



LIBBIE MILL

MIDTOWN

New Class A Office Build to Suit

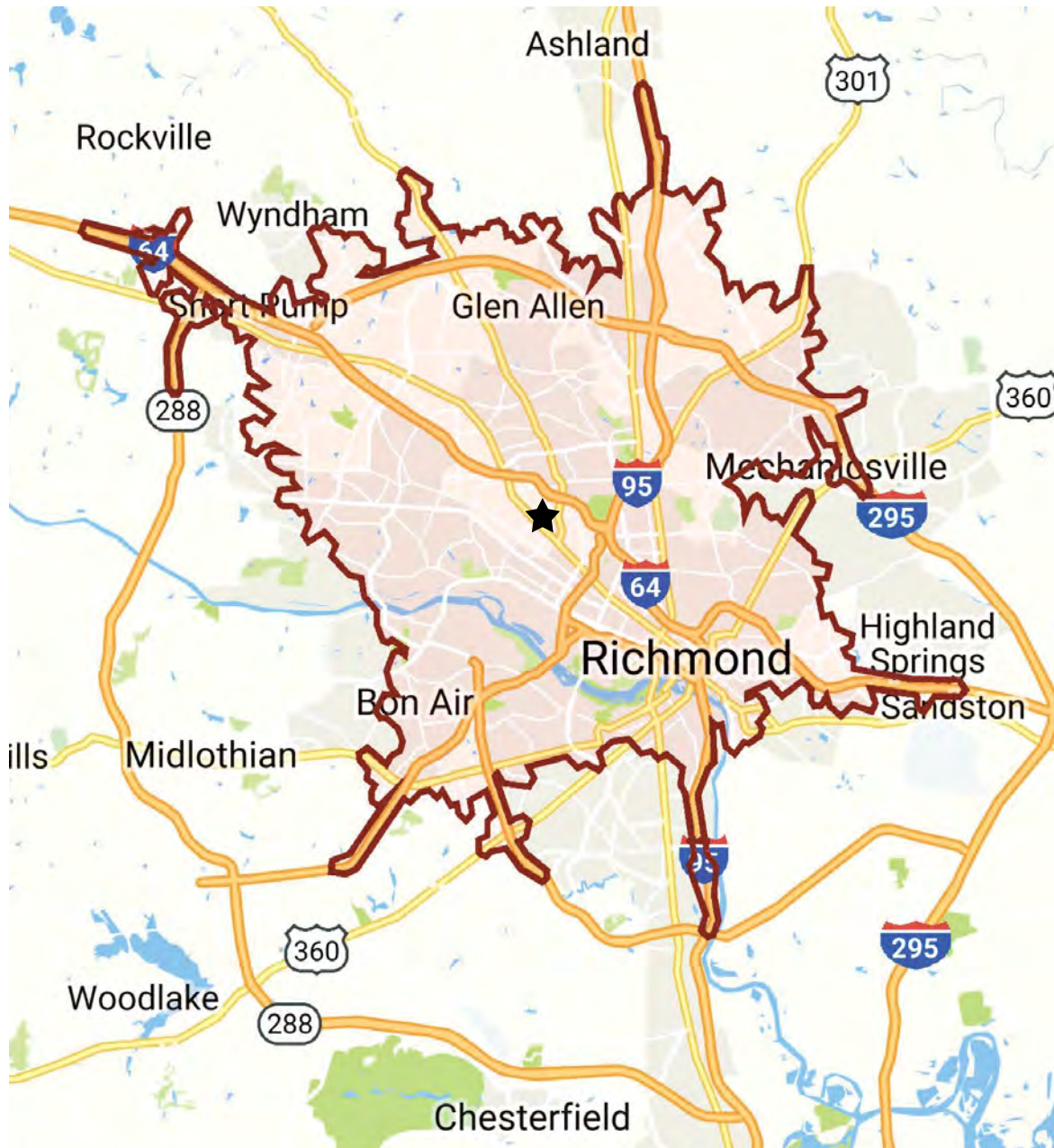


The Clear Choice

Light, bright and airy, with water views, The property is located in RVA's most exciting new development, Libbie Mill – Midtown. Featuring five floors of Class A office space with sheltered parking, ground level retail or walk-in office, the property offers a workplace experience unlike any other. Surrounded by shops, recreation, restaurants and at the hub of a vibrant community, this location really is at the center of it all.

