



TRUIST PLACE



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY OVERVIEW

Truist Place is a prominent 26 story Downtown Class A building with approximately 458,000± square feet located in the heart of Richmond's Central Business District. Its central location is within walking distance to the area's robust surrounding amenity base including upscale dining and hotels, Shockoe Slip, the U.S. Federal Courts Building, Capitol Square Park, VCU Health Systems, and Brown's Island and much more. The building is easily accessible, boasts an

unrivaled amenity base and unimpeded panoramic views of the City. Tenants of Truist Place enjoy the YMCA and a building fitness center that feature exercise classes and variety of weight machines with locker rooms and showers, a popular and recently renovated cafeteria on the 3rd floor serving breakfast and lunch, coffee bar and snack kiosk on the 1st floor, bank branch and ATM. Truist Place is one of the only properties in the area to have a green roof and features two beehives on the roof.

PROPERTY FEATURES

919 E. Main Street
Richmond, Virginia 23219

LOCATION

Positioned in the heart of Richmond's financial district, within walking distance to restaurants, retailers, hotels, and residences. Exceptional accessibility to I-195, I-95, and I-64, providing ease of access to the entire Richmond region.

MANAGEMENT

On-site property management, security, maintenance, and engineering teams provide quality service for tenants of Truist Place.

SECURITY

Truist Place allows for 24/7 controlled access to the building

PARKING

Property features two separate tenant designated parking areas. On-site is the 11-story Mutual deck and adjacent to the building, Truist Place also offers parking in the 5-story Davenport Parking Deck. Truist Place also offers 50 visitor spaces.

CONFERENCING FACILITIES

Entire 4th floor of Truist Place is dedicated to multiple conference facilities available to tenants. Each room is fully equipped with advanced audio/visual capabilities. Seating capacity ranging from 25 - 250 people. Catering services from cafeteria also available.



AVAILABLE OFFICE SPACE

VACANCIES FLOORS 1 - 14

AVAILABLE	SF
SUITE 100	3,228±
SUITE 101	2,157±
SUITE 301	2,385±
SUITE 501	6,667±
SUITE 1150	2,561±
SUITE 1270	3,746±
SUITE 1300	13,228±
SUITE 1302	5,042±
SUITE 1405	1,997±

