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# Patriot Tower at Gateway

**FOR LEASE/SALE | 101 Gateway Centre Parkway, Richmond | VA 23235**

## FEATURES

- Class A lobby finishes including granite, wood and upgraded flooring and wallcovering
- 124,100 SF
- Available 5/1/21
- Densely landscaped and irrigated campus like setting in a natural wooded area
- Direct access to Powhite Parkway and Midlothian Turnpike
- Convenient to all locations in the Metro Richmond Area
- Abundance of retail and restaurant opportunities in close proximity
- Well educated and abundant work force within minutes of facility

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## FOR LEASE/SALE | Patriot Tower at Gateway | 101 Gateway Centre | Richmond, VA 23235

- **LOCATION:**

101 Gateway Centre Pkwy., Chesterfield County, VA 23235

- **SITE:**

5.392 acres building and parking deck, 6.16 acre surface parking lot

- **EXTERIOR**

Mirrored glass curtain wall on the entire exterior

- **RBA**

124,100

- **FULL BUILDING AVAILABLE**

- **SERVICES**

All service are provided for general office use including: utilities, heat, air conditioning, janitorial services, general building maintenance and property management

- **ENTRANCE & WINDOWS**

Curtain wall entrance with tinted glass and an aluminum frame. Continuous window openings with tinted glass set in an anodized aluminum frame with an interior dry wall sill. Window frames are thermally insulated. Interior 2-story atrium lobby with call center core support facilities and three exit stairwells

- **ELEVATORS**

Three 3,500 lb. elevators

- **PARKING**

610 parking spaces (a ratio of 5:1 per 1,000 RSF). 206 parking spaces are covered

- **FIRE SPRINKLER**

Fully sprinklered for light hazard density of 0.10/GPM/1,500 SF with a head spacing of 168 SF per head on a 12'X14' grid

- **HVAC SYSTEM**

Multi-zoned two 200 ton air-cooled Trane Chillers with variable speed Trane air handles on each floor. Individual VAV boxes controlling each zone with the latest version of Trane/Summit energy management automation

- **SECURITY SYSTEM**

Access card system is an Entry Guard system with proximity radar

- **GENERATOR**

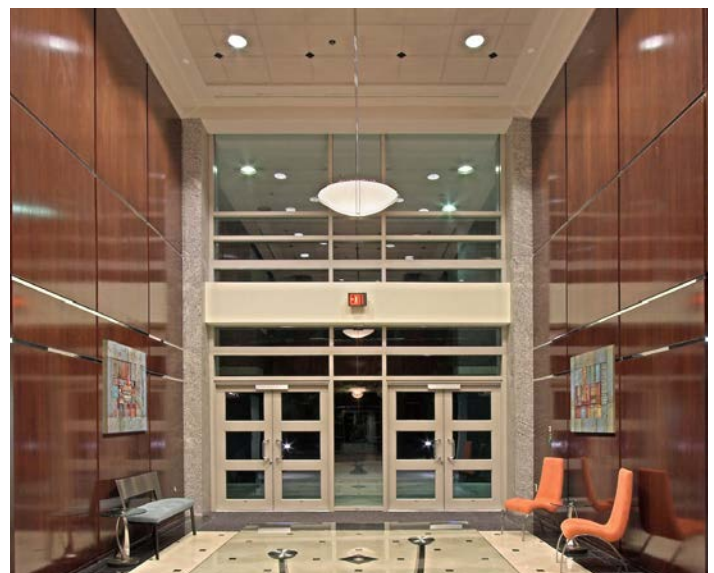
600 KW back up for the entire building and Liebert UPS 200KVA