Brand New Class A Office
Building on Libbie Mill Lake



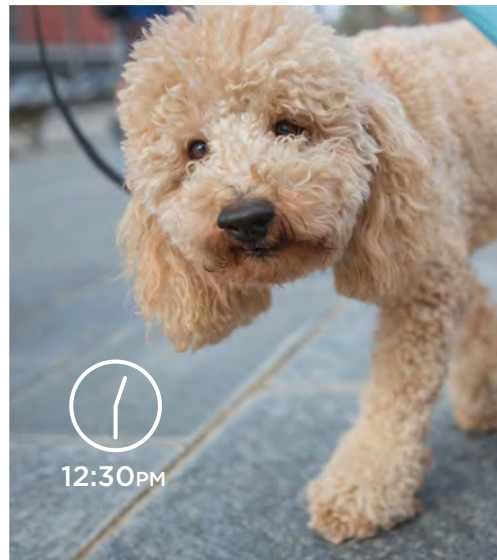
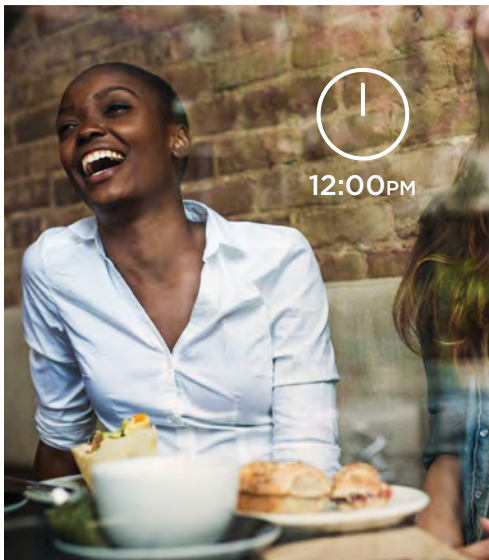


Don't just be a part of RVA - be in the center of it all.

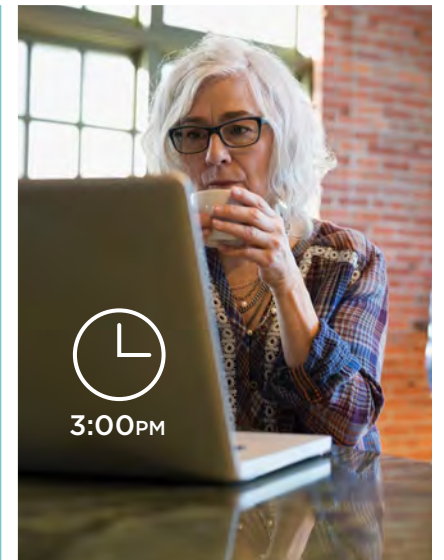
Libbie Mill – Midtown is located within a 15-minute drive of downtown, Short Pump, Southside, Carytown, Northside, and more of Richmond's most exciting destinations.

