

An aerial photograph of a city skyline, likely Richmond, Virginia, is shown in a dark teal color. A large, white, double-lined circle is centered over the image. Inside the circle, the text "JAMES MONROE BUILDING" is written in white, bold, sans-serif capital letters.

JAMES MONROE BUILDING

RICHMOND, VIRGINIA

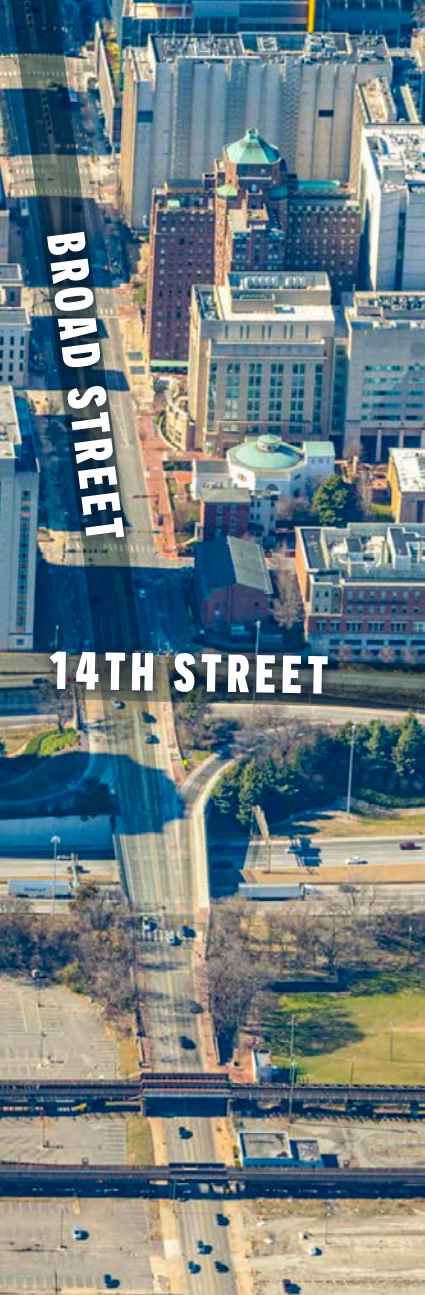


Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for the sale of the James Monroe Building (the "Property"), a 571,090 RSF office building on 3.05 acres with 600 structured parking spaces located at 101 North 14th Street in Richmond, Virginia.

The Property is located between the James River and Greater Richmond Convention Center in the heart of Richmond's Central Business District. Strategically positioned on Richmond's busiest artery, the James Monroe Building sits in the path of over 138,000 daily commuters. Thousands more travel through Main Street Station: a beloved architectural gem just 500 feet from the Property with wedding and event space, an art gallery, and a welcome center.

Richmond's Central Business District has the lowest office vacancy rate in Mid-Atlantic cities with populations exceeding 1 million. Richmond's recent economic success, captured by this year's 3.7% unemployment rate, 15,150 new jobs, and a 6% wage increase, is the direct result of pro-business incentives and corporate tax policy. The city is home to 70+ startups with a total aggregate funding of over \$1 billion and eight Fortune 1000 companies. Driven by the flight to quality, Richmond's tenants have an outsized demand for premium office product in the Central Business District: trophy space has a mere 0.4% vacancy and space developed since 2011 has just 1.6% vacancy.

Situated on 3.05 acres with B-4 zoning, the Property offers a range of business plan options and allows for a maximum density of 6.0 FAR subject to approval of a plan of development. The James Monroe Building provides a tremendous opportunity to reposition a landmark building at the center of downtown Richmond.



