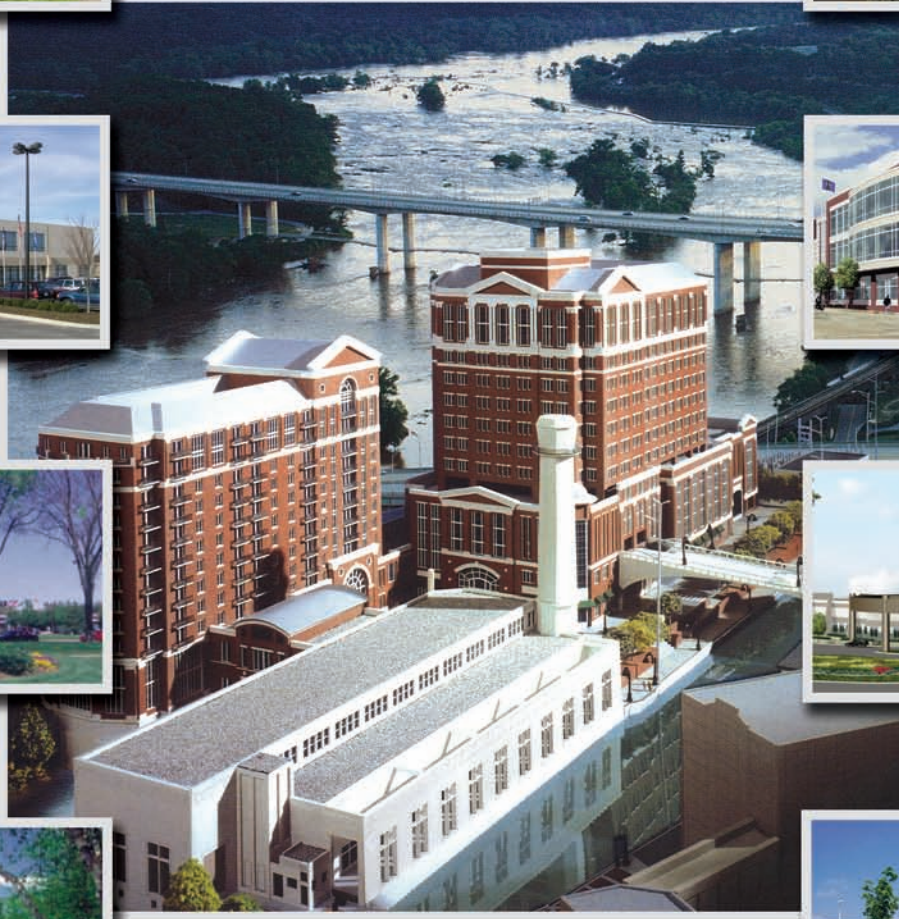


# GREATER RICHMOND, VA

## REAL ESTATE SNAPSHOT



[grpva.com](http://grpva.com)  
Greater Richmond Partnership, Inc.

OCTOBER 2011

# Chesterfield County

## MEADOWVILLE TECHNOLOGY PARK

- A 1,300 acre premier business location in the Richmond metropolitan area's largest community - Chesterfield County
- Zoned and master planned for office, technology based, and light to moderate industrial uses
- Abundant water and wastewater supply - 10 million gallons per day
- Located at I 295 and Route 10, the geographic center of a labor market of nearly 630,000 workers and a population of over 1.1 million
- Home to Northrop Grumman's Commonwealth Enterprise Solutions Center, a 195,000 sf data and computer services center
- Dual feed electric and redundant fiber optic service available
- Property solely owned by the Chesterfield Economic Development Authority
- Located in close proximity to Fort Lee and 90 minutes or less to other Hampton Roads area military installations



## WESTCHESTER OFFICE

### Midlothian Turnpike and Watkins Centre Parkway

- New Class A office building located at Midlothian Turnpike (Route 60) and Watkins Centre Parkway in Midlothian, Virginia
- The 61,265 sf building has approximately 25,875 sf available on three (3) floors
- Largest contiguous space is 8,189 sf
- Price negotiable

