

An aerial photograph of a city skyline, likely Richmond, Virginia, is shown in a dark teal color. Overlaid on the center of the image is a white circular graphic consisting of two concentric circles. Inside this circle, the text "JAMES MONROE BUILDING" is written in a bold, white, sans-serif font, stacked in three lines.

JAMES MONROE BUILDING

RICHMOND, VIRGINIA



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)

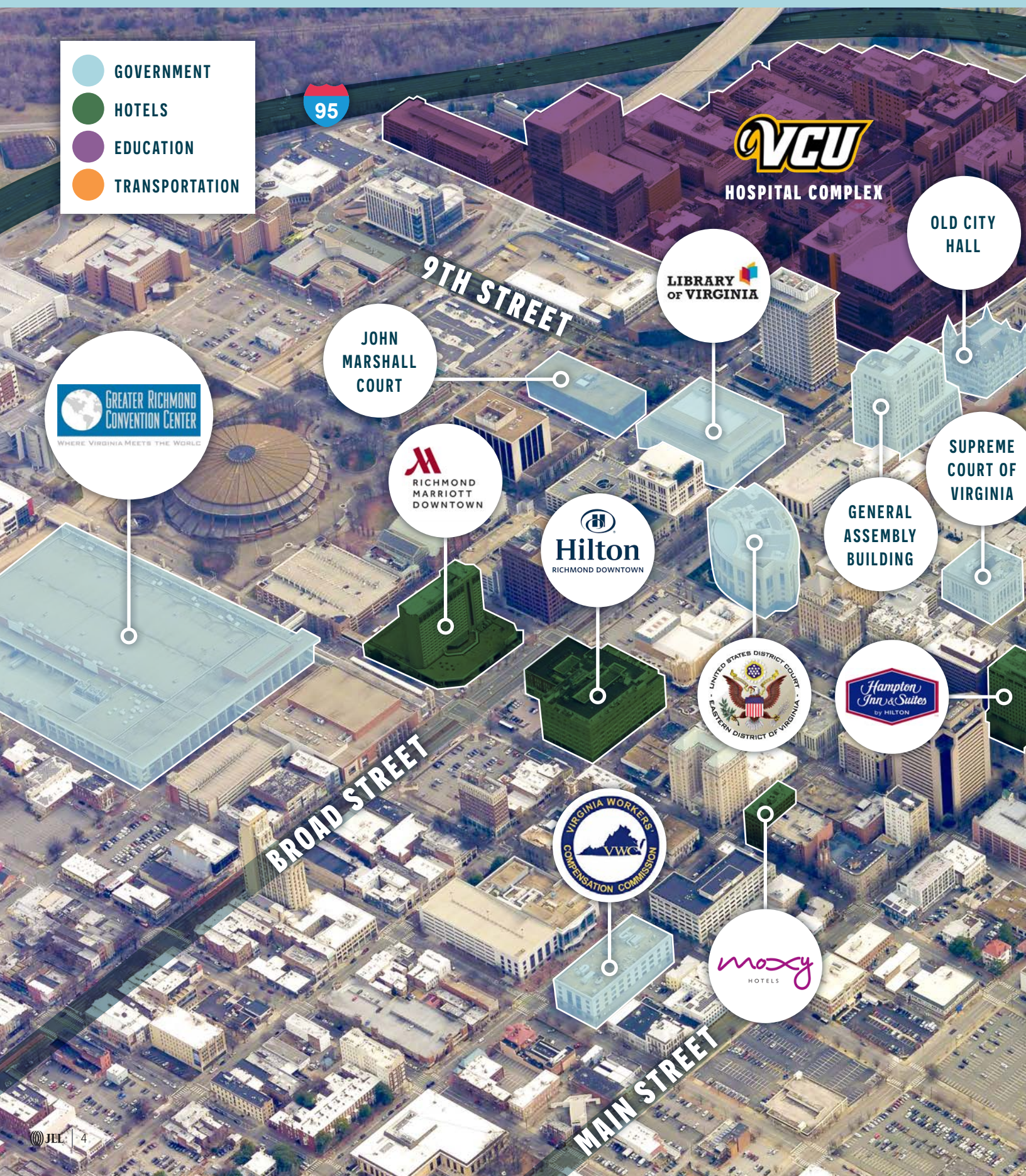
B-4 ZONING DESCRIPTION

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

95

VCU

HOSPITAL COMPLEX

LIBRARY
OF VIRGINIA

OLD CITY
HALL

SUPREME
COURT OF
VIRGINIA

GENERAL
ASSEMBLY
BUILDING

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF VIRGINIA

Hampton
Inn & Suites
by HILTON

VIRGINIA WORKERS'
COMPENSATION COMMISSION

moxy
HOTELS

Greater Richmond
Convention Center
WHERE VIRGINIA MEETS THE WORLD

JOHN
MARSHALL
COURT

RICHMOND
MARRIOTT
DOWNTOWN

Hilton
RICHMOND DOWNTOWN

BROAD STREET

MAIN STREET

