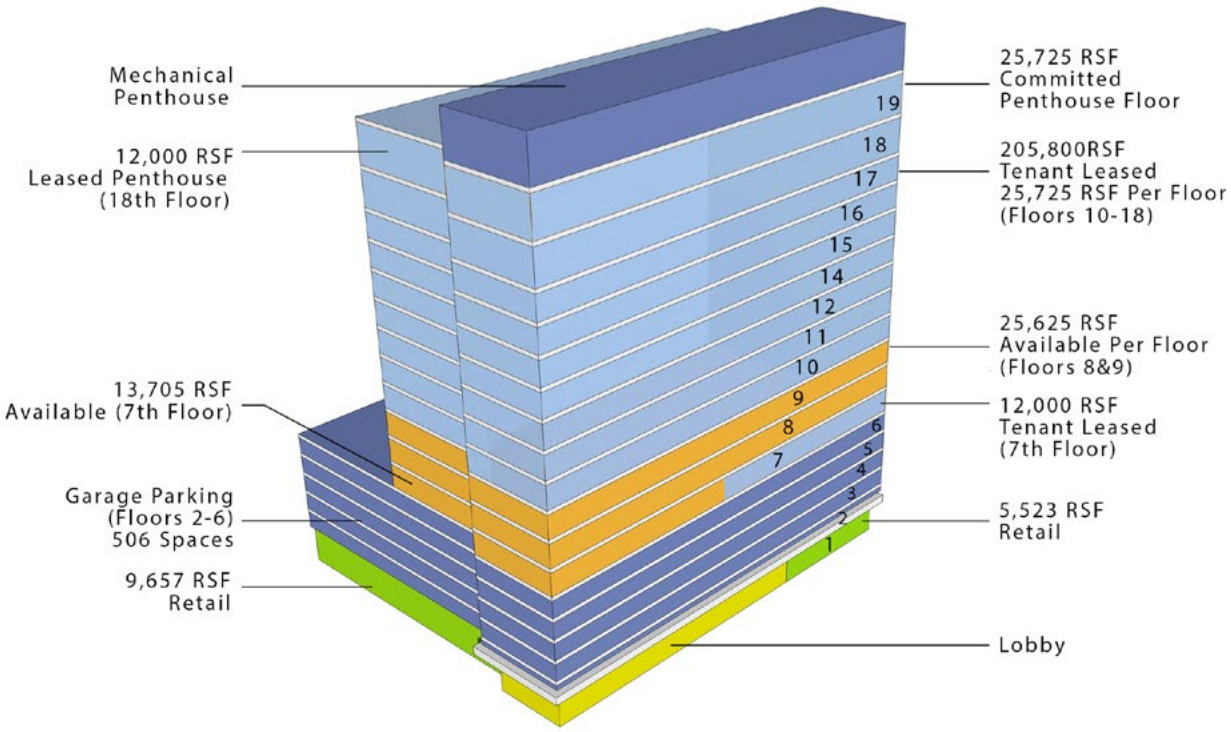
Amenities include:

- Café/Bistro – restaurant accessed from lobby
- Building parking – electric car chargers
- Bicycle lockers – landlord has provided fully enclosed bicycle lockers
- Other amenities include: car wash services, dry cleaning, shoe and leather repair

AVAILABILITIES

FLOOR	SUITE SIZE	RSF	DELIVERY
7	Full Floor	13,705	2015
8	Full Floor	25,725	2015
9	Full Floor	25,725	2015

STACKING PLAN



BUILDING SPECIFICATIONS

LEED-CS GOLD CERTIFICATION

The project will be certified by the U.S. Green Building Council's Leadership in Energy & Environmental Design at the Gold level certification for sustainability, efficiency, and innovation.

CONSTRUCTION TYPE

The office tower is comprised of a Type 1 steel frame that supports a glass exterior with metal decks and concrete fill.

