

GATEWAY CENTRE II

FOR LEASE

6/1,000 S.F. Parking Ratio

100 Gateway Centre Parkway
Richmond, Virginia

Gateway Centre II offers modern, Class A office space in Chesterfield County. Key features include efficient floor plates, ample parking and high quality finishes in an amenity-rich environment.

OVERVIEW

Gateway Centre II represents opportunity to lease space in a modern Class A office building with unparalleled highway access. An ideal work environment with large open floor plates, ample parking, and high quality finishes make Gateway Centre II the premier address for office space in Chesterfield County.

The 3 story, 74,438 square foot building was constructed in 2001 and features an attractive architectural pre-cast and glass exterior situated on well landscaped grounds in a premier master-planned office park environment. Gateway Centre II offers airy and bright spaces with expansive views from the abundant window lines.

Gateway Centre II also provides 6.7/1,000 parking ratio, giving the building the distinct advantage of being able to accommodate modern high density operations center requirements. Building eyebrow signage is available providing prominent visibility.

KEY FEATURES:

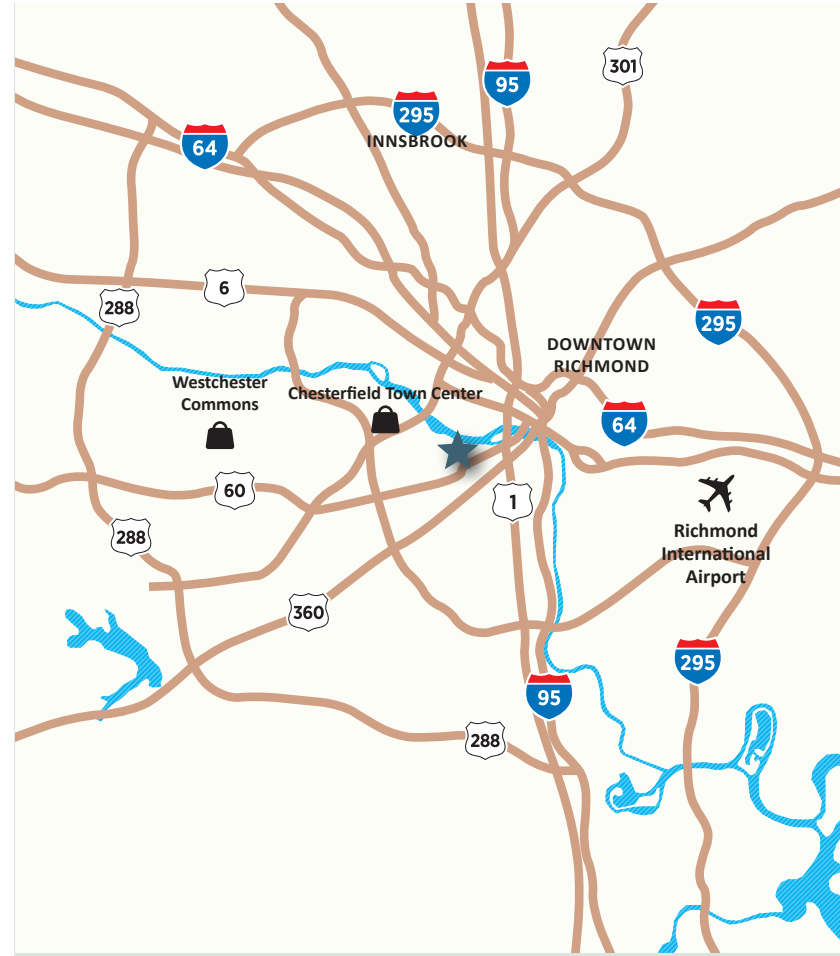
- 1,500 s.f. to 7,695 s.f. available
- Large, efficient floor plates
- 6/ 1,000 parking ratio
- Convenient highway access
- Surrounded by amenities
- Full Building 600 kw Backup generator
- Exterior building signage available
- 9.5' finished ceiling height



LOCATION

Gateway Centre II is positioned at the intersection of Midlothian Turnpike (Rt. 60) and Powwhite Parkway (Rt. 76) in Chesterfield County with connecting access to I-95, I-64, Rt. 288, and I-295.

Gateway Centre II also offers a compelling mix of local amenities creating a convenient atmosphere for tenants.



