



RIVERSIDE

— ON THE JAMES —



A TROPHY OFFICE ASSET

Riverside on the James is one of Richmond's most coveted office locations due to its high-quality construction, appealing on-site amenities, convenient accessibility, and the market's most dynamic waterfront location. Riverside on the James provides a live-work-play atmosphere along the Canal Walk and instant access to the broader downtown area.

Constructed in 2005, the 263,752 SF building features a modern brick and glass facades, timeless interior design with superb window lines, and striking lobby areas provide for a first-class business address. Upscale dining, on-site parking structure, fitness facility, and luxury condominiums are located on-site within the project.



PROJECT OVERVIEW

LOCATION

Well-situated in Richmond's Central Business District with easy access to residences, restaurants, hotels, and retail.

PARKING

642 parking spaces located on-site at the building's six-level garage offering a 2.42 / 1,000 SF parking ratio to office tenants.

ACCESSIBILITY

The convenient location of Riverside on the James provides direct highway access to I-195, I-95, and I-64, providing accessibility to the entire Richmond region.

AMENITIES

In addition to walkable amenities the Riverside on the James features a fitness center, restaurant, Trolley Market grab and go. On-site security and dedicated building management and engineering team.

SYSTEMS

Modern building systems include high speed elevators, Trane energy management system, and more.





PROPERTY DETAIL

Address: 1001 Haxall Point | Richmond, VA 23219

Size: 263,752 SF

Available Space: 1,233 - 3,624 SF

Stories: 14-story building with 8 floors of office space above a six-story parking deck

Parking: 2.42 per 1,000 SF

Year Built: 2005

Building Type: Reinforced-concrete slab on grade. Concrete and steel-frame construction. Steel and concrete decking between floors. The exterior of the building is brick, architectural metal, and glass.'

Column Spacing: Exterior bays are 30'-0" and the core is 46'-0" in the north/south direction

Ceiling Height: 10' finished ceiling on office floors.

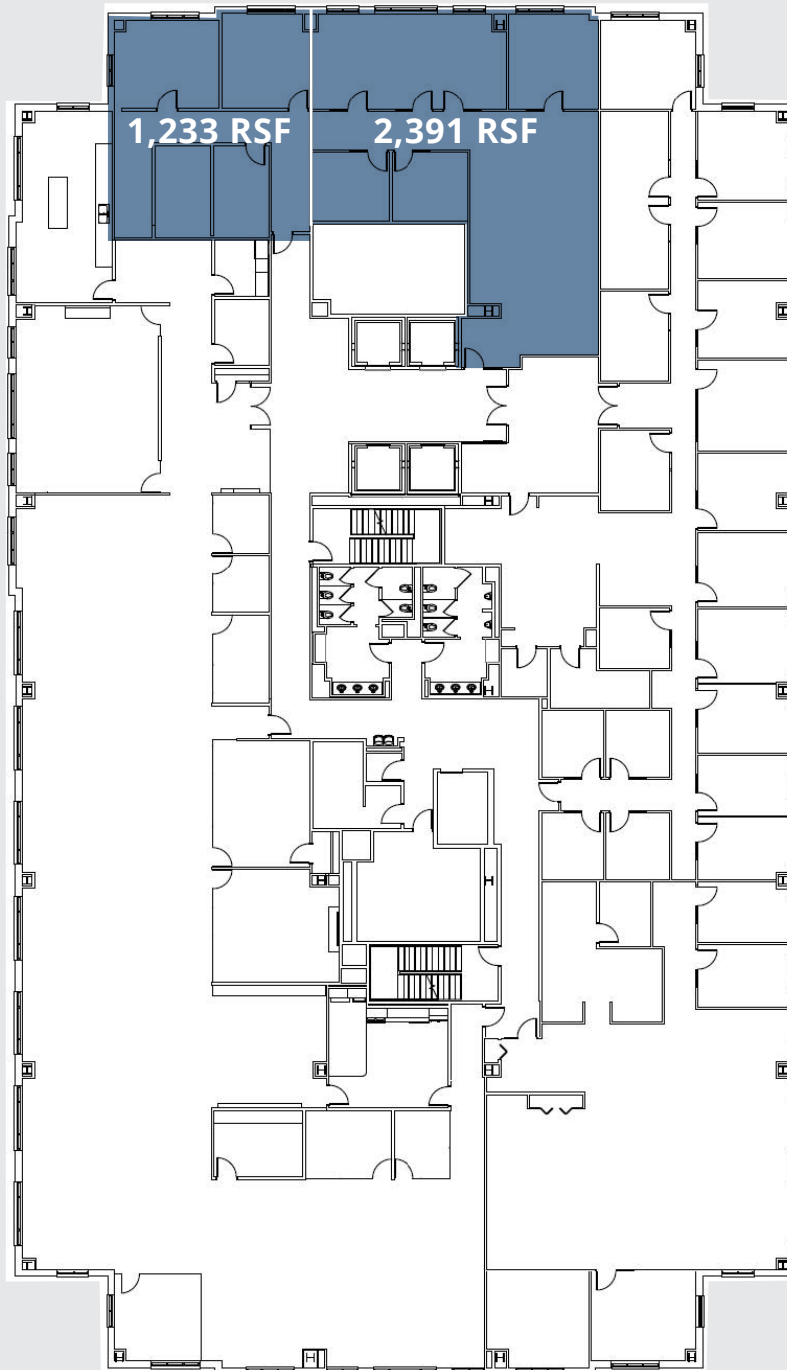
HVAC: Cooling tower: Baltimore Air Coil two cell model located on the roof. Water from the cooling tower is pumped to water source DX units located in the mechanical rooms found on each floor.