EXTERIOR

The office tower is clad in a high-performance glass curtainwall system with both butt-glazed facades and expressed aluminum frames. Floor-to-ceiling vision glass offers spectacular views throughout the city while allowing optimal day lighting to the building's interior tenant spaces. The east and south facades of the tower incorporate expressed vertical mullion fins to provide solar shading. Additionally, the fins provide enhanced surface texture and further energy benefits to a high- performance unitized cladding system.

BUILDING AREA

- Ground level: approximately 14,800+ rentable square feet of retail
- Level 7-18: approximately 25,725 rentable square feet per level.

TYPICAL FLOOR DIMENSIONS

- 36- foot typical perimeter column spacing and 4-foot typical mullion spacing
- 45-foot east/west bay depths
- 35-foot north bay and ±70-foot south bay depths
- Floor-to-floor heights are 13.5 foot to accommodate 9-foot finished ceilings and five column-free corner offices per floor.

ELEVATORS

Passenger elevators have been designed to reach each successive floor in 10 seconds and are embedded with smart technology to best cater to tenants' arrival and departure patterns. Office floors have state-of-the-art 3500-pound passenger elevators and a 4500-pound swing car.

HVAC SYSTEMS

High-efficiency, floor-by-floor, water-cooled direct expansion (DX) AC units with variable air volume (VAV) air distribution provide maximum flexibility, energy and cost efficiency compared to traditional central plant cooling systems. Ventilation is by dedicated outside air ventilation system (DOAVS) with total energy wheels to reduce total cooling and heating demand.

PLUMBING

Plumbing system includes domestic hot- and cold-water systems, sanitary sewer systems, roof and area drainage systems.

ELECTRICAL

Two separate electrical bus risers shall serve the tenant (office receptacle and lighting panel boards) and mechanical systems. The tenant floors will be provided with a total of 5watts/sf lighting and receptacle loads.

SECURITY/CONTROL SYSTEMS

Computer-based expandable card access system using proximity-type access cards and card readers will be provided for building entrances, all elevator cabs, and the parking structure. Access to the parking structure, building lobby, and tenant floors is restricted to time of day or as desired by tenant. Individuals can also be restricted during off hours or have 24/7 access to floor-specific tenant space at the tenants' option. The system will record all activity and can generate customized usage and activity reports as requested. The parking garage is equipped with automated traffic control gates for security.

FIRE/LIFE SAFETY SYSTEMS

The building will possess an integrated sprinkler system in accordance with code requirements. Life-safety devices will include ADA-approved, fire alarm-audible speakers and visual strobes, smoke detectors, pull stations, waterflow switches, tamper switches, and duct smoke detectors connected to a centralized system. Two-way fire department communication system will be provided at elevators, lobbies, and stairway vestibules where required by code. A fire department central control station will be located on the ground floor.

LEED INFORMATION

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

TENANT BENEFITS

The result is a building that not only minimizes its impact on the environment, but also saves its tenants money through lower energy costs and healthier work spaces.

ENERGY SAVINGS

- 20% reduction in energy use and CO2 emission
- 75% lower after-hours heating/cooling cost
- 60% more energy-efficient elevators

WATER WISE

- 20% reduction in fresh water use
- Reclaimed water used for cooling and irrigation
- Native and drought-tolerant landscaping

MORE PRODUCTIVE, HEALTHIER ENVIRONMENT

- 75% of each open floor plan receives natural light
- Cleaner air filtering systems, 100% fresh air changes every hour
- Low-VOC and no-VOC paint, sealants and adhesives

RECYCLED MATERIALS

- 97% of wood used from sustainable sources
- 34% of building materials contain recycled content
- 82% of construction waste recycled

DESIGN FEATURES

ARCHITECTURE

Gateway Plaza was designed to maximize efficiency and provide its tenants with complete flexibility. The simple, rectangular massing that soars all the way through to the office floors and into the penthouse allows for optimal tenant office planning.

The tower is clad in a high-performance glass curtainwall system with both butt-glazed facades and expressed aluminum frames. Floor-to-ceiling vision glass offers spectacular views while allowing optimal day lighting throughout the interior. Three sides of Gateway Plaza incorporate expressed vertical mullion fins to provide shading from the sun and further enhance the many energy benefits of the building.