AMENITIES

Chesterfield Town Center	3.9 miles / 8 minutes
Stonebridge / Kroger Marketplace	1.8 miles / 5 minutes
Richmond CBD	9.8 miles / 12 minutes

DRIVE TIMES

Powwhite Parkway	0.3 miles / 1 minutes
Chippenham Parkway	2 miles / 5 minutes
Route 288	5.9 miles / 7 minutes
Innsbrook	17.4 miles / 20 minutes
Richmond Int. Airport	18 miles / 21 minutes

HOTELS

1. Fairfield Inn & Suites
2. Hyatt Place
3. Extended Stay America
4. Holiday Inn Express
5. Super 8

FOOD

1. McDonald's
2. Starbucks
3. Sushi King
4. Your Place Sports Bar & Grill
5. Dunkin'
6. Cook Out

BUSINESS AND SHOPPING

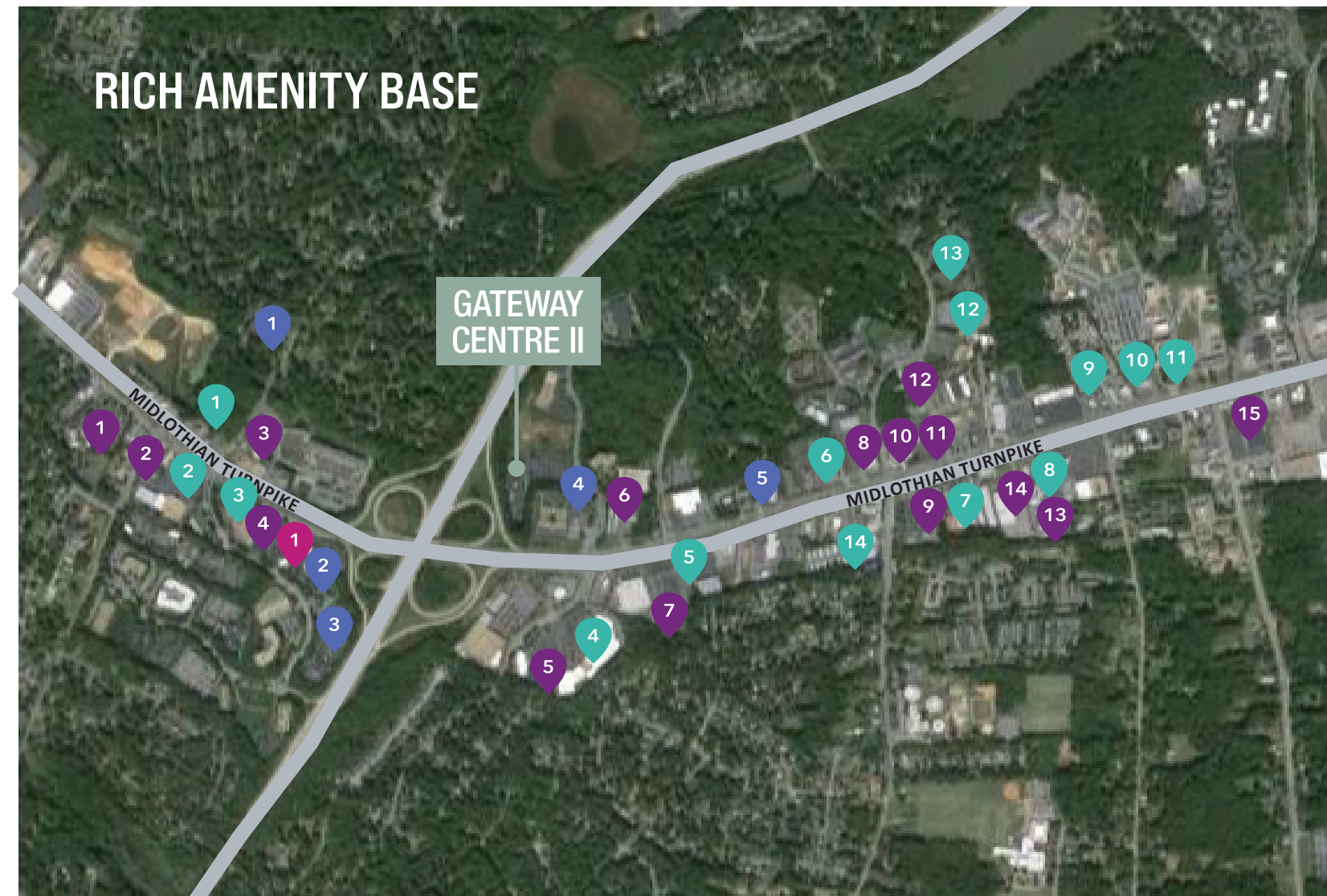
1. 7-Eleven
2. Wells Fargo ATM
3. USPS
4. FedEx Office Print & Ship Center

