

An aerial photograph of a city, likely Richmond, Virginia, is shown in a dark teal color. A large, white, double-lined circle is centered on the image. Inside the circle, the text "JAMES MONROE BUILDING" is written in white, bold, uppercase letters. Below the circle, the text "RICHMOND, VIRGINIA" is written in white, uppercase letters, following the curve of the bottom edge of the circle.

JAMES
MONROE
BUILDING

RICHMOND, VIRGINIA



**JAMES
MONROE
BUILDING**

195

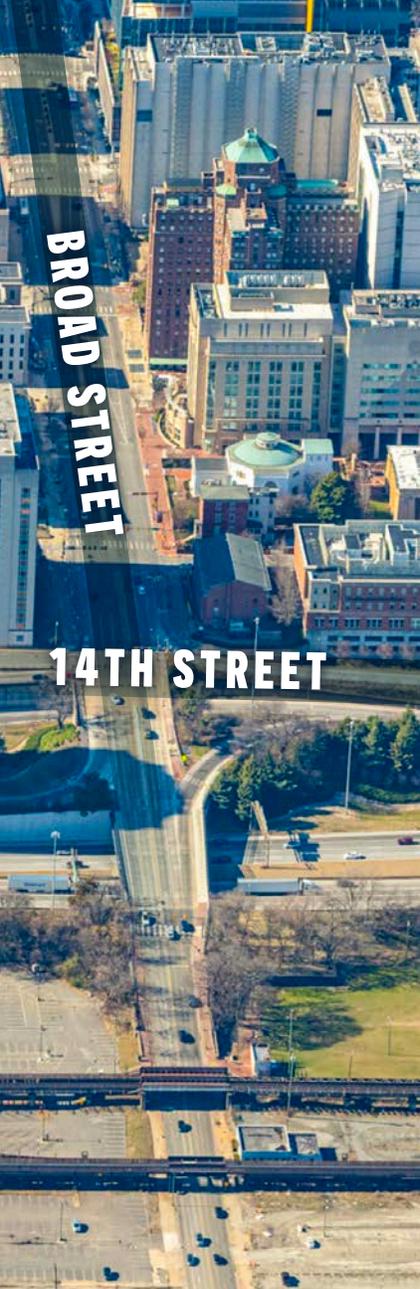
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**RICHMOND
MAIN STREET
STATION**
AMTRAK

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 470,895 SF office building on 3.05 acres with 600 structured parking spaces located at 101 North 14th Street in Richmond, Virginia. The B-4 zoning offers a range of business plan options and allows for a maximum density of up to 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 with a multitude of potential end uses.

The Property is located between the James River and the Greater Richmond Convention Center in the heart of Richmond's Business District - central Virginia's hub for business, culture, and history. The Site sits in a highly amenitized micro-location, with over 2.4M square feet of retail and 13,000 multifamily units within a one-mile radius, creating a desirable setting for tenants, tourists, and residents. Richmond's downtown is among the fastest growing in Virginia with strong fundamentals; it has seen 45% population growth since 2020, nearly four times the entire city's growth rate over that period. Richmond's downtown is undergoing an immense transformation, with 75 development projects totaling \$3.6B completed or underway between 2019 and 2022.

The James Monroe Building presents a unique opportunity to acquire a building primed for repositioning in an attractive location positioned to create a vibrant destination that will become one of the pillars of Richmond's Central Business District.



PREMIER RICHMOND CBD REPOSITIONING OPPORTUNITY

470,895 SF Office Building on a 3.05-Acre Site with 600 Structured Parking Spaces (1.3 / 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)



RENOWNED 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

45% Increase in Downtown Residents between 2010 and 2020, Nearly Four Times the Population Growth Rate of the Entire City over that Period



TRANSFORMING DOWNTOWN SUBMARKET

From 2019-2022 More than 75 Development Projects Totaling \$3.6 B have been Completed or are Underway in the Downtown Master Plan Area of the City



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

**EXISTING
SQUARE FOOTAGE**

470,895 SF

ZONING

B-4
(Central Business District)

SITE

3.05-Acres
(132,846 SF)