FINISHES

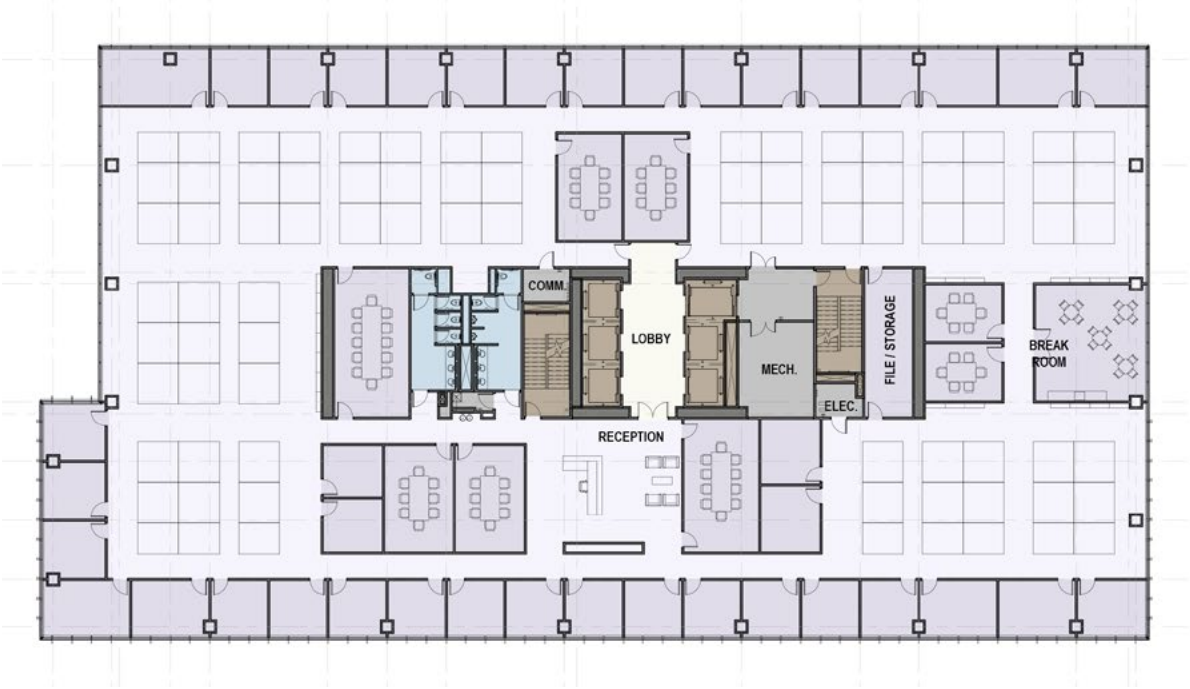
A rich palette of materials and finishes are presented throughout Gateway Plaza. Upon entering the lobby, visitors will find stone floors, wood walls and translucent glass used to create a dramatic backdrop. Linear light fixtures tie the ceiling planes together and enhance the transparency of the exterior lobby walls by extending into the exterior entry soffit, beyond the lobby ceiling.

The quality of the lobby materials extends throughout the Plaza. Restrooms incorporate stone counter tops with tile floors and walls. Even the elevators reflect the attention to detail of the master Gateway plan—carrying tenants to ideal office floors in elegant cabs with 9-foot-high ceilings and all-glass corners.