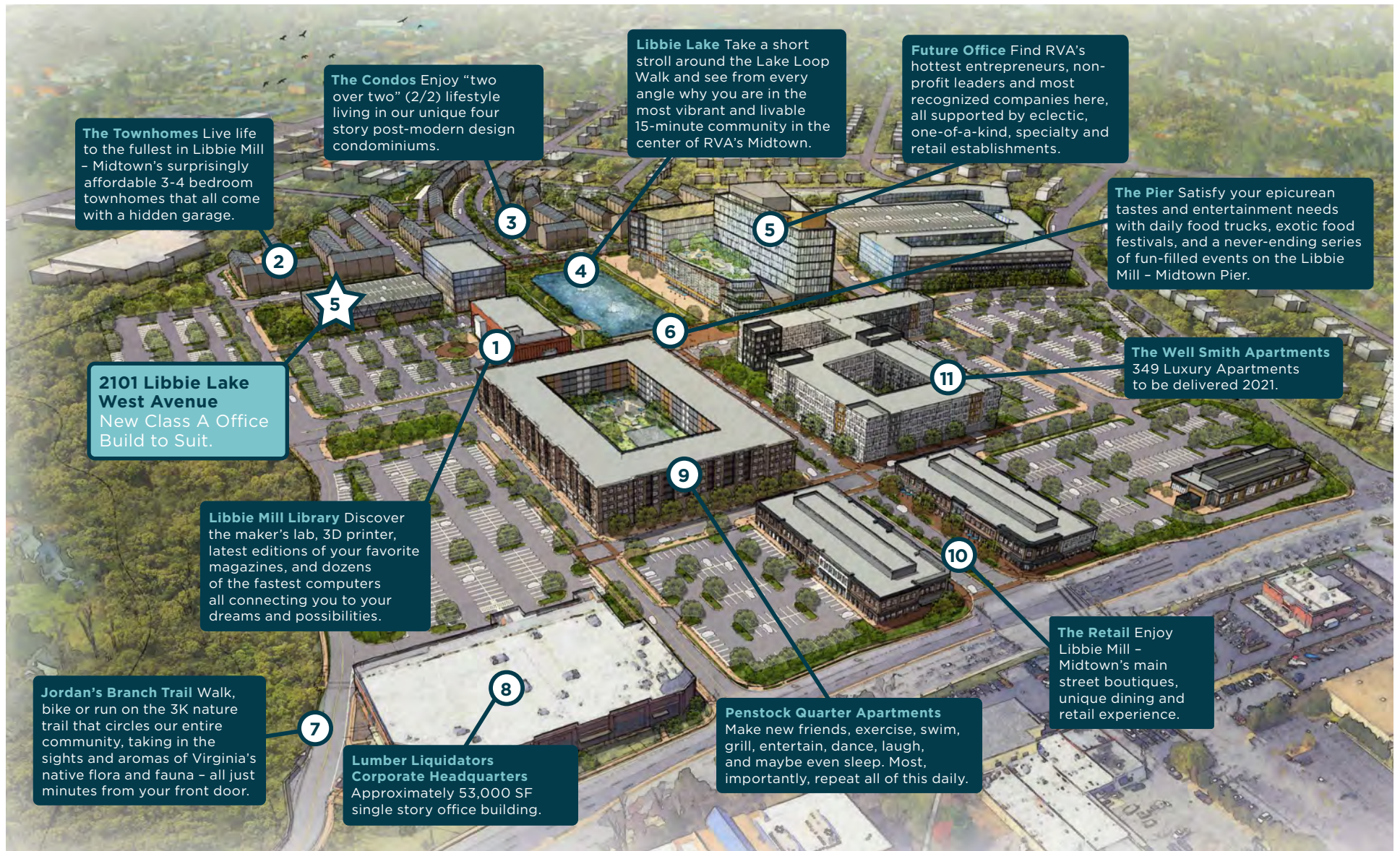
With I-64 access within sight of the community and Broad Street just seconds away, our location allows both residents and commercial employees to avoid the typical commute associated with being in the thick of Richmond's more congested regions.

On top of that, our Midtown community is just a short walk or bike ride away from the Willow Lawn shopping center and Richmond's new bus rapid transit system, the GRTC Pulse.



Be a part of a
true live, work,
learn, and play
community.







TOP BEST PLACES TO LIVE IN USA

(US News, 2017)

35.3

MEDIAN AGE in 5mi radius

TOP 20 BEST PLACES IN USA TO START A BUSINESS

(CNBC.com, 2016)

12,673

TOTAL BUSINESSES in 5mi radius

TOP CITY FOR CREATIVES

(Thrillist, 2016)

