



JAMES MONROE BUILDING

RICHMOND, VIRGINIA

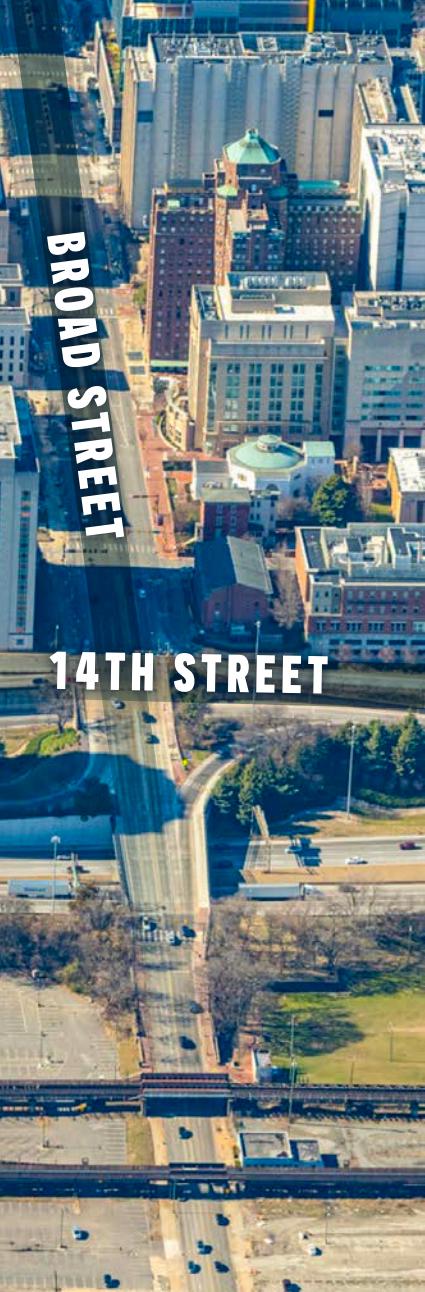


Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for the sale of the James Monroe Building (the "Property"), a 571,090 RSF office building on 3.05 acres with 600 structured parking spaces located at 101 North 14th Street in Richmond,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



RENNED 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)

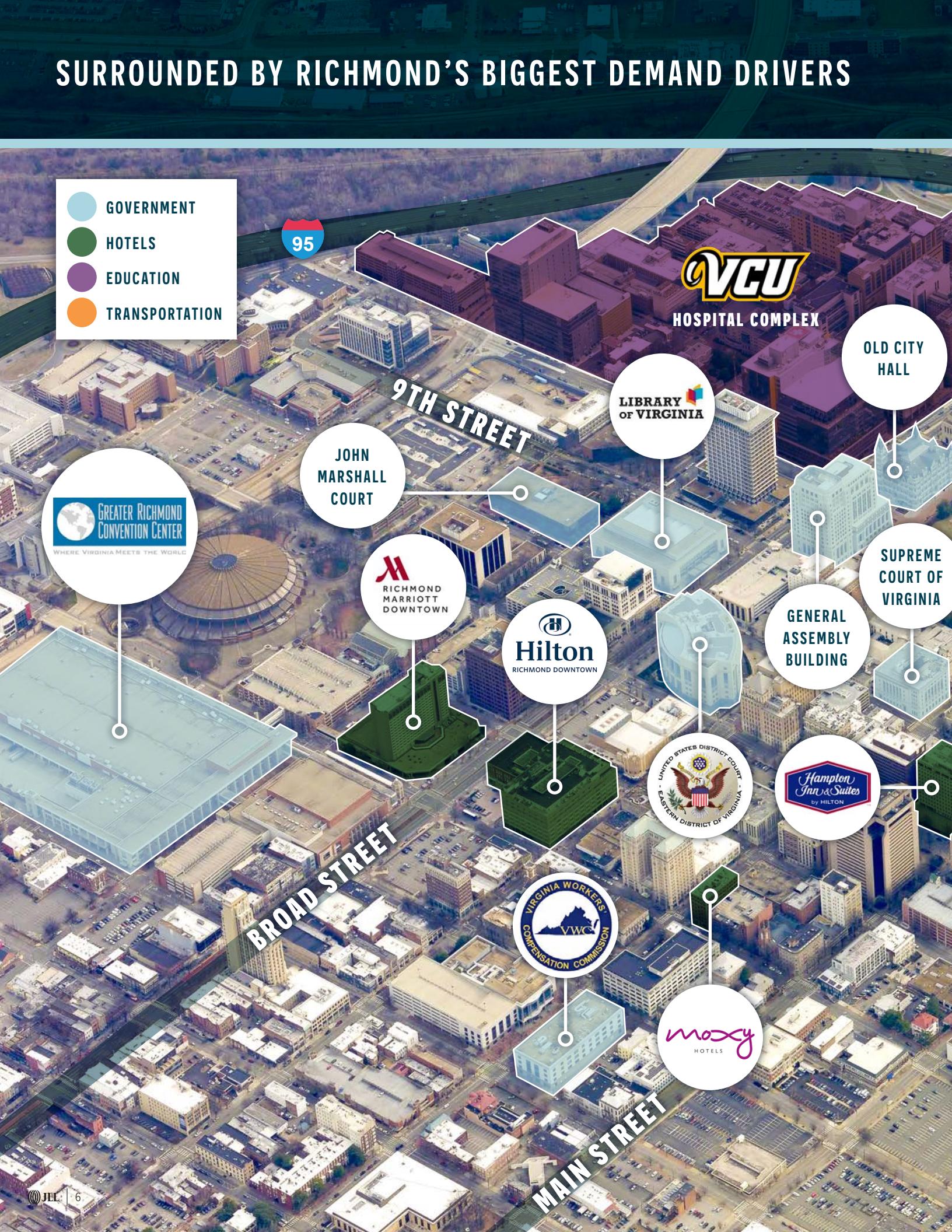
B-4 ZONING DESCRIPTION

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)

