



Visit the property website at:  
[www.gatewayplazarichmond.com](http://www.gatewayplazarichmond.com)

For additional information, please contact:

**Andrew C. Ferguson**  
Director | Richmond  
[andrew.ferguson@colliers.com](mailto:andrew.ferguson@colliers.com)  
DIR 804.420.3234



**Colliers International | Richmond**  
Two James Center  
1021 E. Cary Street  
Suite 1825  
Richmond, VA 23219

[www.colliers.com/richmond](http://www.colliers.com/richmond)

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OFFICE FOR LEASE >  
**GATEWAY PLAZA**

  
800 EAST CANAL STREET RICHMOND, VA 23219



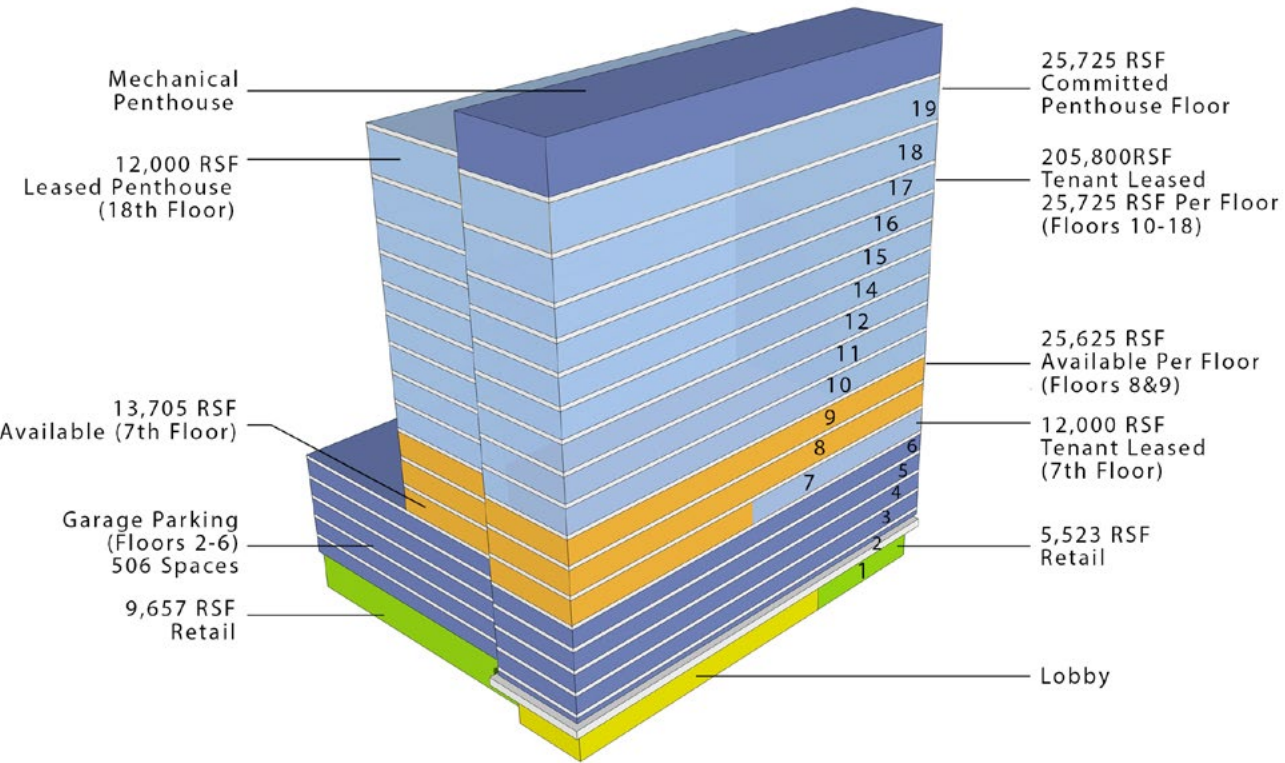


# GATEWAY PLAZA

is a new 18 story Class A Office building with up to 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. The building offers elegant lobby with pedestrian level retail and 506 garage parking spaces.