Exhaust: There are two exhaust fans located on the roof, as well as a makeup air unit also located on the roof that serves to stabilize air currents in the building. The make-up air fan also provides outside air to each of the mechanical rooms throughout the building.

Elevators: Four 3,500 lbs. high-speed (450 feet/minute) traction elevators servicing the office building. Two 3,500 lbs. traction elevators servicing the parking garage. One 4,500 lbs. high-speed 50 feet/minute traction service elevator.

Generator: A Caterpillar 800 KW diesel generator provides emergency power for life and safety and elevators systems.

AVAILABLE



7TH FLOOR

UP TO 3,624 RSF

Last opportunity to lease space at Riverside on the James. Two suites remaining offering 1,233 RSF and 2,391 RSF with the possibility to combine for a full opportunity of 3,624 RSF. Current build out features high-quality finishes and private offices.

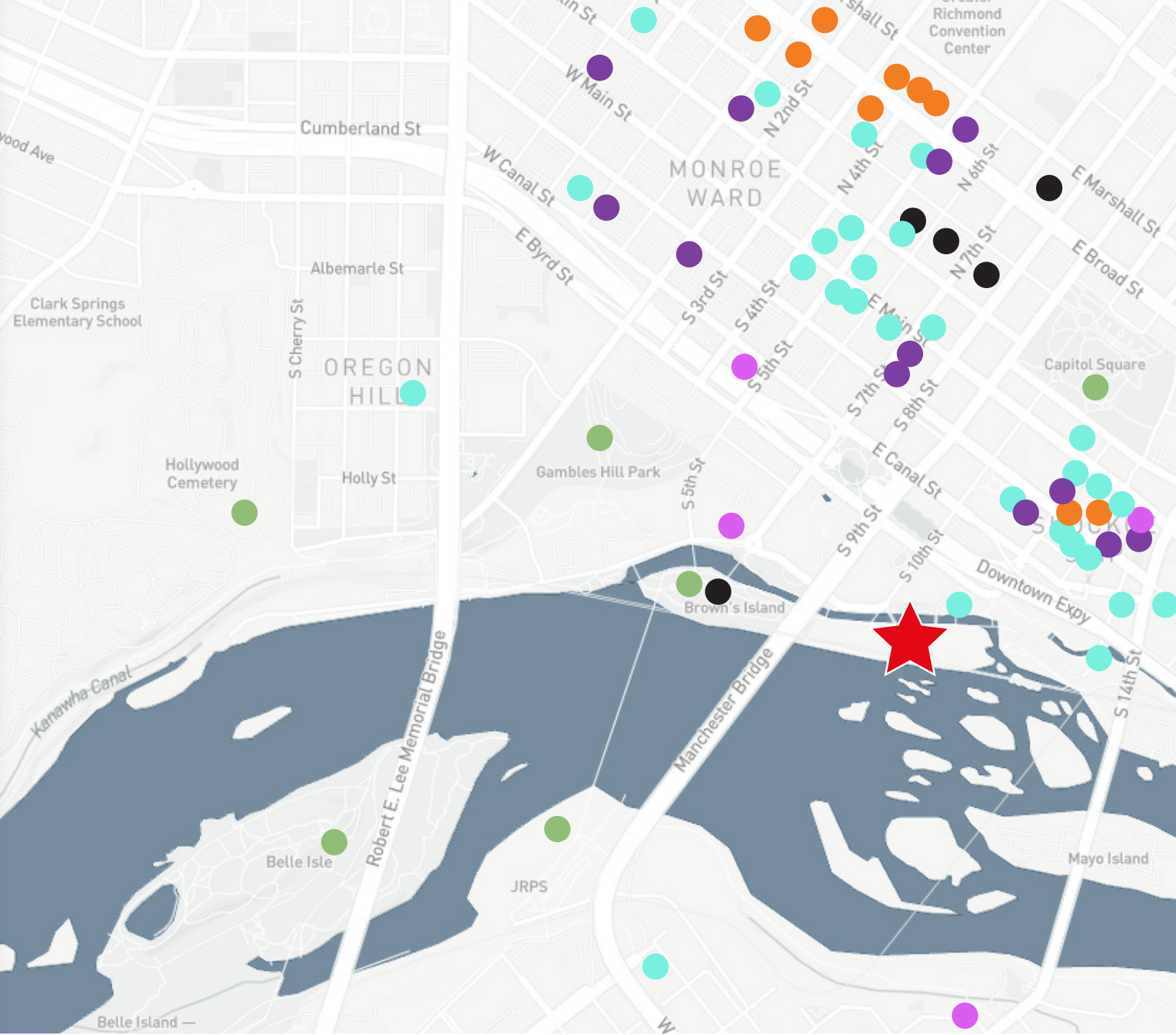


DYNAMIC CBD LOCATION

Riverside on the James's ideal location provides access to a highly skilled labor force that consists of 80,000+ employees across a wide variety of industries. This location is a primary economic hub due to the abundance of prosperous industries in the area. Riverside on the James also has access to unmatched amenities that consist of modern residences, 100+ restaurants, eight hotels, 630,000 SF of retail space, and a concert venue. It's access to I-95, I-195, and I-64 allows this location to avoid downtown traffic which combined with Richmond's low average commute makes for an easy journey.

AN UNMATCHED AMENITY BASE

Located in Richmond's River District, Riverside on the James offers scenic views of the James River while also providing a plentiful amenities, sleek residences, and a dynamic entertainment and arts scene. The River District is a vibrant neighborhood that blends historical roots with a young urban culture.



