



**HIGHWOODS
COMMONS**

5101 COX ROAD, GLEN ALLEN

 Highwoods®



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Highwoods Commons is a prominent office workplace known for its welcoming atmosphere and strategic location. Centered within Innsbrook Corporate Center, this building offers flexible, modern workspace to meet your team's changing needs. Partnering with businesses of various sizes and specialties, we offer high-speed internet, advanced security systems and ample parking, all within minutes of multiple dining and retail options.

Highwoods Commons fosters productivity and convenience, making it an ideal location for companies seeking a well-equipped and visible workspace option in the Richmond area.



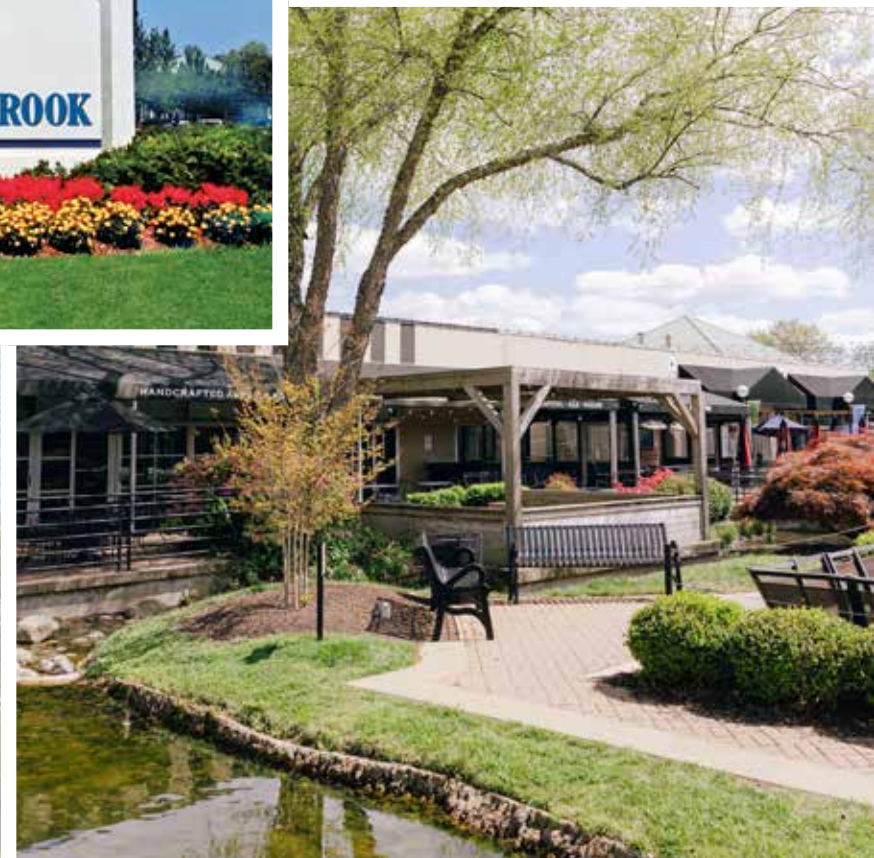
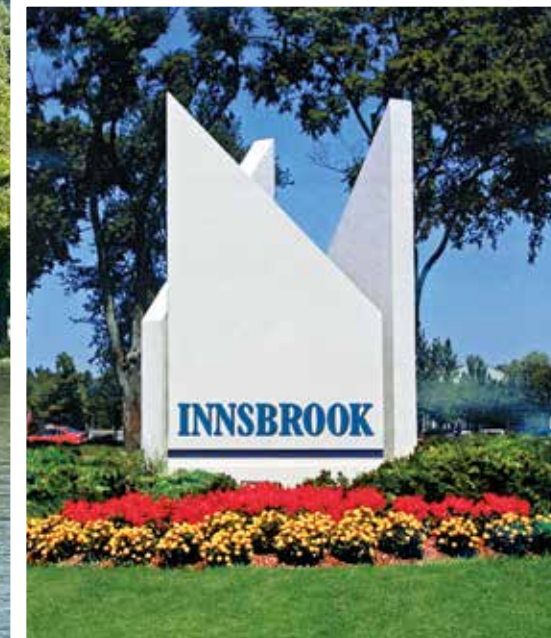
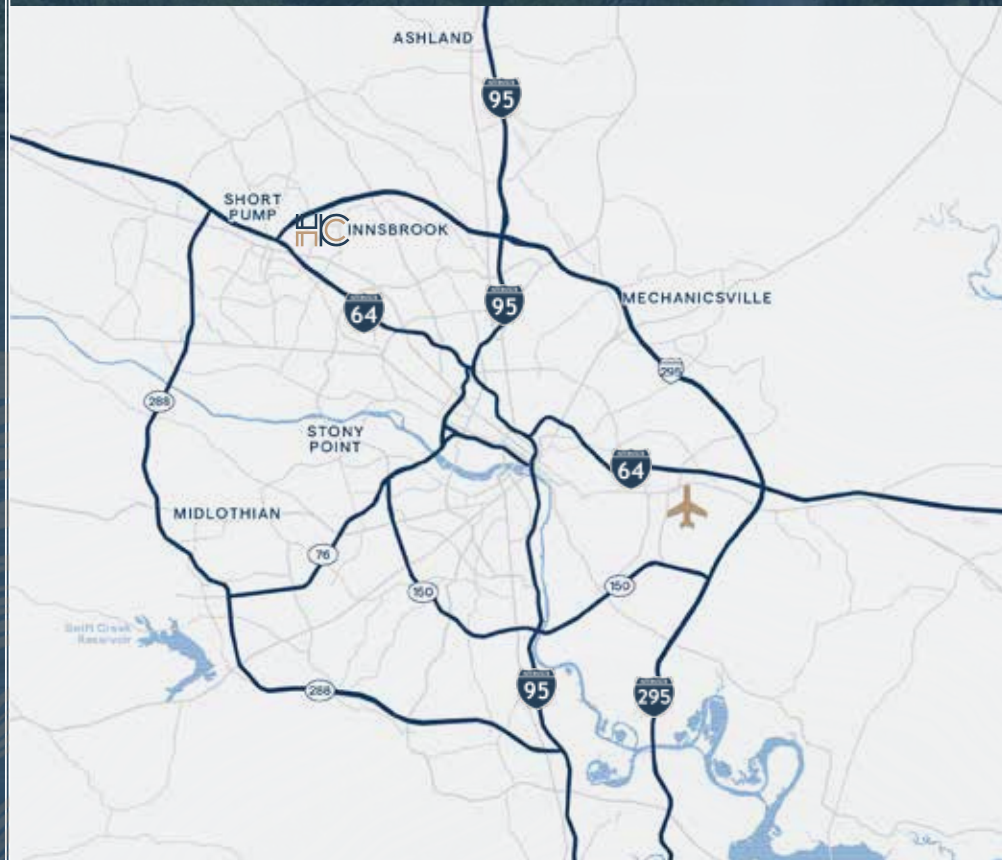