FLOOR PLANS

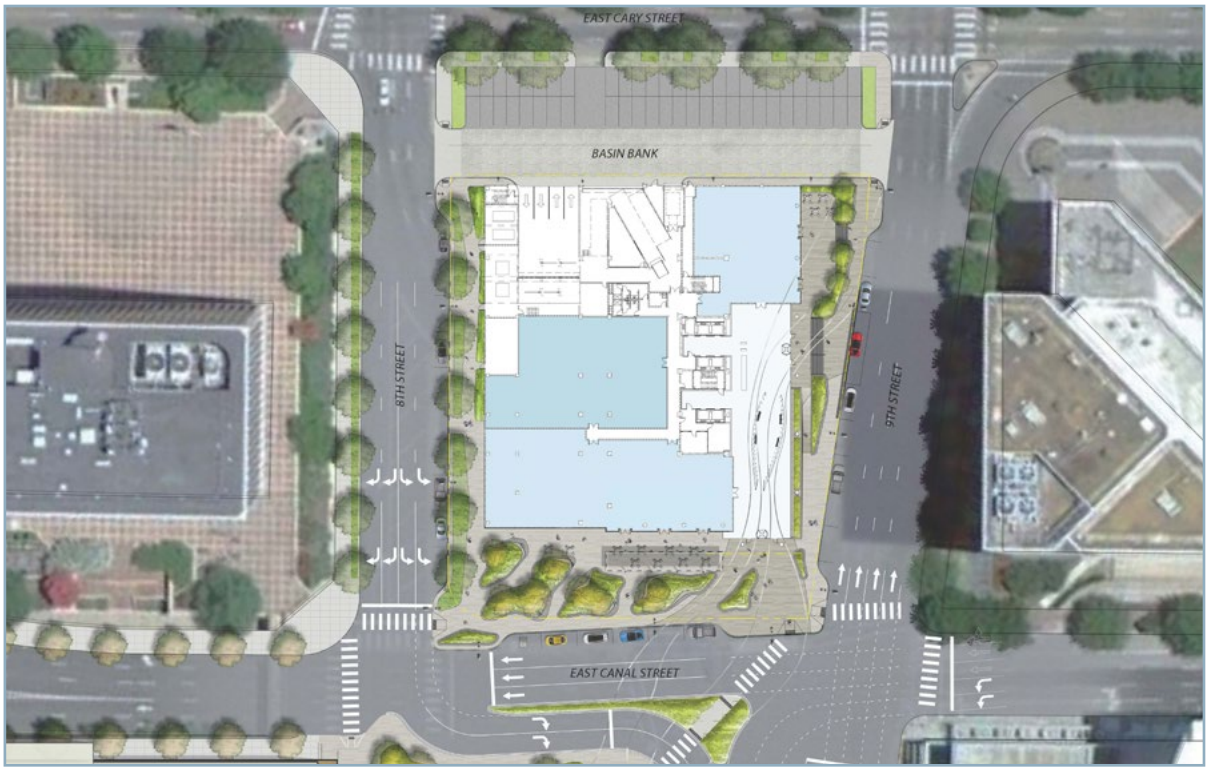
TYPICAL FLOOR PLAN > 25,725 SQUARE FEET

HYPOTHETICAL LEASING PLAN > SINGLE TENANT
25,725 SQUARE FEET



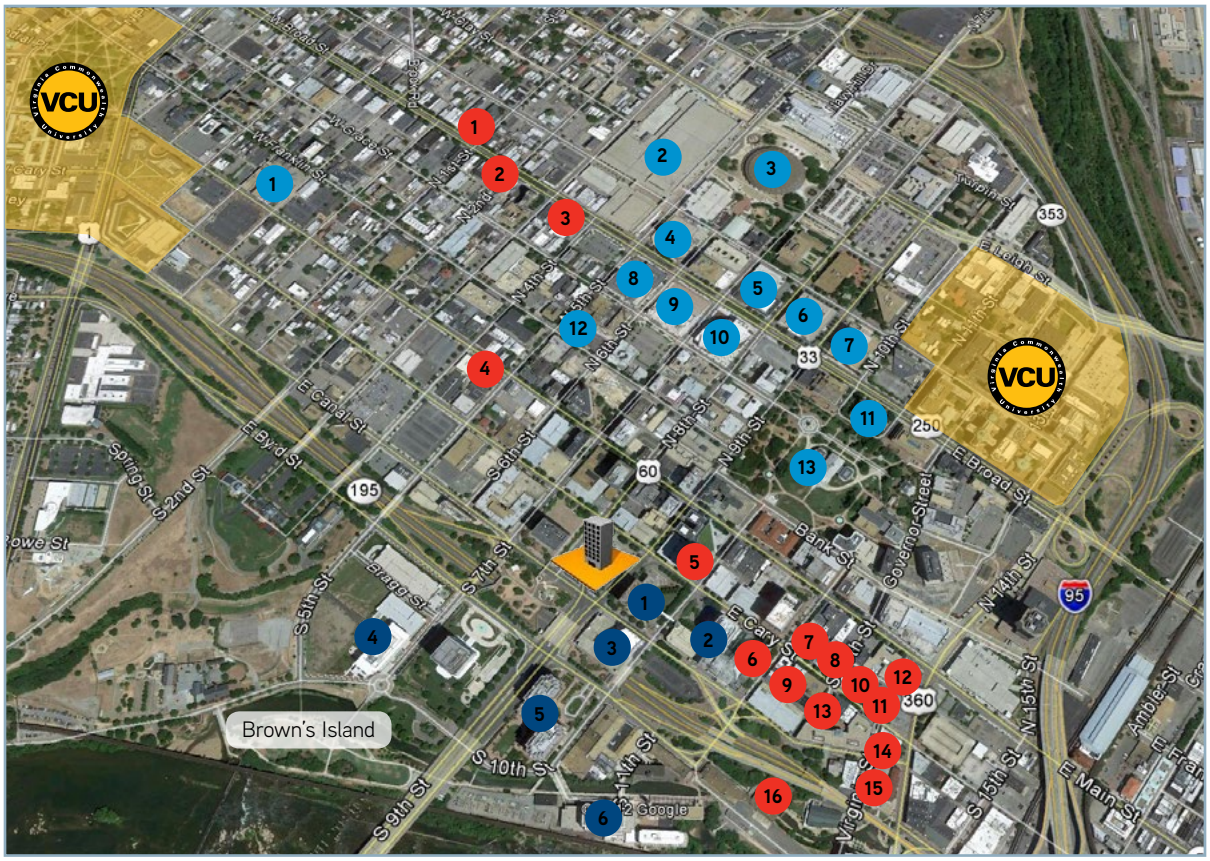
HYPOTHETICAL LEASING PLAN > MULTI TENANT
25,725 SQUARE FEET

SITE PLANS


EAST CARY STREET
BASIN BANK
8TH STREET
9TH STREET
EAST CANAL STREET

EAST CARY STREET
BASIN BANK
8TH STREET
9TH STREET
EAST CANAL STREET

AREA MAP



LANDMARKS

1 The Jefferson Hotel
2 Richmond Convention Ctr
3 Richmond Coliseum
4 Marriott
5 National Theatre
6 Library of Virginia
7 City Hall
8 Miller & Rhoads - Hilton Inn
9 Center Stage
10 Federal Courts 4th District
11 Old City Hall
12 Residence at the John Marshall
13 VA State Capitol