AREA AMENITIES



Retail



Restaurant



Fitness



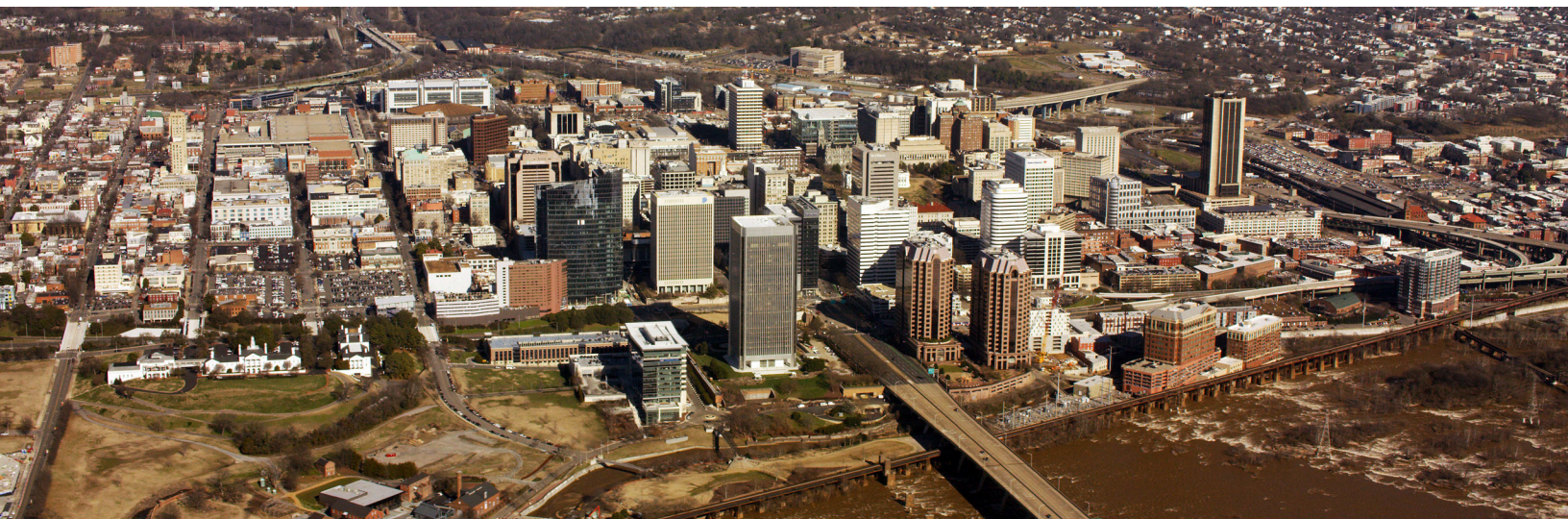
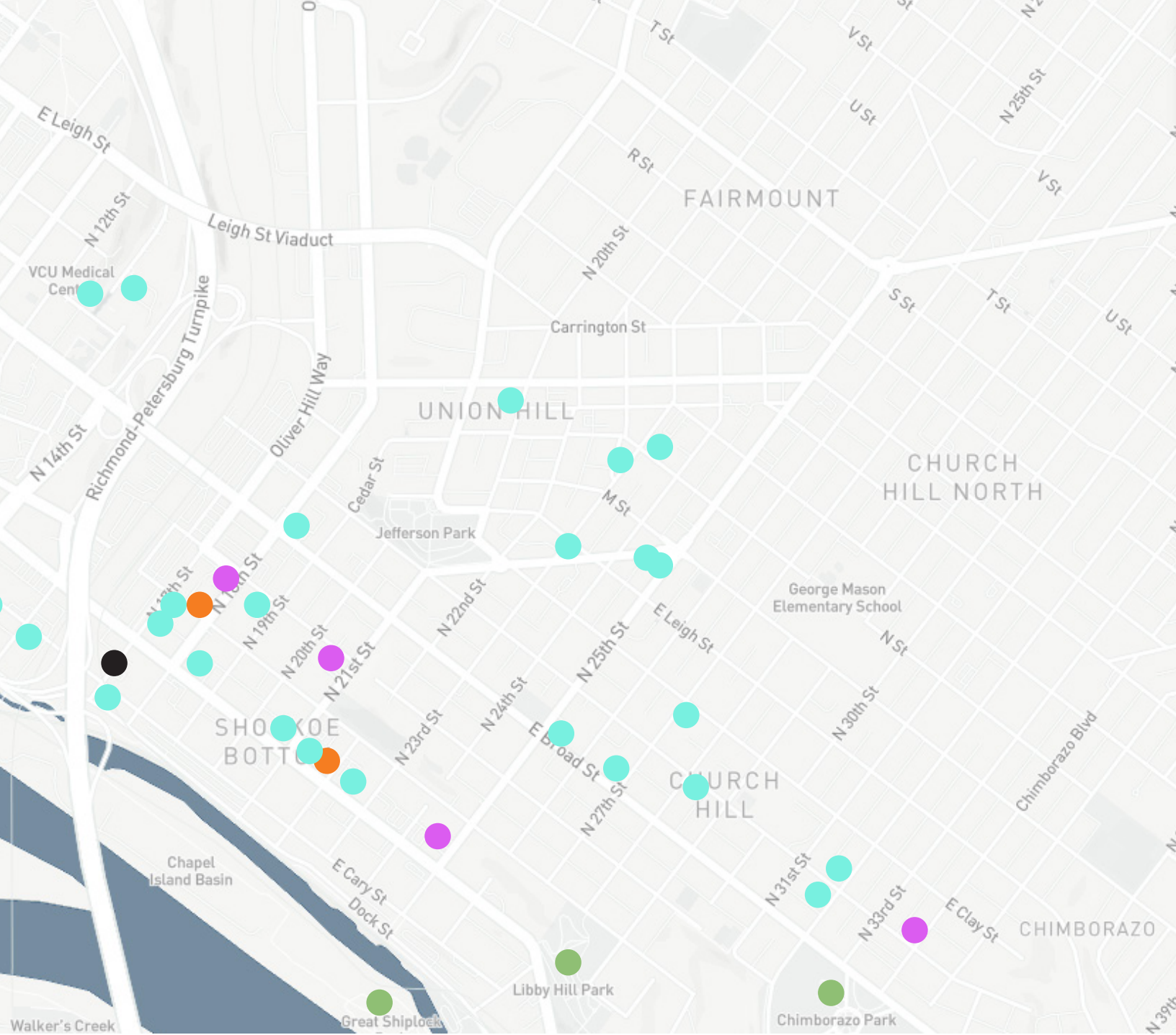
Hotel



Greenspace



Entertainment





RIVERSIDE
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1001 HAXALL POINT







RIVERSIDE

ON THE JAMES

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