PARKING

600 Structured Spaces
(1.3 / 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

- GOVERNMENT
- HOTELS
- EDUCATION
- TRANSPORTATION



HOSPITAL COMPLEX

9TH STREET

JOHN MARSHALL COURT

LIBRARY OF VIRGINIA

OLD CITY HALL

GREATER RICHMOND CONVENTION CENTER
WHERE VIRGINIA MEETS THE WORLD

RICHMOND MARRIOTT DOWNTOWN

Hilton RICHMOND DOWNTOWN

SUPREME COURT OF VIRGINIA

GENERAL ASSEMBLY BUILDING

UNITED STATES DISTRICT COURT EASTERN DISTRICT OF VIRGINIA

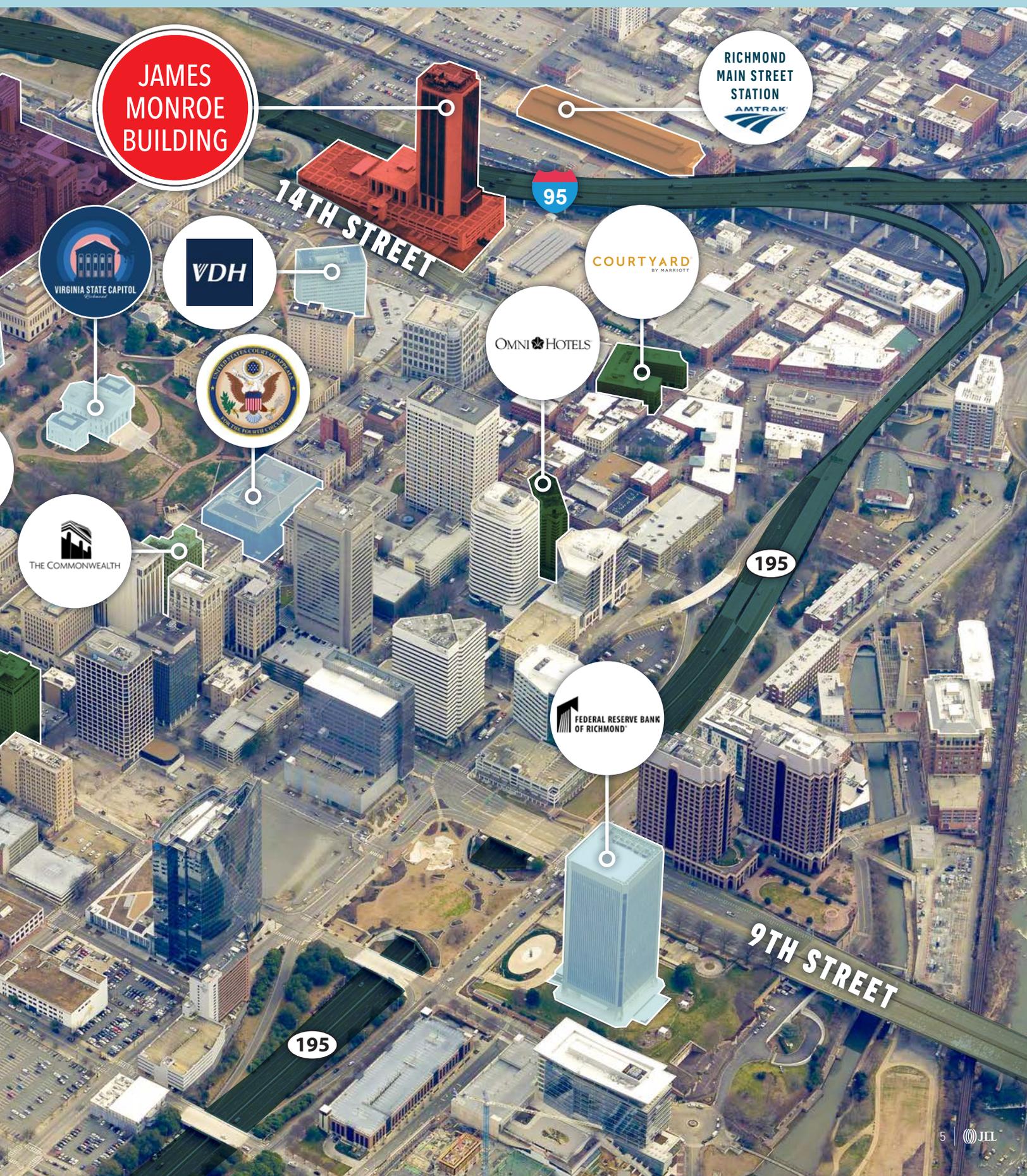
Hampton Inn & Suites by HILTON

BROAD STREET

VIRGINIA WORKERS COMPENSATION COMMISSION

moxy HOTELS

MAIN STREET



JAMES MONROE BUILDING

RICHMOND MAIN STREET STATION
AMTRAK

14TH STREET

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VIRGINIA STATE CAPITOL

VDH

COURTYARD
BY MARRIOTT

UNITED STATES COURT OF APPEALS

OMNI HOTELS

THE COMMONWEALTH

195

FEDERAL RESERVE BANK OF RICHMOND

9TH STREET

195

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. Between 2019 and 2022, 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

RICHMOND PUBLIC SCHOOLS RANKED #27 OUT OF 131 BEST PLACES TO TEACH IN VIRGINIA

OPEN HIGH SCHOOL

A+

RICHMOND COMMUNITY HIGH SCHOOL

A+

GEORGE MASON ELEMENTARY SCHOOL

B

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 DEMOGRAPHICS SNAPSHOT



\$90,543

AVERAGE HOUSEHOLD INCOME



\$328,100

AVERAGE HOME VALUE



44.1%

POPULATION WITH BACHELOR'S DEGREE+



2.7%

UNEMPLOYMENT RATE



84.03%

WHITE COLLAR WORKFORCE

Source: ESRI

RICHMOND IS HOME TO ELEVEN FORBES 1000 COMPANIES



Altria



ARKO
A Family of Community Brands



ASGN
Incorporated



Dominion
Energy



Genworth



MARKEL



NewMarket



Owens
& Minor



PFG
Performance
Food Group



Universal

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