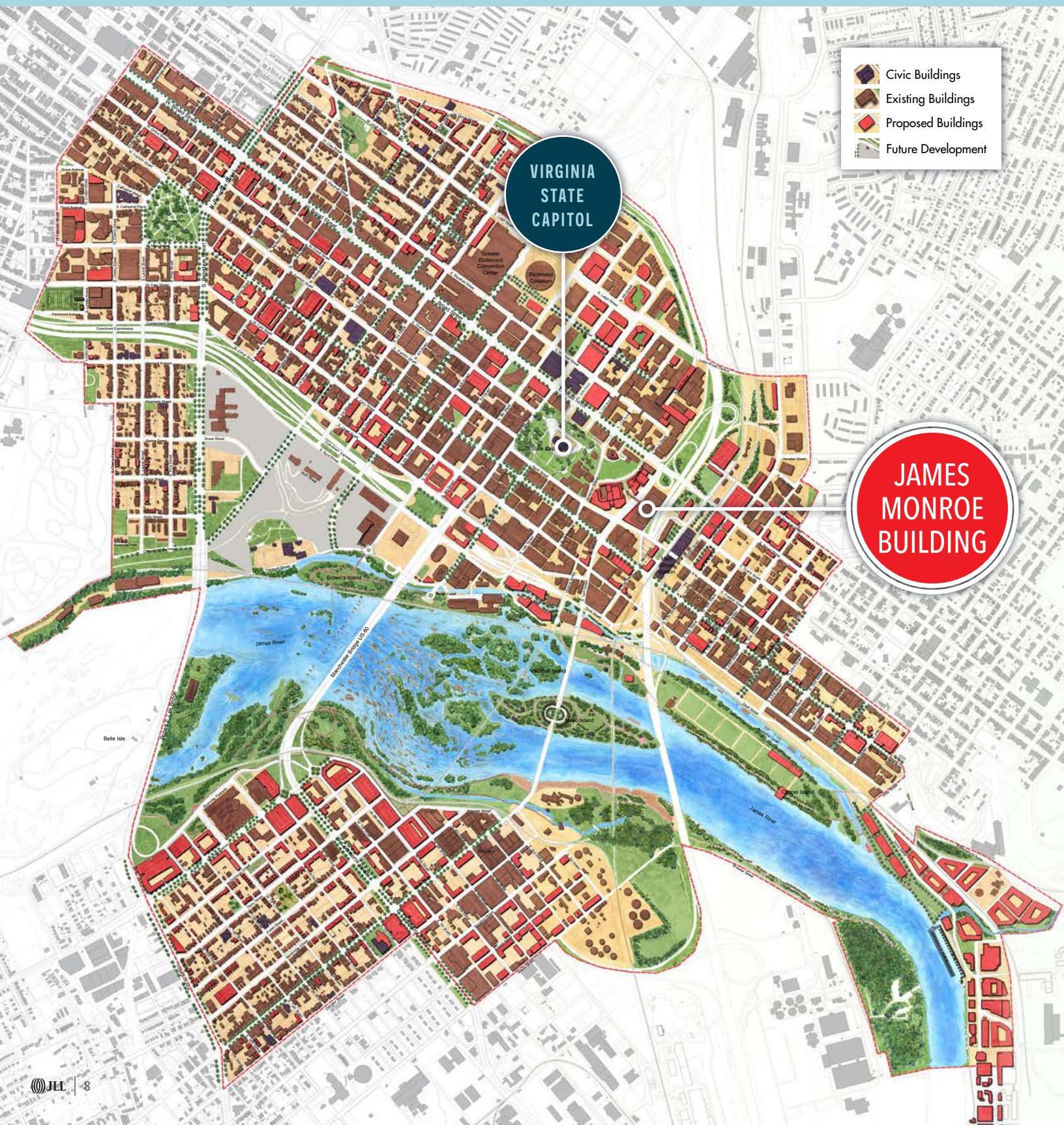
SURROUNDED BY RICHMOND'S BIGGEST DEMAND DRIVERS





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 NATION'S 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

INVESTMENT ADVISORY

ANDREW WEIR

Senior Managing Director
202.286.0477
andrew.weir@jll.com

KEVIN BYRD

Director
202.533.2508
kevin.byrd@jll.com

JIM MEISEL

Senior Managing Director
202.533.2505
jim.meisel@jll.com

DAVE BAKER

Senior Director
202.777.2301
d.baker@jll.com

GOVERNMENT SOLUTIONS

CREIGHTON ARMSTRONG

Senior Managing Director
202.719.6190
creighton.armstrong@jll.com

JOHN SIMMONS

Vice President
804.396.0642
john.simmons@jll.com

KYLE VERNON

Transaction Manager
804.712.9906
kyle.vernon@jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025, Jones Lang LaSalle IP, Inc. All rights reserved.

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.