LIBBIE MILL-MIDTOWN STATS

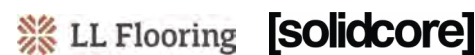
TRAFFIC COUNTS

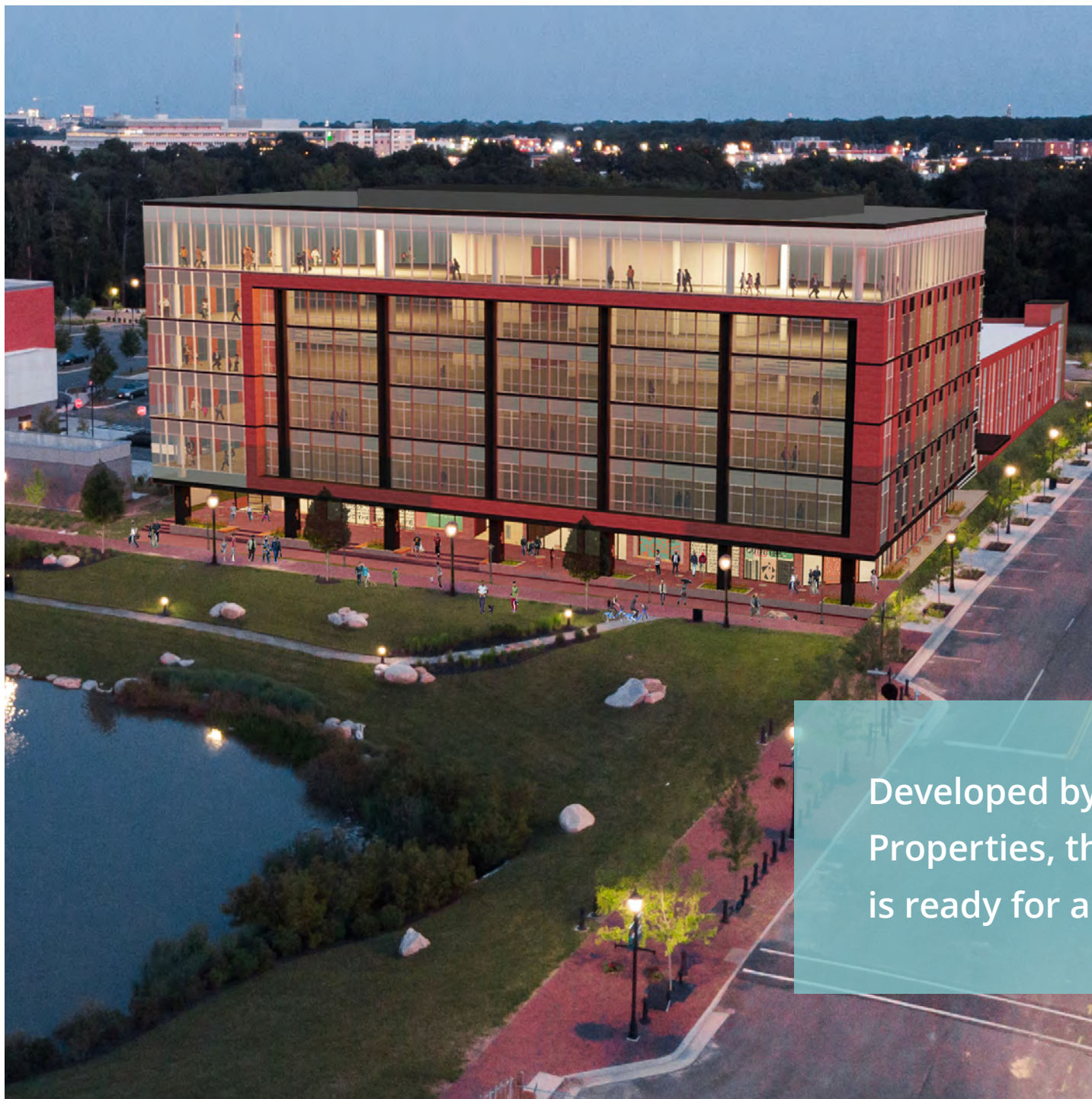
- 20,000 VPD (Staples Mill Road)
- 11,000 VPD (Libbie Avenue)
- 5,200 VPD (Bethlehem Road)

DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	6,431	90,931	252,677
Households	3,024	42,315	111,723
Avg Household Income	\$105,036	\$120,456	\$104,176

CURRENT TENANTS





Developed by Gumenick Properties, this future building is ready for an anchor tenant.