- **ELECTRICITY**

480/277 service with 2,500 AMPS

- **FURNITURE**

A majority of systems furniture can remain



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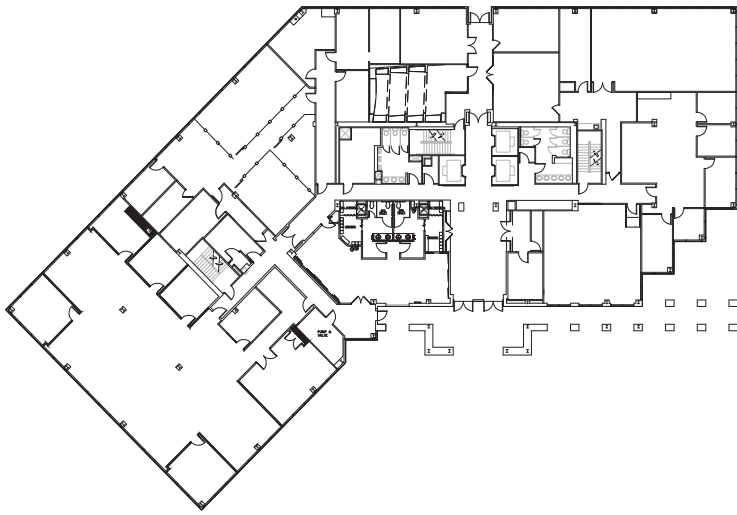
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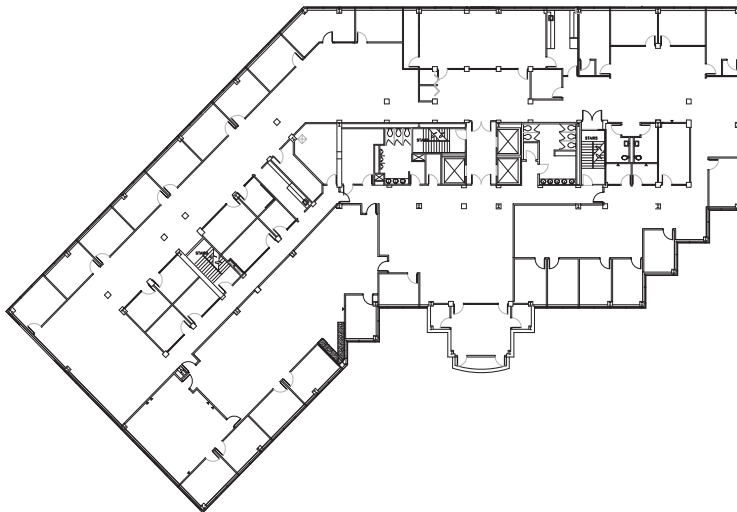


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## SAMPLE FLOOR PLANS FIRST FLOOR



