



 **JLL** SEE A BRIGHTER WAY

For Sale

700 N 5th Street, Richmond, VA
134,106 RSF Available

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Bio+ Tech Two

VA Bio+ Tech Park

This 134,106-square-foot Class A/B office and laboratory facility offers a rare opportunity to acquire a state-of-the-art R&D property in the Virginia Biotechnology Research Park with excellent access and modern, energy-efficient systems. Built in 1998 and meticulously maintained, the property features specialized laboratory and office space ideal for life sciences and research organizations.



Property Overview

- Location: 700 North Fifth Street, Richmond, Virginia 23219
- Property Type: Class A/B Office/Laboratory Facility (R&D)
- Total Building Area: 134,106 square feet
- Site Size: 2.353 acres
- Year Built: 1998
- Condition: Good to excellent

Building Specifications

- Construction: Class A structural steel with masonry/brick and glass exterior
- Configuration: 60% laboratory space, 40% general office space
- Layout: Three-story west wing with basement; two-story east wing
- HVAC: Five Trane boilers, three chillers, upgraded mechanical systems (2012)
- Electrical: 4,000-amp, 480 Volt system with energy-efficient design
- Elevators: Two passenger elevators and one freight elevator
- Parking: 95 secured on-site spaces

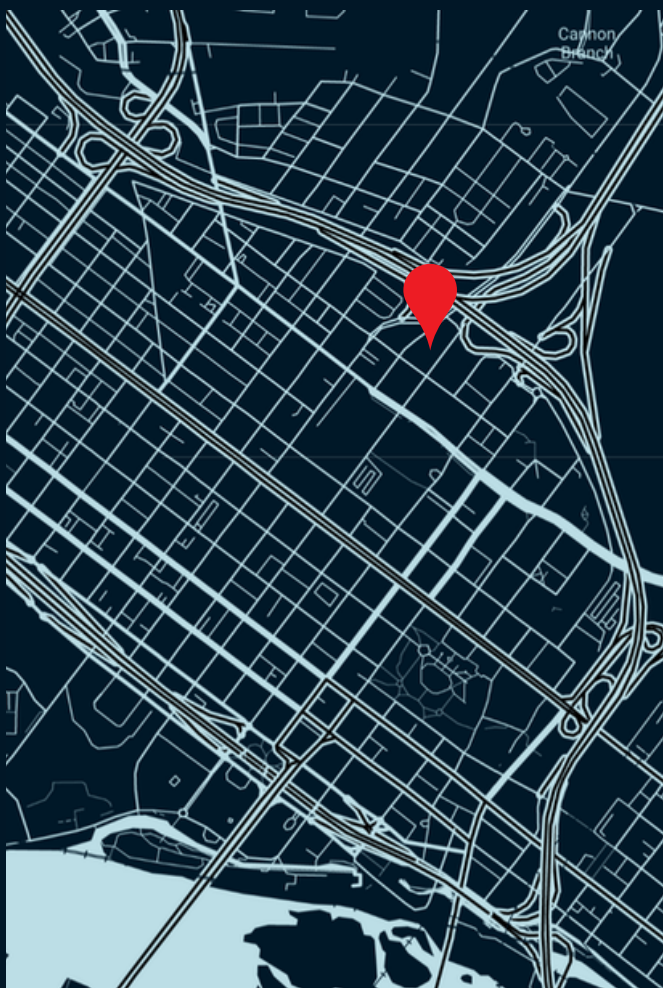
Premier Life Sciences Facility in Virginia's Biotech Hub

Prime location in Downtown Richmond
Located in Virginia Biotechnology Research Park offers direct adjacency to VCU Medical Center campus and regional access via I-95/I-64.



Property Overview & Demographics

Bio+ Tech Two provides new ownership the opportunity to capture long-term value at the center of a growing research and healthcare corridor immediately adjacent to VCU Medical Center and the broader VA Bio+ Tech Park Community



70+

Life Sciences Companies & Institutions
Calling the Park Home. Positioned at the
Doorstep of VCU Medical Center, in the Heart
of Downtown Richmond

Location Highlights

- RP (Research Park) Zoning Supports Lab, Medical, and Office Uses
- Adjacent to VCU Medical Center and VCU's Downtown Campus
- Located within a 34-Acre, Nine-Building Life Sciences Campus
- Walking Distance to Downtown Richmond, and the State Capitol
- Access to Interstate 95/64

Location	700 N 5 th St, Richmond VA
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Size	134,106 SF
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Zoning	RP, Research Park
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Site	2.353 Acres
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Parking	95 On-Site Parking Spaces
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237,260 **+18.1%**

Richmond City
Population

Population Growth
Since 2000

\$64,587 **+27.7%**

Median Household
Income, Richmond City

Daytime Population
Increase from
Commuters





Loading Dock Exterior

Outside View of the Loading Dock



Loading Dock Interior

Inside View of the Loading Dock



Open Office

Existing Cubicle Layout



Parking Lot

95 On-Site Parking Spaces



Private Office

Finished Executive Space with Built-In Millwork



Laboratory Space

Existing Wet Lab Infrastructure



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