PREMIER RICHMOND CBD REPOSITIONING OPPORTUNITY

571,090 RSF Office Building on a 3.05-Acre Site with 600 Structured Parking Spaces (1.05 / 1,000 Parking Ratio)



FLEXIBLE ZONING

B-4 Zoning Allows for a Range of End-Uses with a Maximum Density of 6.0 FAR (~800,000 GSF)



RENOWNED AMENITY BASE

Hyper-Amenitized Micro-Location with over 2.4M Square Feet of Retail and 13,000 Multifamily Units within a Mile



STRONG MARKET FUNDAMENTALS

Richmond's Central Business District has the Lowest Office Vacancy in the Mid-Atlantic – Trophy Product has 0.4% Vacancy and Product Developed Since 2011 has 1.6% Vacancy



TRANSFORMING DOWNTOWN SUBMARKET

More than 75 Development Projects Totaling \$3.6 B have been Completed or are Underway in the Downtown Master Plan Area of the City Since 2019



TRANSIT-ORIENTED DEVELOPMENT

Direct Access to Richmond Main Street Amtrak Stop and Immediate Proximity to Richmond's Main Street, Providing Access to Richmond International Airport via Interstate-64

ADDRESS

101 N 14th St,
Richmond, VA
23219

RENTABLE SQUARE FOOTAGE

571,090 RSF

ZONING

B-4
(Central Business District)

SITE

3.05-Acres
(132,846 SF)