## CHRYSALIS BUILDING

- Two story Research and Development, flex building totaling 93,250 sf, 100% conditioned
- Located on 18.36 acres includes excess land for expansion. Zoned I 1 - light industrial. 331 parking spaces
- Building features 14,600 sf laboratory space with vents and hoods, lunchrooms, open space, 23,988 sf high bay warehouse and 54,662 sf office space
- Built in 1980, multiple facility upgrades in 2001 including a new roof and HVAC units



## JAMES RIVER INDUSTRIAL CENTER

- The park is 766 acres with 550 acres useable and is located just off I 95(0.7 miles). Available sites range from 14 200+ acres
- Entire park is zoned I 3 (heavy industrial) and is fully infrastructured
- Phase I Environmental Site Assessment and wetlands delineation have been completed. Additionally, some soils testing and archeological assessments have also been completed
- Topography is gently sloping 2-6% with approximately 75% wooded ground cover; however, there are several flat, cleared sites available

# Hanover County



**OWN**

## AMF BUILDING 8080 AMF Drive

- 200,000 sf manufacturing/warehouse on 30 acres
- Masonry construction
- 16 21 foot ceilings
- 8 loading docks
- 246 parking spaces
- Visible from I 295; minutes from I 95

## ENTERCHANGE AT NORTHLAKE – BUILDING D I-95 at Lewistown Road

- Proposed 302,990 sf (divisible) Class B distribution
- 32' clear ceilings
- Rear loading and cross docking options
- 50' x 50' bays
- Insulated pre-cast walls on structural steel frame
- Extensive automobile and trailer parking on site
- Build to suit option



**LEASE**



**LEASE / OWN**

## TOWN OF ASHLAND

- The Town is located in the heart of Hanover County, Virginia, just minutes north of the City of Richmond
- Ashland provides a unique environment for businesses that seek a quality location that has charm and historic significance, along with interesting restaurants and amenities
- Functional, affordable commercial space for corporate and industrial businesses is available
- Numerous real estate opportunities are available to include greenfield sites, multi tenant flex buildings and industrial properties
- Ashland offers an appealing boutique setting for retail and service uses
- Ashland Business Park/VA Transportation Park For Sale at \$85,000+ per acre
- For Lease: \$4.50 to \$6.50 psf in HBC and Presidential

## ATLEE STATION BUSINESS PARK

- 236 acres, located at I 295 and U.S. Route 1
- Ideal for corporate headquarters, high tech R&D, business operations centers and professional offices
- Within minutes of downtown Richmond's financial district
- Park has good access to major north / south and east / west interstate highways I 95 and I 64
- Current Tenants: Media General Inc., Richmond Newspapers, Owens & Minor, Federal Express
- For Sale: \$150,000 per acre



# Henrico County

LEASE



## WEST MARK II 11013 West Broad Street

- Visible, prominent, convenient location with exposure to I 64
- Landscaped 40 acre campus complete with abundant parking
- Cafeteria, conference/training facilities, and 24 hour security
- New ceilings, lobbies and cosmetically refurbished restrooms
- 41,000± sf large, open floor plates
- Fully furnished office space, includes office furniture, cubicles and conference room furniture at no charge
- Two full building diesel powered backup generators

## WINDSOR BUSINESS PARK Parham Road at I-95

- 52,220 sf of flexible space
  - Starting at 4,000 sf, tenants will have the opportunity to increase space as their needs grow
- Drive in & truck height loading
  - Provides flexible loading options
- Strategically located with immediate access to I 95 and I 295
  - Provides access to all areas of Richmond
- Other features include:
  - 16' clear ceiling height
  - Wet sprinkler system
  - On site management
  - Economical gas heat
  - Fiber optic cabling to the building
  - Typical column spacing is 40' x 40'
- For Lease: \$8.65 psf / year

LEASE



LEASE



## AIRPORT AREA DISTRIBUTION CENTER 2500 Distribution Drive

- 68,000 sf of available space
- 32' ceilings
- Excellent access to I 64, I 295 and I 895
- Recently completed (early 2008) speculative warehouse space.
  - Park has additional pad sites for 175,000 sq. ft. and 208,000 sq. ft.
- 1st year lease rate: \$3.75 psf NNN; 3 year minimum lease term

