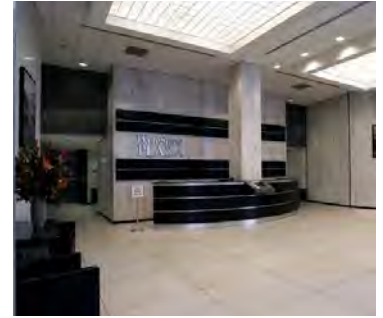


FOR LEASE

801 East Main Street
Richmond, VA 23219



PROPERTY HIGHLIGHTS

- A variety of office suite sizes available immediately (plus 4,000 SF of Retail)
- Great location for law firms, medical office, ad agencies, engineers, architects, government contractors and other office users
- Located in the heart of the Financial District of Downtown Richmond, Virginia
- On Site Parking Available
- Common Area Conference and Fitness Centers
- On-Site Management with 24-hour Security
- Walking Distance to the State Capital and Government Offices



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PROPERTY SUMMARY



Located in the heart of the Richmond CBD at the south-east corner of 8th and Main Streets, the Wytestone Plaza office building is situated just one block from the Virginia State Capitol and within a short walk of the Greater Richmond Convention Center, the Richmond Coliseum, Virginia Commonwealth University, and VCU Health Systems. The building has been continuously held and operated by current ownership for approximately two decades.

Joined by an internal curved staircase, the top three floors of Wytestone Plaza are currently available, representing one of the single largest contiguous blocks of available office space in downtown Richmond; each of these Floors 16, 17 and 18 contain approximately 15,900 square feet, for a total of 47,717 square feet, and offer excellent views of a whitewater stretch of the James River and downtown Richmond. Suites of approximately 2,000-5,000 sf are available on the 3rd floor. Larger suites up to 12,585 sf can be provided or demised on the 5th or 10th floors. Second-generation "plug & play" office suites are available to accommodate accelerated occupancy needs. Street-level retail suites of 2,000-4,266 sf can be provided or demised on the first floor, including a former bank-branch location at the corner of East Main and 8th Streets.

Building amenities within Wytestone Plaza include a spacious lobby on Main Street with 24-hour on-site security, adjacent and under-building parking, an exercise facility complete with locker rooms and showers, and a building conference facility.

BUILDING SUMMARY/FEATURES

Address 801 East Main Street, Richmond, VA

Built 1964

Renovated 2000-2009
*Parking Garage currently under renovation

Size 253,547 RSF office building

Floors 18 above-grade, 3 parking levels below-grade

Parking 1.4 / 1,000 RSF (256 above-grade, 99 below grade)

Available suites ranging from 1,200 - 47,714 s.f.

Ample, convenient on-site parking

Renovated lobby elevators and mechanical systems

On-site 24/7 security

Building conference facility

Building exercise facility

Plug and Play suites

Tremendous views of Richmond CBD and James River



FLOOR LAYOUT



Large Efficient
15,905 SF Flexible
Floor Plate

		Floor 18	AVAILABLE
		Floor 17	AVAILABLE
		Floor 16	AVAILABLE
		Floor 15	Commonwealth of Virginia
		Floor 14	Commonwealth of Virginia
		Floor 12	Commonwealth of Virginia
		Floor 11	Commonwealth of Virginia
		Floor 10	10,686 SF AVAILABLE *Can be demised
		Floor 9	Commonwealth of Virginia
		Floor 8	Commonwealth of Virginia
		Floor 7	Commonwealth of Virginia
		Floor 6	Commonwealth of Virginia
		Floor 5	12,585 SF AVAILABLE *Can be demised
		Floor 4	AVAILABLE
		Floor 3	Commonwealth of Virginia / 5,000 SF AVAILABLE
		Floor 2	W.J. Vakos Companies, Shared Conference Room, Gym
		Floor 1	4,000 SF & 4,266 SF (Retail) Available
		C1	Parking
		C2	Parking
		C3	Parking

SURROUNDINGS

Downtown Richmond is served by a full complement of residential condominiums and apartments, restaurants, bars and hotels to suit any taste and budget. Located within convenient walking distance, the historic Shockhoe Slip and Shockhoe Bottom areas are renowned for entertainment and nightlife. The CBD is home to Richmond's Canal Walk, a scenic and historic walkway that winds along the banks of the Haxall Canal and James River and Kanawha Canal.

SUPERIOR ASSET QUALITY

During the past decade ownership of Wytestone Plaza has pursued an aggressive building improvement program which has included capital improvements exceeding \$20 million. These improvements include an upgraded lobby, new exterior windows, a new "smart" HVAC system, new interior and bathroom finishes, modernized elevators, and efficiency enhancements involving both plumbing and electrical systems. The end result of this renovation program is an attractive and highly-efficient building with consistently low operating expenses relative to other buildings in its class located within the CBD.

PHOTOS