PARKING

600 Structured Spaces
(1.05 / 1,000
Parking Ratio)

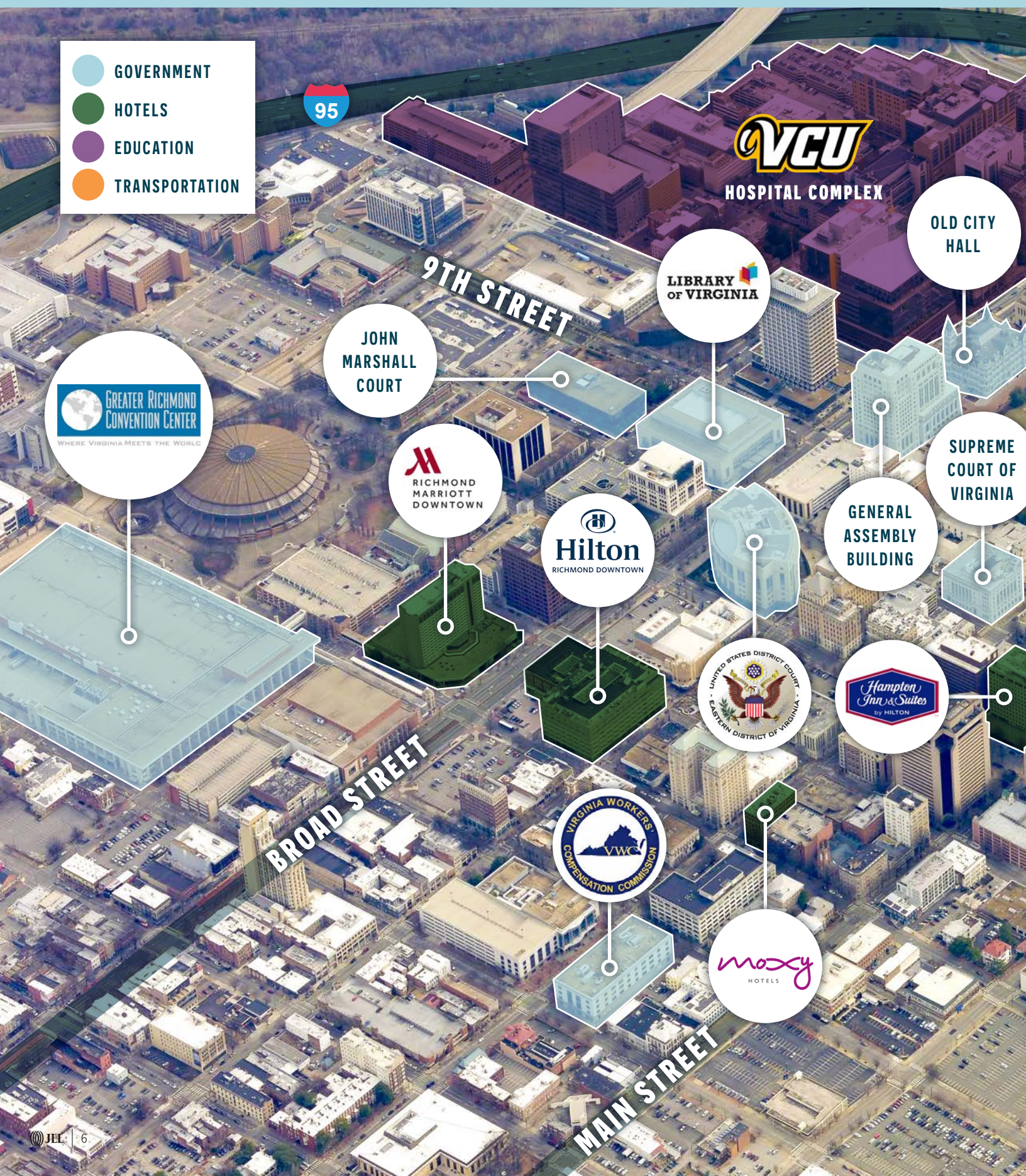
B-4 ZONING DESCRIPTION

James Monroe Building is developable up to 6.0 FAR comprising a range of uses. This land can be used for up to 800,000 square feet of development

APPROVED FOR

Residential, office, and other commercial uses (including hotel, retail, restaurant and more)