Features

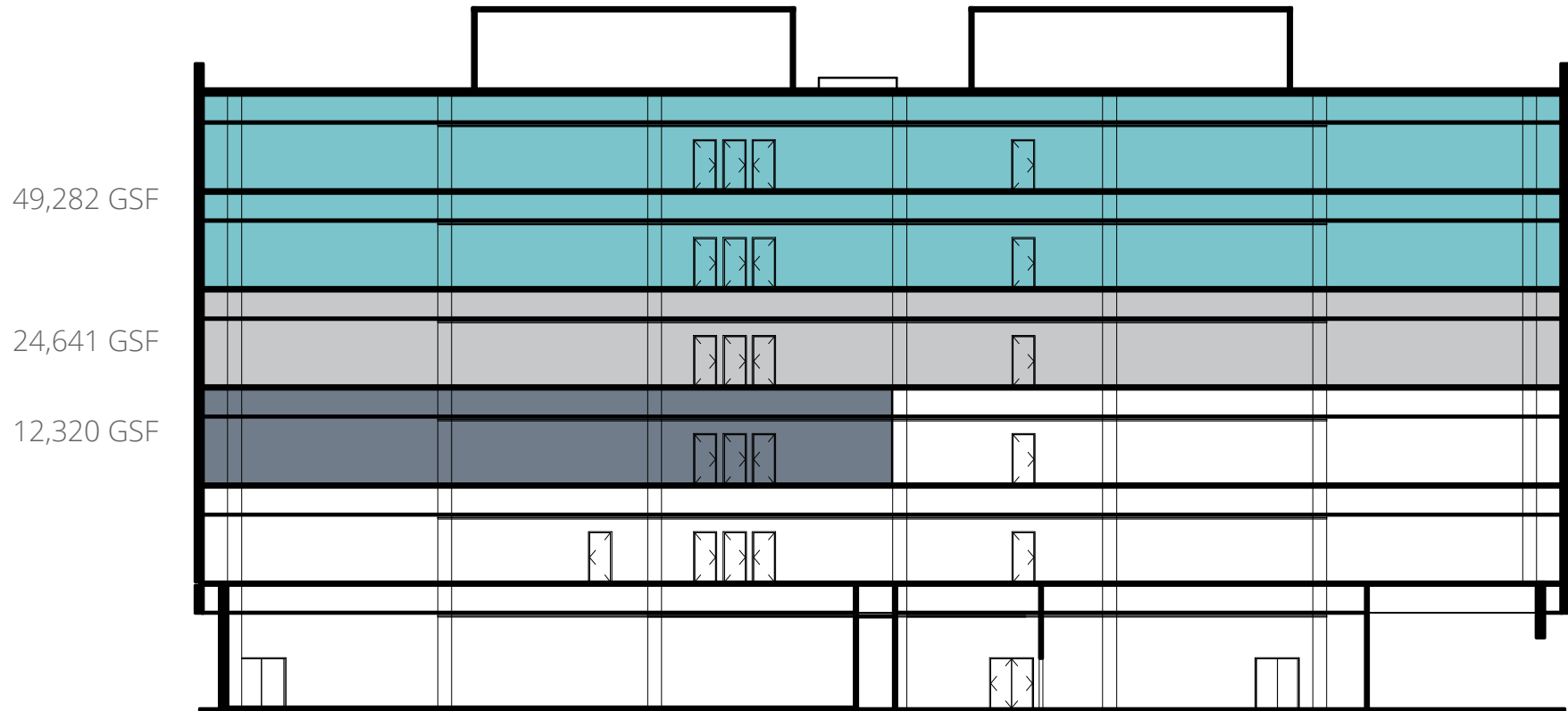
- Neighborhood amenities
- Tons of natural light
- Ground-floor retail or walk-in office
- Expansive outdoor space
- Options to customize



Details

- 142,535 GSF total
- 24,641 GSF per office floor
- 19,329 GSF retail/office floor
- 6 available floors
- 30' x 40' column spacing
- Sheltered parking
- Divisible floor plates
- Efficient core
- 360 floor-to-ceiling glass