LEASE/OWN



## AIRPORT AREA MANUFACTURING FACILITY 2900 Sprouse Drive

- Former corrugated packaging firm
- 208,000 sf manufacturing facility located on 17.183 acres
- 12,000 sf of office, 15,000 sf of plant is air conditioned, heat is provided by gas units
- Zoned M 1 and M 2
- 19' 27' ceilings
- Excellent access to I 64 and I 295 with rail service
- For Lease: \$3.25 psf, NNN / For Sale: \$4,900,000

# City of Richmond



## FORMER WYETH BUILDING 2607 Durham Street

- 272,000 +/- sf available
- Acreage: 9 acres +/- (City of Richmond)
- Zoning: M 1 Light Industrial
- Richmond Diamond Area Location  
In Consideration for City Redevelopment  
Close to Virginia Commonwealth University  
Great Exposure on I 95!

## REYNOLDS PACKAGING GROUP SOUTH PLANT

- 17 acre site comprised of 7 1/2 blocks located along the south bank of the James River just across from Richmond's Central Business District
- 506,000 sf of warehouse
- Currently zoned Industrial
- Located in historic Manchester
- Spectacular views of Richmond's skyline



## PHILIP MORRIS USA OPERATIONS CENTER

- 186 acre site  
(86 acres of developable land)
- 570,149 sf facility includes office, conference and training rooms, wet and dry laboratories, research and development, and warehouse/manufacturing space
- Protected by perimeter fencing with guard gate controlled access
- 1,287 paved parking spaces
- Walking and jogging trails surrounding on campus lake

## CENTRAL BUSINESS DISTRICT - JAMES CENTER BUILDINGS 901, 1021 & 1051 East Cary Street

- Class A building with great panoramic views of the James River
- On site YMCA, four star Richmond Omni Hotel and quality restaurants
- Superior selection of on site and nearby amenities
- Atrium lobby with marble, brass and mahogany
- Easy access to I 195, I 64 and I 95
- For Lease: \$17.75 per rsf, full service



## INDUSTRIAL MARKET SNAPSHOT RICHMOND SECOND QUARTER 2011

By Submarket (All Types)	Total SF (1)	Vacant SF (2)	Vacant %	Net Absorption		Under Construction (3)	Asking Rent (4)	
				Current Qtr.	Year-to-date		Wh/Dist	R&D Flex
Northeast	11,687,869	1,067,185	9.1%	128,131	176,629	-	\$4.00	\$7.80
Northwest	18,239,384	1,866,213	10.2%	115,547	350,037	-	\$2.60	\$8.00
Southeast	12,783,392	2,567,404	20.1%	7,331	(71,657)	-	\$3.91	\$6.69
Southwest	44,628,885	5,283,592	11.8%	314,728	310,386	-	\$2.63	\$6.84
Tri-Cities	4,372,483	181,288	4.1%	53,150	302,560	-	\$3.50	-
<b>Totals</b>	<b>91,712,013</b>	<b>10,965,682</b>	<b>12.0%</b>	<b>618,887</b>	<b>1,067,955</b>	<b>-</b>	<b>\$2.99</b>	<b>\$7.56</b>

### By Product Type (All Submarkets)

Product Type	Total SF	Vacant SF	Vacant %	Current Qtr.	Year-to-date	Under Const.	Asking Rent by Product Type	
							Wh/Dist	R&D Flex
General Industrial	53,262,014	4,608,600	10.9%	242,568	281,728	-	\$3.34	
Incubator	393,751	20,000	14.1%	-	-	-	\$5.34	
R&D/Flex	9,469,726	1,477,070	17.8%	(44,449)	142,300	-	\$7.56	
Warehouse/Distrib.	28,586,522	4,860,012	20.1%	420,768	643,927	-	\$2.99	
<b>Totals</b>	<b>91,712,013</b>	<b>10,965,682</b>	<b>12.0%</b>	<b>618,887</b>	<b>1,067,955</b>	<b>-</b>	<b>\$3.80</b>	

#### Notes:

- (1) Inventory includes multi-tenant, single tenant and owner occupied buildings with at least 10,000 sq. ft.  
 (2) Vacant space includes direct and vacant sublease space. (3) Space under construction includes speculative, build-to-suit for lease and design-build projects.  
 (4) Asking rates are per square foot per year triple net. Rates for each building are weighted by the amount of available space within the building.