INNSBROOK THE BUSINESS HUB

Known for its dynamic blend of residential, commercial, and recreational spaces, Innsbrook offers a thriving environment for businesses and residents alike. The area features numerous office buildings, making it a key business hub in the Richmond metropolitan region. Additionally, Innsbrook is home to a variety of restaurants, shops, and entertainment options, as well as scenic parks and walking trails, providing a balanced lifestyle. Its strategic location, with easy access to major highways, further enhances its appeal as a prime destination for work and leisure.

ENHANCED CONNECTIVITY

Accessibility is what makes a beautiful location a prime location. Highwoods Commons provides a sleek space where tradition meets innovation and business strength meets quality of life. This live, work, play and stay community is a dynamic blend of convenience and variety in an amenity-rich environment that immediately enhances the potential of your workplace.





PARKS AND TRAILS OFFER A NATURAL RETREAT

Innsbrook lake trails are paved and well maintained with a mix of sun and shaded areas. There are guided maps and signs explaining the wildlife and benches scattered throughout.

Unlike any other mixed-use community in the area, Innsbrook is surrounded by nature. Three gorgeous lakes and five miles of paved trails surround the community, making it not only a great place to live and work, but a wonderful location for fundraising events. We invite all local philanthropic organizations to consider Innsbrook for your next charity walk, 5K or other community-enriched events.

RETAIL AMENITIES

Highwoods Commons is centrally located with easy access to I-295 and close proximity to retail amenities including Innsbrook Shoppes and Town Center at Twin Hickory and Nuckols Plaza.

INNSBROOK SHOPPES



TOWN CENTER





EVERYTHING UNDER ONE ROOF

Highwoods is not a merchant builder but rather an all-under-one-roof collection of professionals committed to building, operating and maintaining the most talent-supportive and resilient workplaces for the long term. We develop and own high-performance, energy-efficient and wellness-focused office buildings with 24-hour customer service, on-site maintenance personnel and a commitment to making your workplace a compelling and competitive advantage in retaining and recruiting the very best talent.

CUSTOMER COMMAND CENTER

Our personalized approach extends beyond the phone call, email or live chat.

- Customer service reps available 24/7
- 4.8 seconds average hold time
- 98.9% customer satisfaction rating

versapay

Pay bills entirely online with VersaPay, a fast and secure way to go green.

- View open invoices in real-time
- Pay by secure ACH
- Schedule future payments
- Review payment history

LIVEMETER

Our award-winning LiveMeter program tracks, monitors and controls electrical service.

- Advanced energy monitoring systems send real-time data to our Energy Command Center
- Standard in all new construction
- Includes over 95% of all Highwoods-managed energy consumption
- Since 2013, our carbon footprint reduction equates to taking over 5,600 cars off the road

SERVICELINK

Request maintenance service online.

- Accessible online or by phone 24/7
- Wireless notification to your service technician
- Average resolution time 41.3 minutes
- View service history anytime, anywhere

YOU'VE COME TO THE RIGHT PLACE[®]

Highwoods Properties, Inc., is a publicly traded (NYSE:HIW), fully integrated office real estate investment trust (REIT) that owns, develops, acquires, leases and manages properties primarily in the best business districts (BBDs) of Atlanta, Charlotte, Dallas, Nashville, Orlando, Raleigh, **Richmond** and Tampa. Highwoods is in the work-placemaking business. We believe that by creating environments and experiences where the best and brightest can achieve together what they cannot apart, we can deliver greater value to our customers, their teammates and, in turn, our stakeholders. For more information about Highwoods, please visit our website at [highwoods.com](https://www.highwoods.com).



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