SUITE 100 + SUITE 101 =
5,385± SF COMBINED

SUITE 1300 + SUITE 1302
= 18,270± SF COMBINED



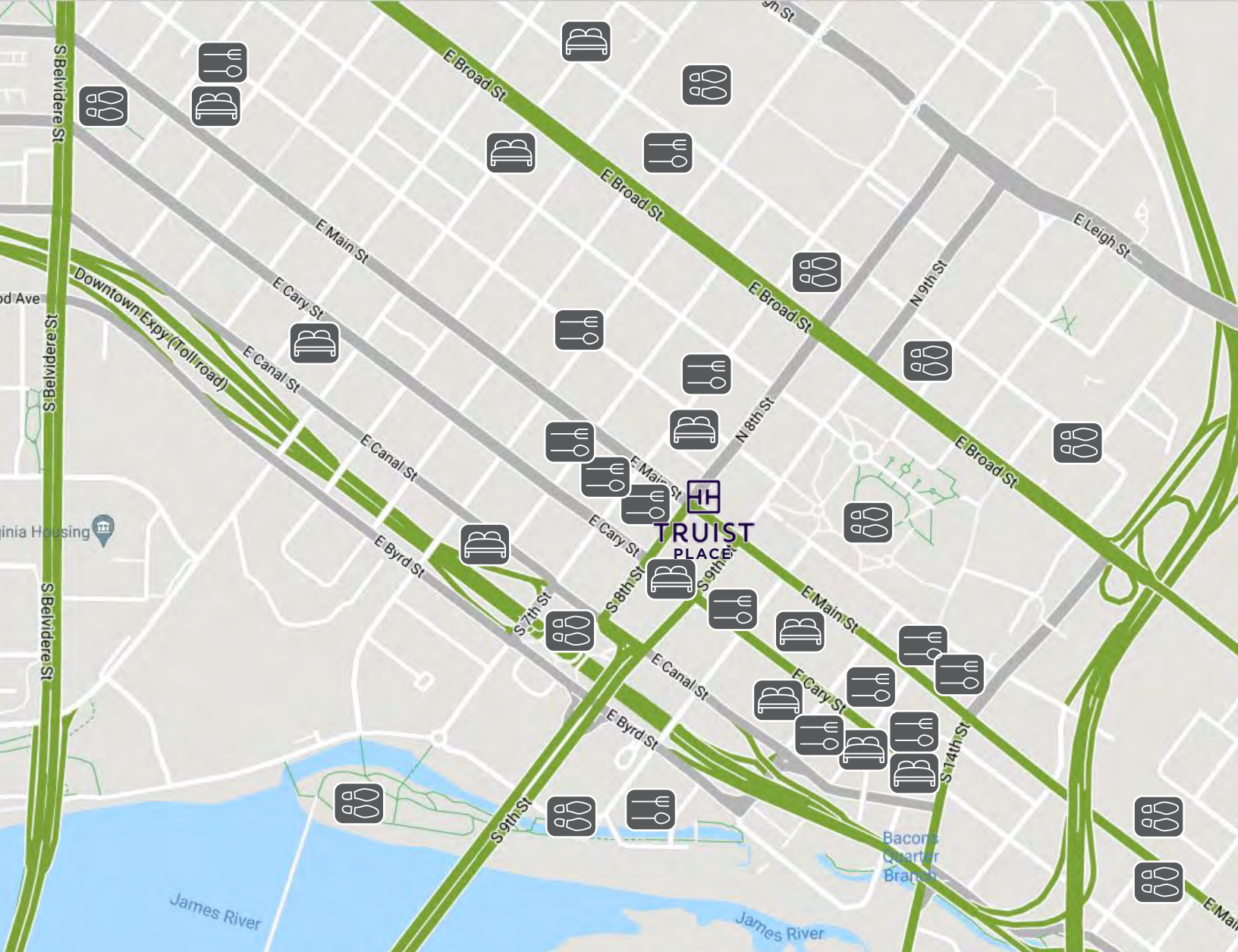
VACANCIES FLOORS 15 - 24

AVAILABLE	SF
SUITE 1500	1,199±
SUITE 1510	6,017±
SUITE 1600	3,400±
SUITE 1702	4,575±
SUITE 1703	3,409±
SUITE 2000	9,525±
SUITE 2010	2,349±

SUITE 1702 + SUITE 1703 =
7,984± SF COMBINED

SUITE 2000 + SUITE 2010 =
11,874± SF COMBINED





Courtyard by Marriot
Delta Hotels by Marriot
Hilton Downtown
Homewood Suites
Omni
Residence Inn by Marriot
Richmond by Marriot
The Berkeley
The Commonwealth
The Jefferson



521 Biscuits & Waffles
Cafe Rustika
Capital Ale House
Casa del Barco
Charlotte's Southern
Chez Foushee
Chopt
Dunkin'
Julep's New Southern
Lemaire
Lillie Pearl
Maple Bourbon
Native Plate
Padow's
Penny Lane Pub
Perly's
Potbelly
Quiznos
Rappahannock
Rueger's



Secret Sandwich Society
Spice of India
Subway
Trevi's
Starbucks
Urban Farmhouse
The Pit and The Peel
Tobacco Company
Wong Gonzalez
Brown's Island
Canal Walk
City Hall
Convention Center
Kanawha Plaza
Shockoe Slip
The Library of Virginia
Virginia State Capitol
VCU

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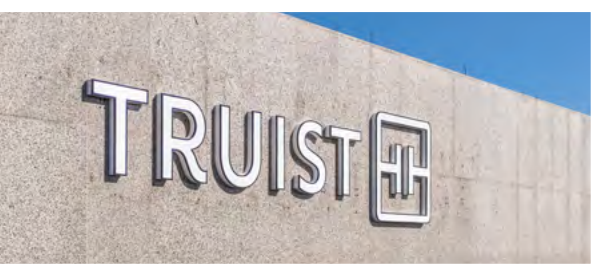
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