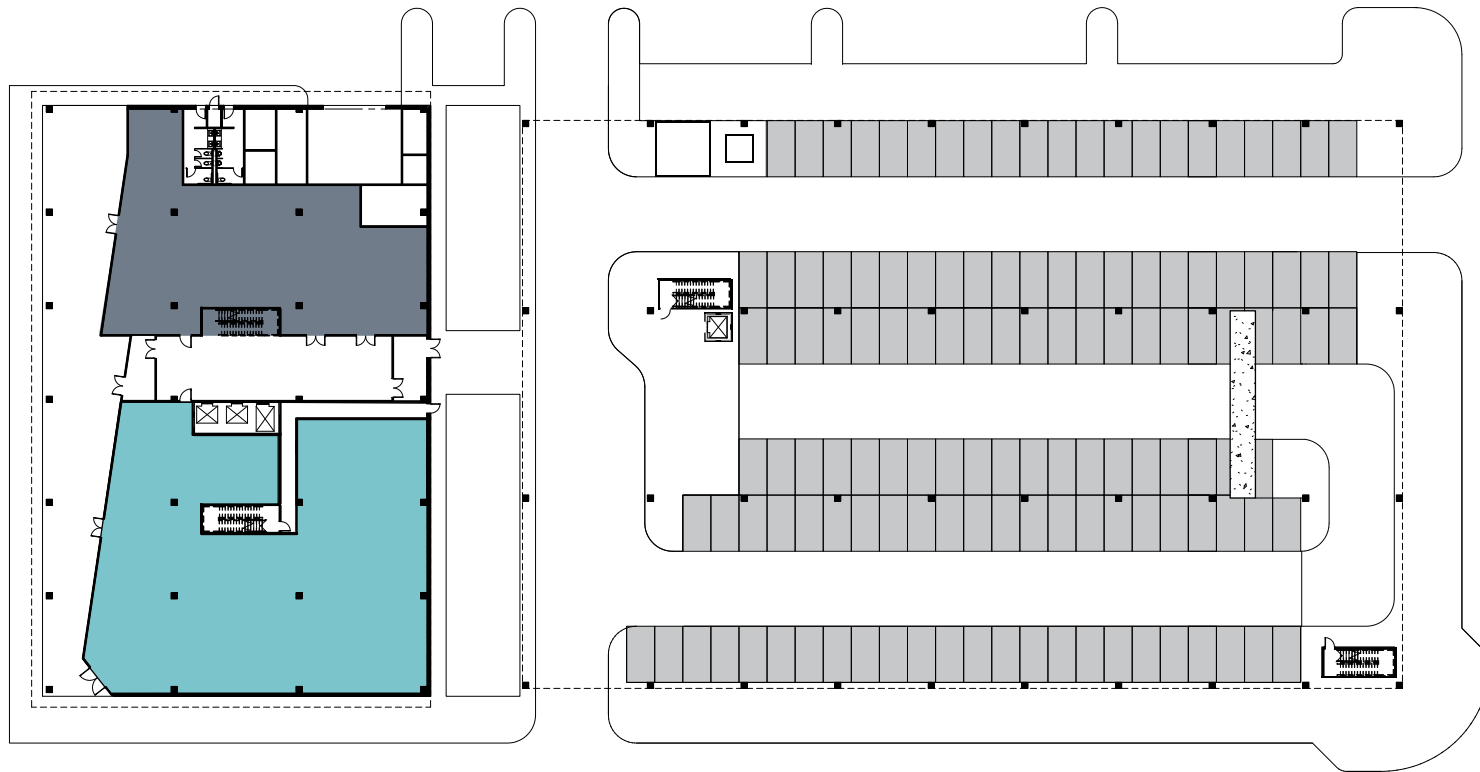


Single or multiple floors available

Customization available for multiple-floor tenants

Realize your retail

Ground level retail or walk-in office suites available



Ground Level Retail (Divisible)