## SIXTH FLOOR



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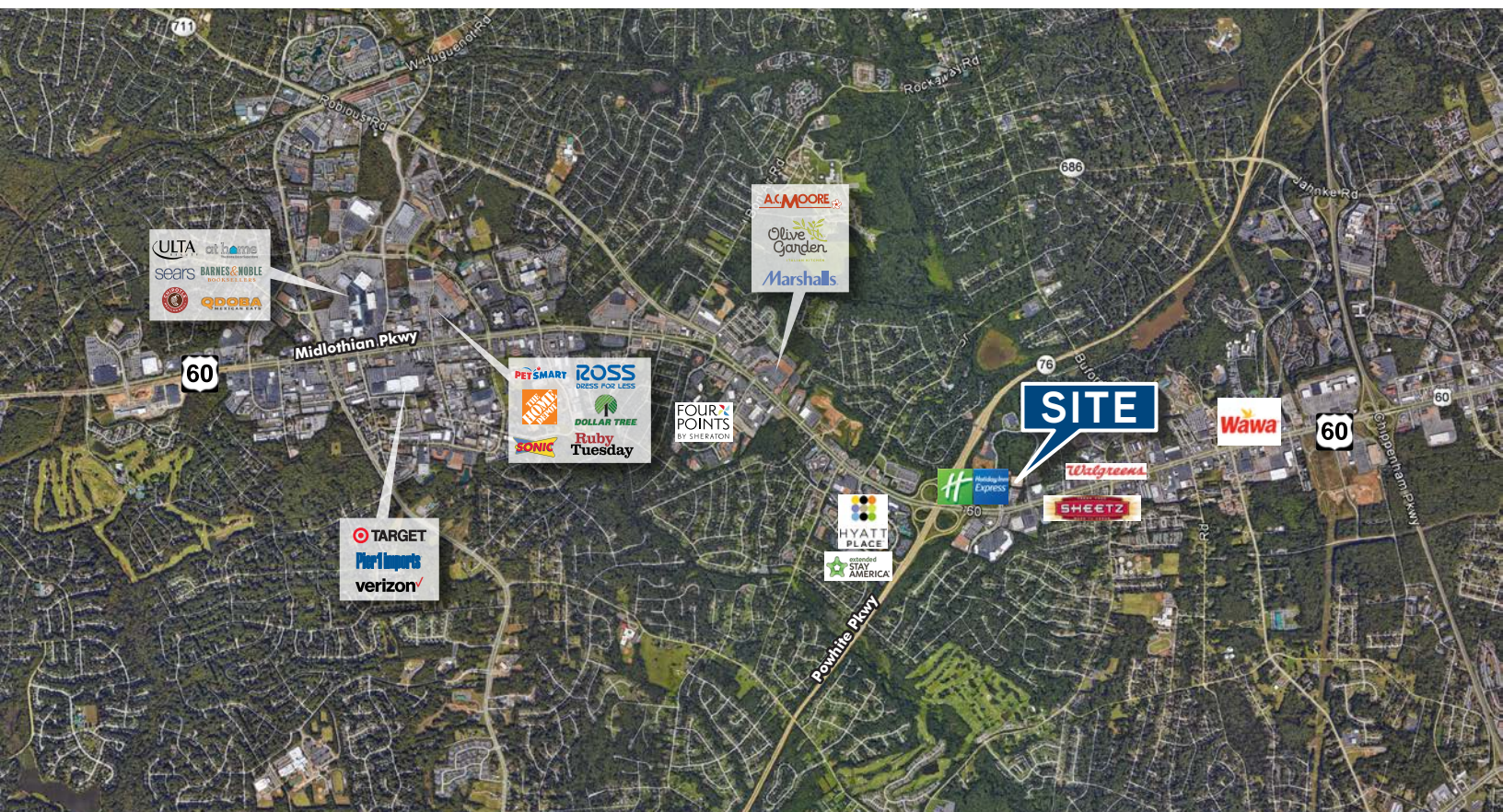
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### AMENITIES

- Convenient to all locations in the Metro Richmond Area
- Well educated and abundant work force within minutes of facility
- Located in Chesterfield County, which has the largest share of population in the region
- Class A lobby finishes including granite, wood and upgraded flooring and wallcovering
- Densely landscaped and irrigated campus like setting in a natural wooded area
- Automated Security/Access system
- Direct access to Powhite Parkway and Midlothian Turnpike
- Abundance of retail and restaurant opportunities in close proximity
- Several hotels, such as Sheraton, Holiday Inn, Fairfield Inn & Suites, and Extended Stay are located within minutes of this facility
- Close proximity to the 760,000 square foot Chesterfield Towne Center and high end retail located at Stony Point Fashion Park with more than 1 million square feet
- The distance to the Richmond International Airport is 18.5 miles
- Richmond ranked 3rd among "Top 10 Mid-sized American Cities Of The Future 2016/2016 For Economic Potential" by fDi Magazine
- Named one of 20 best places in America to start a business by CNBC.com
- Nearly 600 firms with annual revenues of over \$600 million are headquartered in Virginia
- Greater Richmond is strategically located at the mid-point of the East Coast





## 2018 Estimated Demographics



### Current Population

3 Miles	5 Miles	10 Miles
64,783	171,661	621,242



### Average Household Income

3 Miles	5 Miles	10 Miles
\$74,717	\$82,571	\$82,691



### Daytime Population

3 Miles	5 Miles	10 Miles
71,668	162,525	686,052

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