Source: Grubb & Ellis

## OFFICE MARKET SNAPSHOT RICHMOND THIRD QUARTER 2011

Submarket (All Classes)	Total (1) SF	Vacant (2) SF	Vacant %	Net Absorption		Under Const. (3) SF	Asking Rent (4)	
				Current Qtr	Year To Date		Class A	Class B
Downtown	7,715,407	1,439,957	18.7%	(19,506)	111,824	-	\$24.10	\$15.83
<b>CBD Total</b>	<b>7,715,407</b>	<b>1,439,957</b>	<b>18.7%</b>	<b>(19,506)</b>	<b>111,824</b>	<b>-</b>	<b>\$24.10</b>	<b>\$15.83</b>
Northeast	423,520	47,441	11.2%	5,063	8,630	-	\$18.00	\$16.42
Northwest	13,036,828	2,146,889	16.5%	62,011	232,641	26,000	\$17.87	\$16.08
Southwest	5,089,527	920,667	18.1%	45,674	25,407	8,482	\$18.65	\$15.58
<b>Suburban Total</b>	<b>18,549,875</b>	<b>3,114,997</b>	<b>21.1%</b>	<b>112,748</b>	<b>266,678</b>	<b>34,482</b>	<b>\$18.07</b>	<b>\$16.00</b>
<b>Totals</b>	<b>26,265,282</b>	<b>4,554,954</b>	<b>17.3%</b>	<b>93,242</b>	<b>378,502</b>	<b>34,482</b>	<b>\$19.09</b>	<b>\$15.95</b>

### By Class (All Submarkets)

Class	Total SF	Vacant SF	Vacant %	Current Qtr.	Year To Date	Under Const.	Available for Sublease	
							CBD	Suburban
Class A	14,183,318	1,964,720	13.9%	120,872	448,401	-	125,509	267,626
Class B	10,329,647	2,143,518	20.8%	(14,005)	(68,668)	34,482	35,799	10,686
Class C	1,752,317	446,716	25.5%	(13,625)	(1,231)	-	-	-
<b>Totals</b>	<b>26,265,282</b>	<b>4,554,954</b>	<b>17.3%</b>	<b>93,242</b>	<b>378,502</b>	<b>34,482</b>	<b>161,308</b>	<b>278,312</b>

#### Notes:

- (1) Inventory includes multi-tenant and single-tenant buildings with at least 10,000 sq. ft. Data exclude medical, government and other specialized buildings.  
 (2) Vacant space includes both vacant direct and vacant sublease space.  
 (3) Space under construction includes speculative and build-to-suit for lease projects.  
 (4) Asking rates are per square foot per year, full service. Rates for each building are weighted by the size of the building.

Source: Grubb & Ellis

## COST COMPARISONS

	Cost of Living Index (1)	Middle Management Home Price Comparison (2)	Building Cost Index (3)	Class A Office Rental Rates (4)	Electricity: Commercial Average Rates (5)
Richmond, VA	98.1	\$273,346	85.3	\$19.21 sf	¢8.33
Atlanta, GA	97.5	\$244,249	88.5	\$22.62 sf	¢8.78
Chicago, IL	114.4	\$367,792	116.6	\$29.25 sf	¢10.10
Newark, NJ	130.0	\$471,553	112.4	\$28.20 sf	¢14.94

#### Sources:

- (1) C2ER-ACCRA Cost of Living Index, Q2 2011. Data are for Newark-Elizabeth, NJ. U.S. average =100.  
 (2) C2ER-ACCRA Cost of Living Index, Q2 2011. Data are for Newark-Elizabeth, NJ. Price is for a 2,400 sq. ft. living area house, 8,000 sq. ft. lot, 4 bedrooms, 2 baths.  
 (3) RS Means Building Construction Cost Data, 2012. Weighted average total city cost index.  
 (4) Office Market trends North America, Q2 2011, Grubb and Ellis Research. Data are for New Jersey No & Central.  
 (5) Typical Bills and Average Rates Report Winter 2011, Edison Electric Institute. Prices are in cents per kWh. Rates are for Dominion Virginia Power for Richmond (2009 rate), Georgia Power Company for Atlanta, Commonwealth Edison Company for Chicago and Public Service Electric and Gas Company for Newark.