9TH STREET



JAMES
MONROE
BUILDING

RICHMOND
MAIN STREET
STATION
AMTRAK

VIRGINIA STATE CAPITOL

VDH

VIRGINIA STATE COURT OF APPEALS

THE COMMONWEALTH

95

COURTYARD
BY MARRIOTT

OMNI HOTELS

FEDERAL RESERVE BANK
OF RICHMOND

195

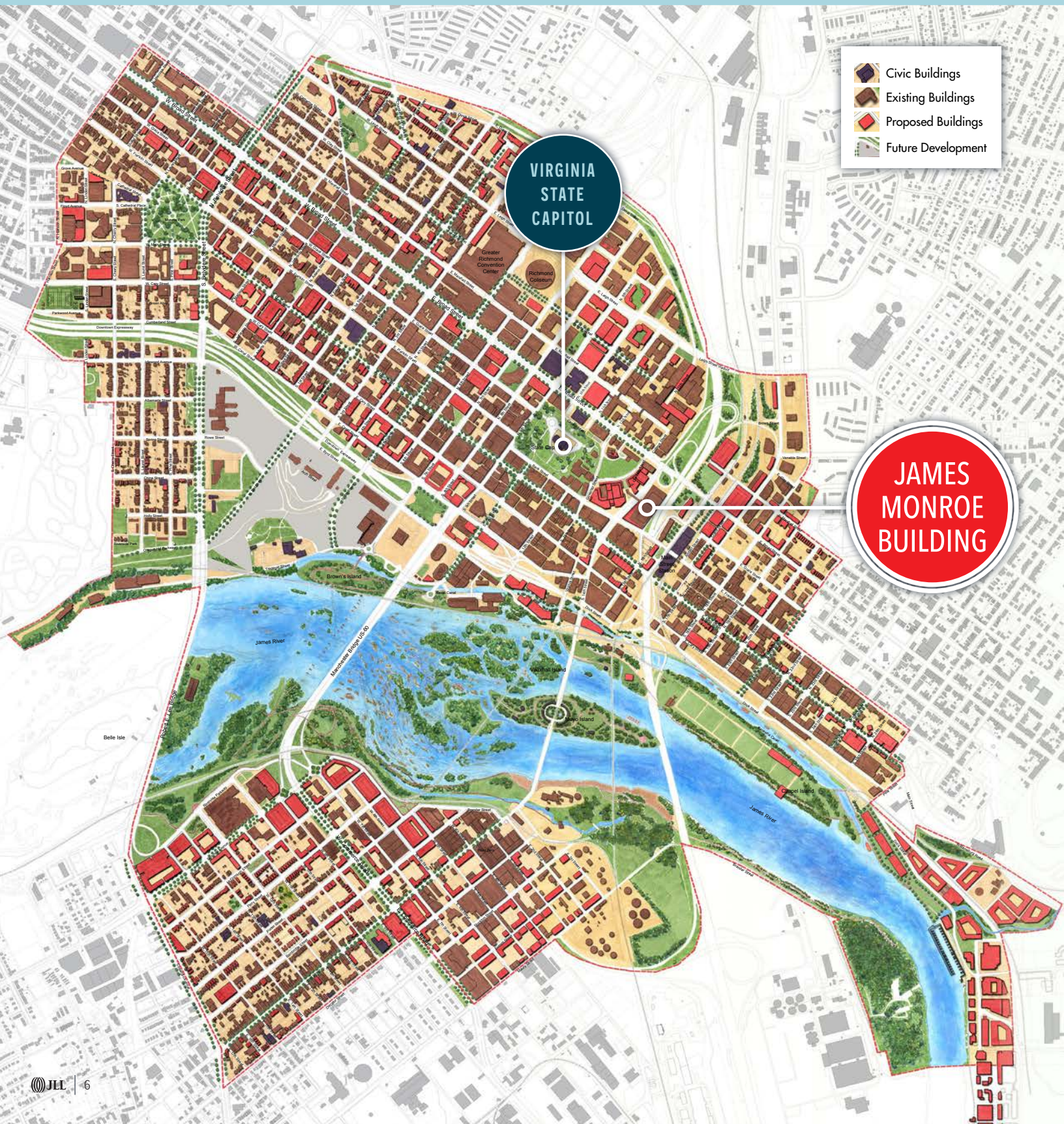
14TH STREET

9TH STREET

195

THE JAMES MONROE BUILDING SITS 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

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 IS HOME TO EIGHT FORTUNE 1000 COMPANIES



Altria

ARKO
A Family of Community Brands

BRINKS

CARmax



**Dominion
Energy**

NewMarket

PFG Performance Food Group


Universal

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

RICHMOND DEMOGRAPHICS SNAPSHOT



\$84,332

AVERAGE HOUSEHOLD INCOME



\$357,600

AVERAGE HOME VALUE



41.9%

POPULATION WITH
BACHELOR'S DEGREE+



3.7%

UNEMPLOYMENT RATE



84.03%

WHITE COLLAR WORKFORCE

Source: US Census, Federal Bureau of Labor Statistics

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