SURROUNDED BY RICHMOND'S BIGGEST DEMAND DRIVERS



- GOVERNMENT
- HOTELS
- EDUCATION
- TRANSPORTATION



HOSPITAL COMPLEX

OLD CITY HALL

LIBRARY OF VIRGINIA

9TH STREET

JOHN MARSHALL COURT

Greater Richmond Convention Center
WHERE VIRGINIA MEETS THE WORLD

RICHMOND MARRIOTT DOWNTOWN

Hilton
RICHMOND DOWNTOWN

SUPREME COURT OF VIRGINIA

GENERAL ASSEMBLY BUILDING



BROAD STREET

MAIN STREET



JAMES
MONROE
BUILDING

RICHMOND
MAIN STREET
STATION
AMTRAK

VIRGINIA STATE CAPITOL

VDH

U.S. STATE COURT OF APPEALS

THE COMMONWEALTH

OMNI HOTELS

COURTYARD
BY MARRIOTT

FEDERAL RESERVE BANK
OF RICHMOND

14TH STREET

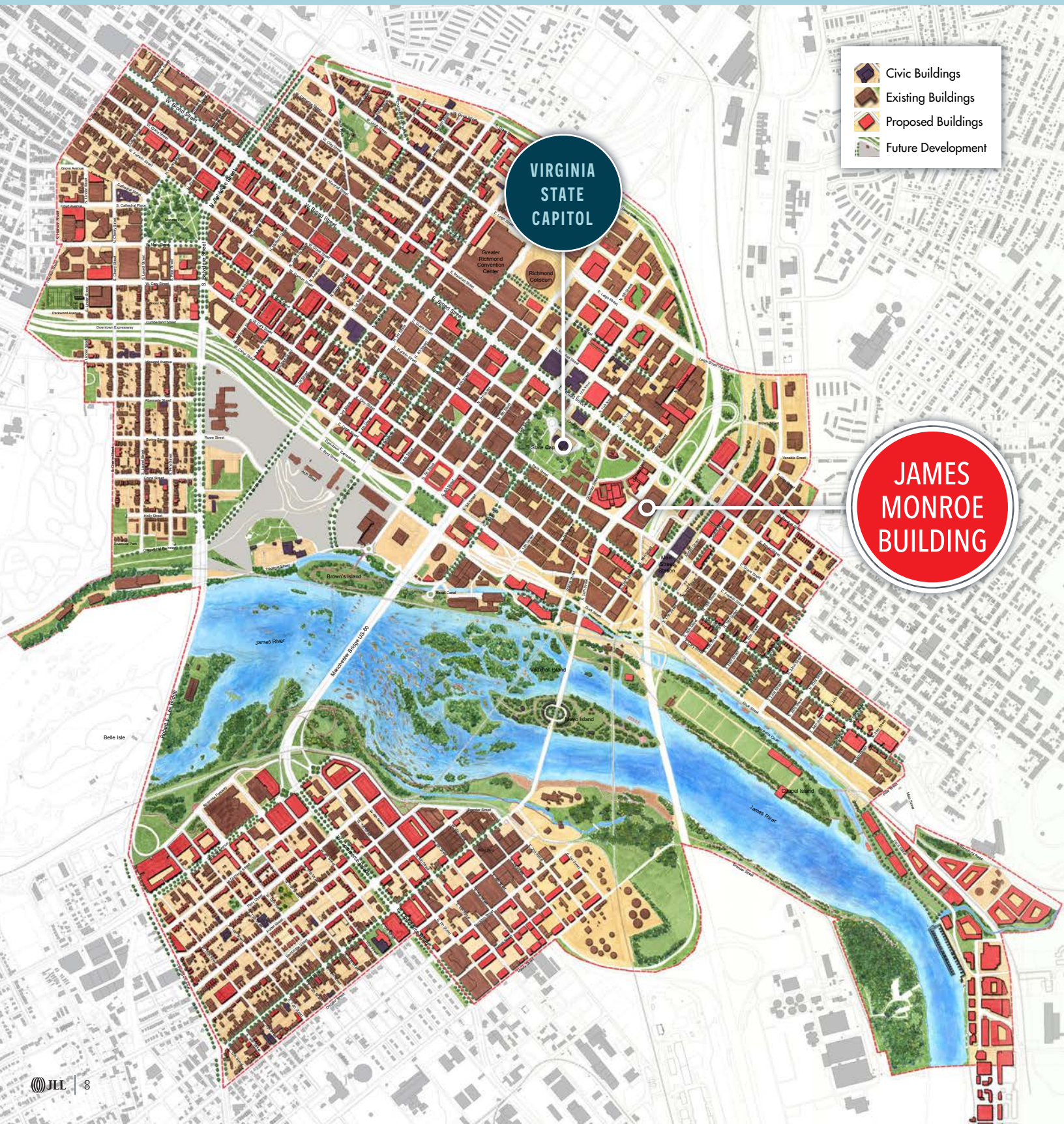
195

9TH STREET

195

THE JAMES MONROE BUILDING SITS IN THE HEART OF RICHMOND'S REIMAGINED DOWNTOWN

In 2009, Richmond launched a development plan for the future of Downtown Richmond. Since then, Richmond's CBD has blossomed. Since 2019, over 75 development projects totaling \$3.6B have been completed or are underway with many more planned. The James Monroe Building's central location stands to benefit from this influx of capital into the city's downtown.



PRO-BUSINESS ENVIRONMENT & UNPARALLELED DEMOGRAPHICS

VIRGINIA RANKED #1 STATE FOR BUSINESS IN 2024

VIRGINIA HAS CAPTURED TOP HONORS SIX TIMES — MORE THAN ANY OTHER STATE — AND WAS THE FIRST STATE TO NOTCH BACK-TO-BACK WINS IN 2020 AND 2021

ONE OF THE HIGHEST-EDUCATED WORKFORCES IN THE COUNTRY

THIRD HIGHEST CONCENTRATION OF SCIENCE, TECHNOLOGY, ENGINEERING AND MATH (STEM) WORKERS

#1

STATE FOR CYBER/
SECURITY
EMPLOYMENT

#2

LARGEST ARTIFICIAL
INTELLIGENCE HUB
AFTER BAY AREA

#1

TECH TALENT
PIPELINE

RICHMOND IS HOME TO EIGHT FORTUNE 1000 COMPANIES



Altria

ARKO
A Family of Community Brands

BRINKS

CARmax



**Dominion
Energy**

NewMarket

PFG Performance Food Group


Universal

RICHMOND IS HOME
TO TWO PROMINENT
UNIVERSITIES
CONTINUALLY RANKING
AMONG THE NATIONS TOP
UNIVERSITIES

UNIVERSITY OF RICHMOND

#22 LIBERAL ARTS COLLEGE IN THE NATION

VIRGINIA COMMONWEALTH UNIVERSITY

DESIGNATED TIER 1 DOCTORAL UNIVERSITY HIGHEST
RESEARCH ACTIVITY BY THE CARNEGIE CLASSIFICATION OF
INSTITUTIONS OF HIGHER EDUCATION

RICHMOND DEMOGRAPHICS SNAPSHOT



\$84,332

AVERAGE HOUSEHOLD INCOME



\$357,600

AVERAGE HOME VALUE



41.9%

POPULATION WITH
BACHELOR'S DEGREE+



3.7%

UNEMPLOYMENT RATE



84.03%

WHITE COLLAR WORKFORCE

Source: US Census, Federal Bureau of Labor Statistics

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