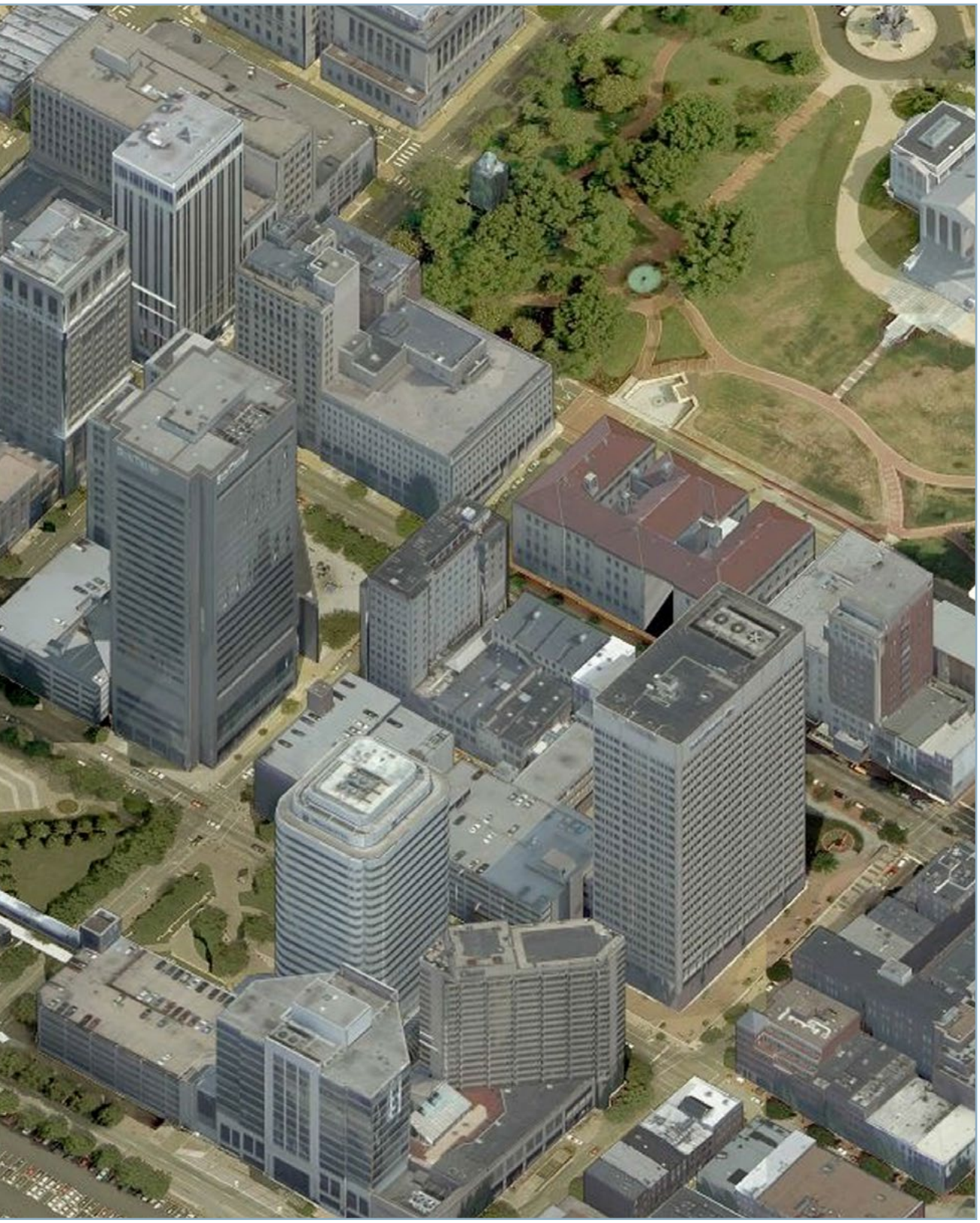
RESTAURANTS

1 Comfort
2 Bistro 27
3 Tarrants
4 Capital Ale House
5 Bull & Bear Club
6 Trevi's Restaurant, Arby's, Wendy's, Nathan's and Starbucks
7 Berkley Hotel Dining Room
8 Sam Miller's
9 The Tobacco Company
10 LaGrotta
11 Peking
12 Kobe
13 Urban Farmhouse Market
14 Sine'
15 Morton's Steakhouse
16 Casa Del Barco

CLASS A OFFICE

1 James Center I
2 James Center II & III
3 Williams Mullen
4 MeadWestvaco
5 Riverfront Plaza
6 Riverside on the James

AERIAL



RICHMOND, VIRGINIA

OVERVIEW

Richmond has 400 years of history as one of the leading political, financial and cultural centers in the Southeastern United States. Today, Richmond thrives on its strong, diverse, and growing economic base in manufacturing, was well as in the financial services and distribution industries. Richmond is one of the nation's largest homes to corporate America, with 10 Fortune 1000 corporate headquarters and 6 Fortune 500 companies. Richmond, Virginia was among the top 20 metro areas in 2012 for the total number of companies (ranked 17th). Metro Richmond is the largest financial center in Virginia, primarily due to the location of the 5th Federal Reserve Bank in downtown Richmond.