FITNESS

1. Gold's Gym

7. Burger King
8. Hardee's
9. Pollo Campero
10. Wendy's
11. Chicken Fiesta
12. China City
13. Food Lion
14. Sheetz

5. Midlothian Center
6. Grease Monkey
7. Midlothian Crossing
8. Sherwin-Williams
9. CVS
10. Citibank ATM
11. Patient First
12. Walgreens
13. Bowl America
14. Shell
15. BB&T



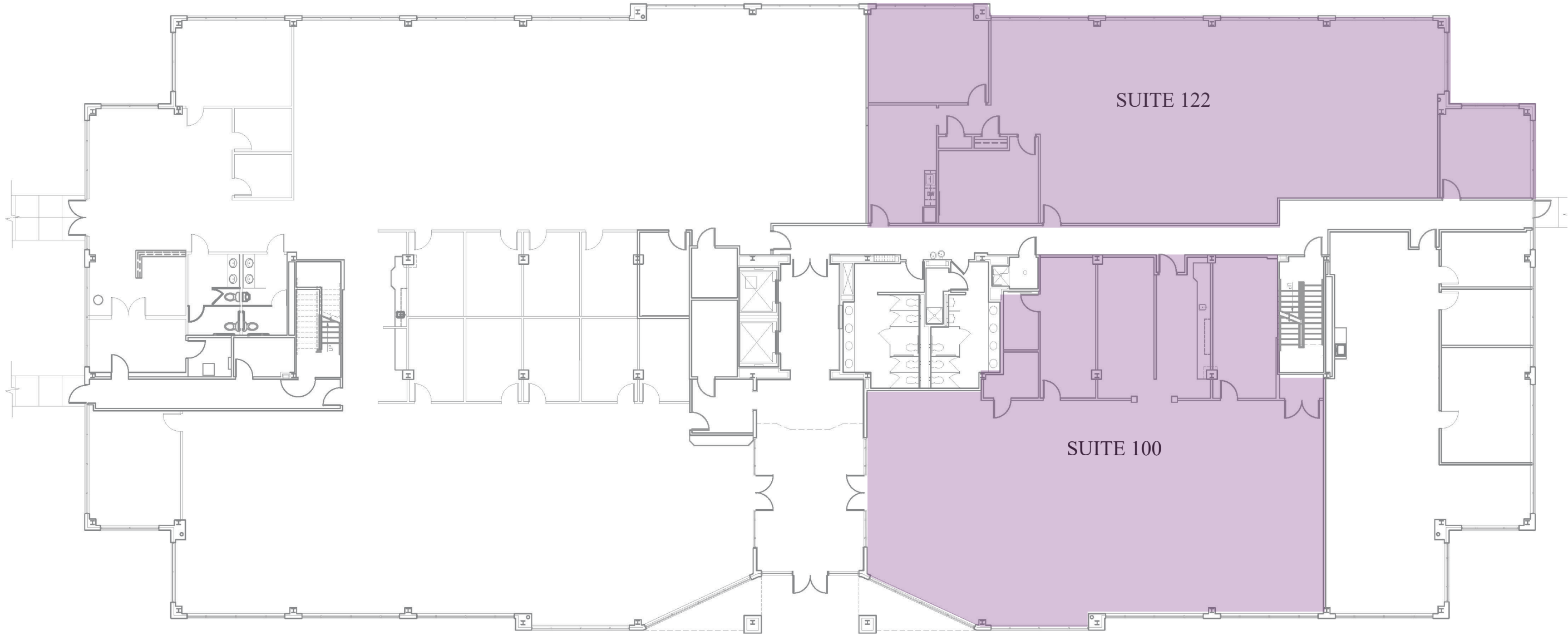


FLOOR PLAN

1st floor

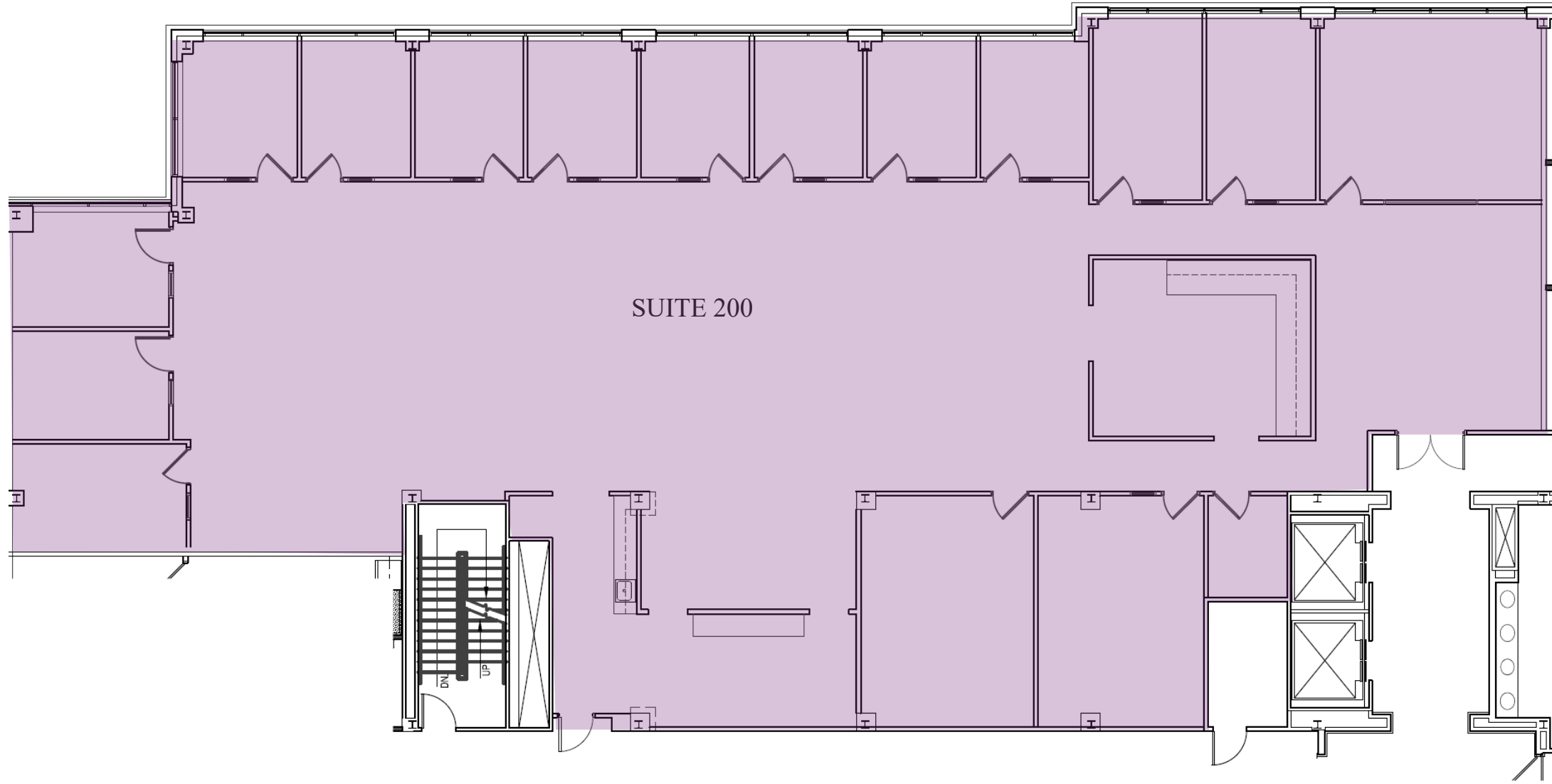
Availabilities

100	4,756 s.f.
122	4,184 s.f.



FLOOR PLAN

2nd floor



Availabilities

200 7,695 s.f.



2912 W. Leigh Street
Suite 101
Richmond VA 23233
+1 804 200 6415

WWW.GATEWAYCENTRE2.COM

GATEWAY CENTRE II

ROCKFORD
CAPITAL PARTNERS



Jimmy Appich
+1 804 200 6420
jimmy.appich@jll.com

Adam Lawson
+1 804 200 6384
adam.lawson@jll.com

Gareth Jones
+1 804 200 6453
gareth.jones@jll.com