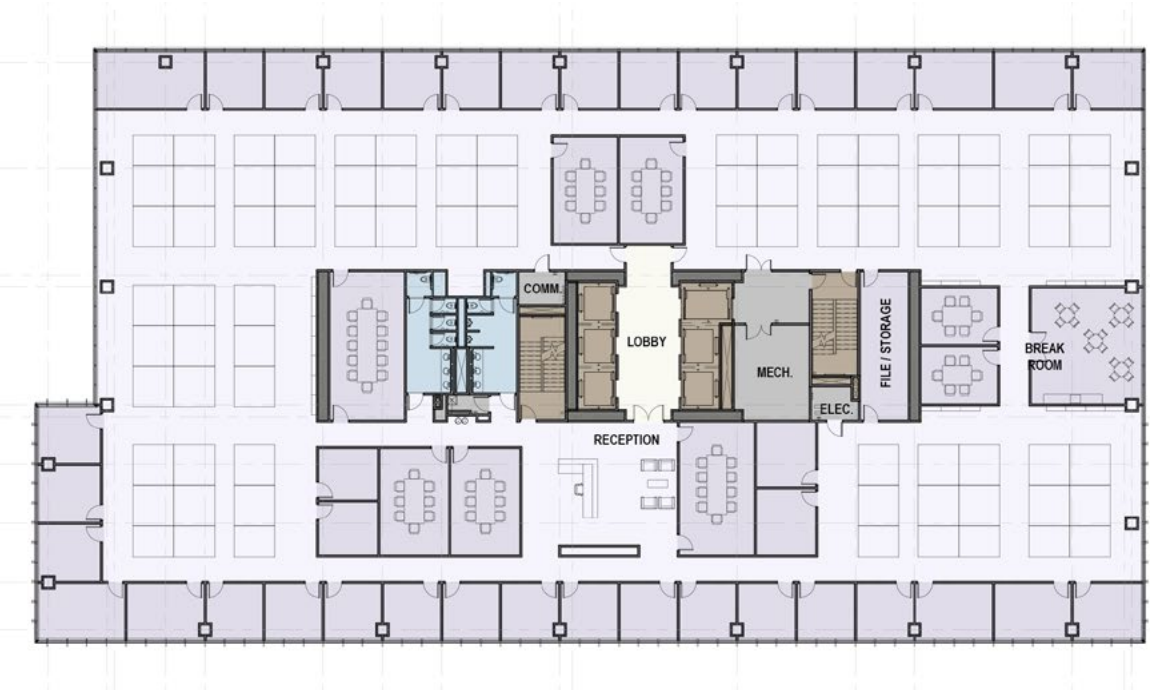
- Approximately 65,000 rentable square feet of office space available
- 9,606 RSF and 5,238 RSF of retail space available on 1st floor (cannot be combined)
- Highly efficient floor plates
- LEED Gold certified by the USGBC
- Energy Star labeled property
- Floor-to-ceiling glass with panoramic office views
- State-of-the-art operating systems
- Potential building top signage
- Easy access to Downtown Expressway and I-195
- Join McGuire Woods, LLP and McGuire Woods Consulting, LLC
- Estimated delivery - 1st Quarter 2015
- Ability to accommodate 13,705 RSF on the 7th floor (divisible)

## STACKING PLAN



## FLOOR PLANS

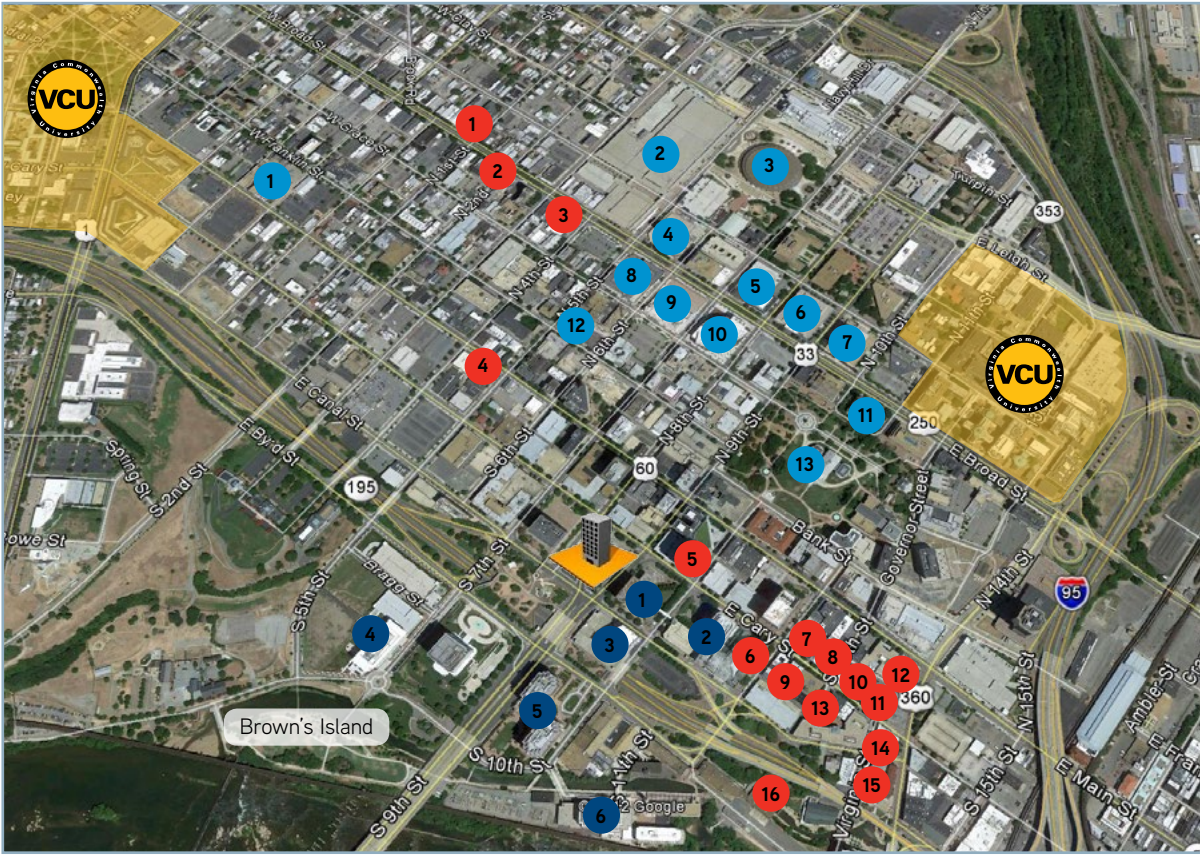
### HYPOTHETICAL LEASING PLAN > SINGLE TENANT 25,725 SQUARE FEET



### HYPOTHETICAL LEASING PLAN > MULTI TENANT 25,725 SQUARE FEET



## 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