Greater Richmond, Virginia is strategically located at the center of the East Coast economic corridor. Road and rail links are excellent with New York (288 miles), Atlanta (469 miles) and Boston (477 miles). The nation's capital, Washington D.C., is adjacent to Virginia's north east corner. Richmond, Virginia's state capital is only 98 miles due south of D.C.

TOP 10 PRIVATE EMPLOYERS

COMPANY	EMPLOYEES
State Government	26,845
Capital One Financial Corp	9,995
VCU Health System	7,935
HCA Inc.	7,236
Bon Secours Richmond Health System	5,991
Dominion Resources Inc.	5,244
Altria Group Inc.	4,110
SunTrust Banks Inc.	4,100
DuPont	3,084
Wells Fargo & Co.	2,851
WellPoint Inc.	2,801

TOP 10 PUBLIC EMPLOYERS

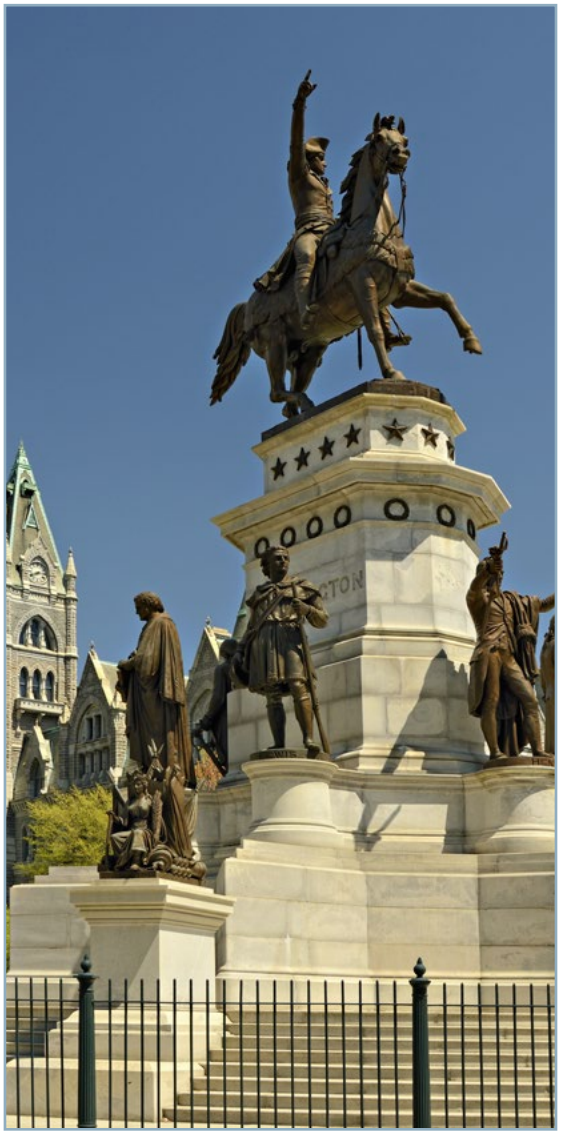
COMPANY	EMPLOYEES
Federal Government	15,800
Chesterfield County	10,845
Henrico County	10,694
City of Richmond	8,583
Hanover County	4,038

FORTUNE 1000 COMPANIES

COMPANY	INDUSTRY	RANK
Altria Group	Tobacco products	156
Dominion Resources	Electric and gas utility	187
Genworth Financial	Insurance	258
CarMax	Automotive retailer	279
Owens & Minor	Health car wholesaler	298
MeadWestvaco	Packaging	406
Brink's	Security services	577
Markel	Insurance	769
Universal	Tobacco wholesaler	781
NewMarket	Chemicals	882

NEW JOBS ANNOUNCED

COMPANY	# OF JOBS
Amazon.com Inc.	1,460
Captial One	1,400
Cuore	772
Health Diagnostics Laboratory	706
GE	200
Vitamin Shoppe	174
BonSecours	150
Networking Technologies	140
Allianz Global Assistance	100



RICHMOND, VIRGINIA (CONTINUED)

CITY LIFE

A creative, enterprising spirit shapes every aspect of life within the Richmond city limits. Festivals, art galleries and live music abound. Local dining destinations pepper the landscape. Downtown boardrooms boast stellar river views.