4,709 SF

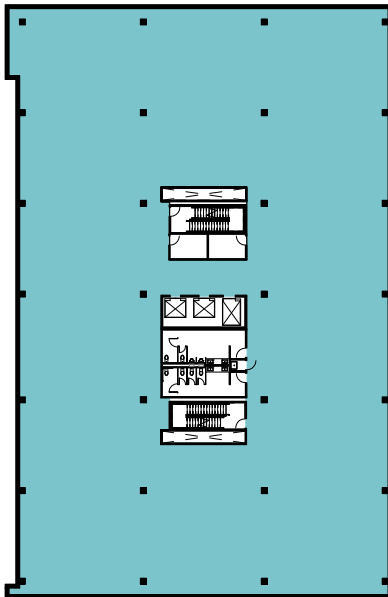
8,628 SF

Sheltered Parking

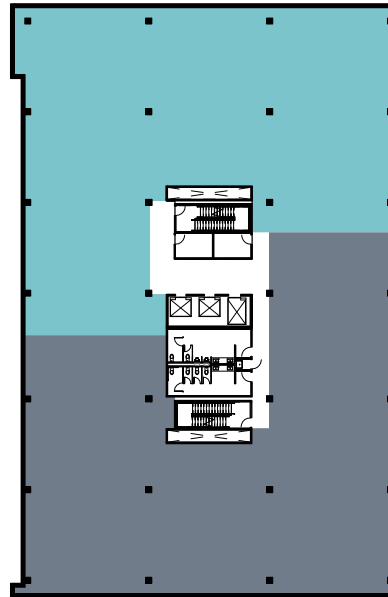
Approx. 500 spaces

Find your suite spot

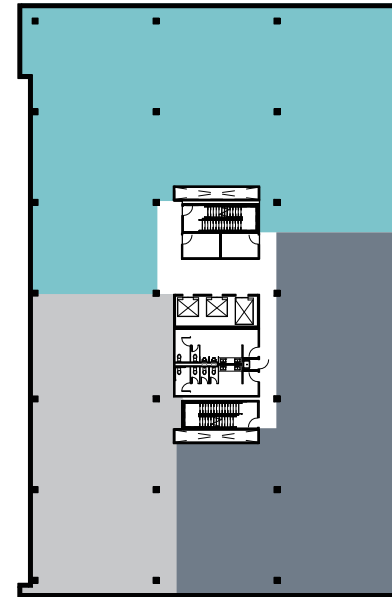
Space available in multiple configurations for just the size you need



Single Suite
24,641 GSF



Two Suites
10,687 SF
10,430 SF



Three Suites
9,690 SF
4,200 SF
7,216 SF

Specifications

Building Size

Total Rentable Area: 142,535 GSF

Number of Floors: 6

Typical Floor: 24,641 GSF

Retail Floor: 19,329 GSF

Ceiling Height

Finished: 9 ½ Feet

Slab to Slab: 14 Feet

Structure

Floor framing consists of slab on metal deck supported upon steel columns. Building has been designed for a 80 PSF live load (including 15 PSF for interior tenant partitions).

Exterior

Perimeter enclosure consists of a combination of insulated metal wall panels, brick veneer and floor to ceiling insulated glass window units

Column Spacing

Column bays are generally 40' (north to south) and 30' (east to west)

Elevators

The building provides 3 electric traction elevators including one service elevator.

HVAC System

The HVAC system consists of a VAV air handling served via multiple commercial grade packaged air handling units. In addition, electric baseboard radiators shall provide heating along the north side of the building. VAV air terminals at a rate 1 per bay for perimeter (approximately 1,200 SF) space, and 1 per 1,200 SF for interior space, supply conditioned air for cooling. VAV air terminals receive conditioned air from central system via two 150-ton, 55,000 CFM air handling units.

Electrical System

Each floor shall be provided with a 277Y/488 volt main distribution panelboard, a dry type transformer and a 120/208 volt double section branch circuit panelboard. Tenant fit out projects will obtain service from these panels to serve individual dry type transformers and branch panels with the individual suites.

Parking

The Building is served by a 4 level parking garage with approximately 500 parking stalls as well as surrounding parking fields at Libbie Mill. The garage will be located just south of the building with direct covered access to the main entrance.


LIBBIE MILL
MIDTOWN





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