From entrepreneurs to executives to artists, Richmonders are inspired by collaboration and connectivity. In fact, spend some time here,and you'll inevi-tably hear someone say "that's so Richmond" upon realizing how people in their lives intersect in ways they never imagined. We work, live and play in many spheres, yet invite each other to join. Like the James River churning through shifting areas of rapids and calm, life in Richmond is ever-evolving, exciting, fulfilling — and open to everyone.

PLAY

Richmond is home to several professional sports organizations, including NASCAR and AA baseball. But, travel the region on one of our many beautiful days, and you'll see proof that many Richmonders would rather play than watch. Truly, our residents love to get out and play. And opportunities abound in every corner of our region.

But, play in Richmond extends far beyond physical activity. Thanks in part to Virginia Commonwealth University's top-ranked art and advertising schools, creative culture pervades the region. We are home to the Virginia Museum of Fine Arts, galleries and monthly art walks in several city neighborhoods.

On any night of the week, you can find live music at numerous local venues, from music clubs and restaurants to revived historic performance halls, including The National, The Landmark Theatre and Richmond CenterStage, which regularly draw national acts. And if ballet or theater is more your taste, the Richmond Ballet and our many local acting troupes, such as Richmond Shakespeare, are always ready to bring the stage to life.

WORK

Virginia is frequently named the best state for business — and certainly the state capital, Richmond, has the same great qualities. Strong, diverse and reliant — the regional economy offers some exciting career opportunities and a lifestyle you'll love. The area's top employers represent a wide range industries, including emerging health life sci-ences and biotechnology, innovative finance and insurance, advanced manufacturing, logistics, professional and creative services, and the government sector.

A diverse, business-friendly environment is not the only feature fostering Richmond's booming economy — a workforce committed to driving innovation, collaboration and growth also plays an integral role. New residents are often surprised by the warm wel-come they receive from fellow professionals, as the quality of individuals embody Virginia's standing as the #1 State to do business.

RICHMOND, VIRGINIA (CONTINUED)

LIVE

With a cost of living right around the national average, you'll probably discover your housing dollars go much farther in Richmond than in other communities — without sacrificing the amenities and options you expect. And, because our average commute times are only 24 minutes, you can choose your new home based on what you really want, rather than worrying about proximity to work.

LEARN

With more than 150,000 public school students; 18,000 private school students; 68,000 college students and countless lifelong learners, education anchors our community in Richmond, Va. In fact, Forbes.com named Richmond the #12 place to educate your child. And, if you are looking to enrich your free time with new knowledge, Richmond offers everything from stained glass and print making classes at The Visual Arts Center of Richmond to continuing education at universities and the public libraries. No matter your passion or interest, Richmond offers the education you need.

DEMOGRAPHICS

The population of the Richmond MSA is nearly 1.3 million and a growing international community adds to the area's cultural diversity and cosmopolitan character. The Greater Richmond region accounts for 74% of the Richmond MSA's population with the population growth rate slightly higher than the Richmond MSA's growth rate.

- In 2011, the Richmond MSA was the nation's 45th largest metro area
- Daytime population in Downtown Richmond is 73,817 employees
- 54% of the total population is in the prime working ages of 25-64, higher than the national average of 53%
- Sex: 49% Male, 51% Female
- Median age: 37.7
- Median household income 2011: $54,798, above the U.S. average of $50,502
- Educational attainment (population 25 and older): High school graduate or higher 86.5%, Some college 20.8%, Bachelor's degree or higher 32.0

GATEWAY PLAZA

LIMITED TIME OPPORTUNITY

With the majority of floors of Richmond's premier new office tower already under lease, Gateway Plaza is pleased to offer an exciting new opportunity to potential tenants in the market today.

This state-of-the-art development gives leading-edge companies like yours a chance to become part of a new multi-tenant office tower, designed from the inside out to meet today's business needs. Don't miss this chance to give your business the most unique and prominent mark on the skyline of Richmond, Virginia.

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www.gatewayplazarichmond.com

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