

**MEDICAL OFFICE
BUILDINGS
FOR LEASE**



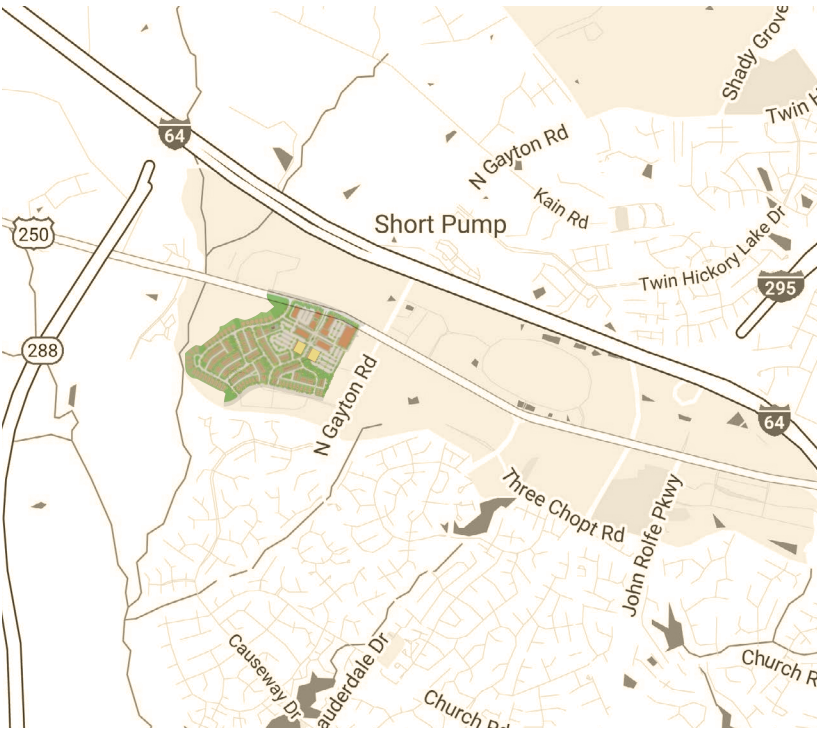
PUTTING THE
URBAN IN
SUBURBAN



GREENGATE

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A 75-acre, pedestrian-centric, RVA-inspired urban district that will include a mix of residential, office space and a curation of the region’s best retailers in a community that feels like downtown Richmond, but with a suburban address. Extensive artwork blended with distinguished architecture and an eclectic mix of upscale shops and restaurants will make GreenGate the signature development in metro Richmond. The GreenGate Medical Office Buildings will be located within the The Row at GreenGate, part of the master planned project that will consist of a 250 unit residential community made up of townhomes and single family units and a commercial office component facing West Broad Street.



GreenGate is located near the corner of West Broad Street and North Gayton Road in Short Pump, VA. It is ¼ mile from the 1.4 million square foot Short Pump Town Center.

NEARLY 200,000 SQUARE FEET OF COMMERCIAL SPACE

96,369 SF of retail space

90,000 SF of medical office space

Signalized intersection



SHORT PUMP SUBMARKET STATS

5.5+ Million SF of retail
7+ Million SF of office product
35,000 day time population

INTERSTATE ACCESSIBILITY

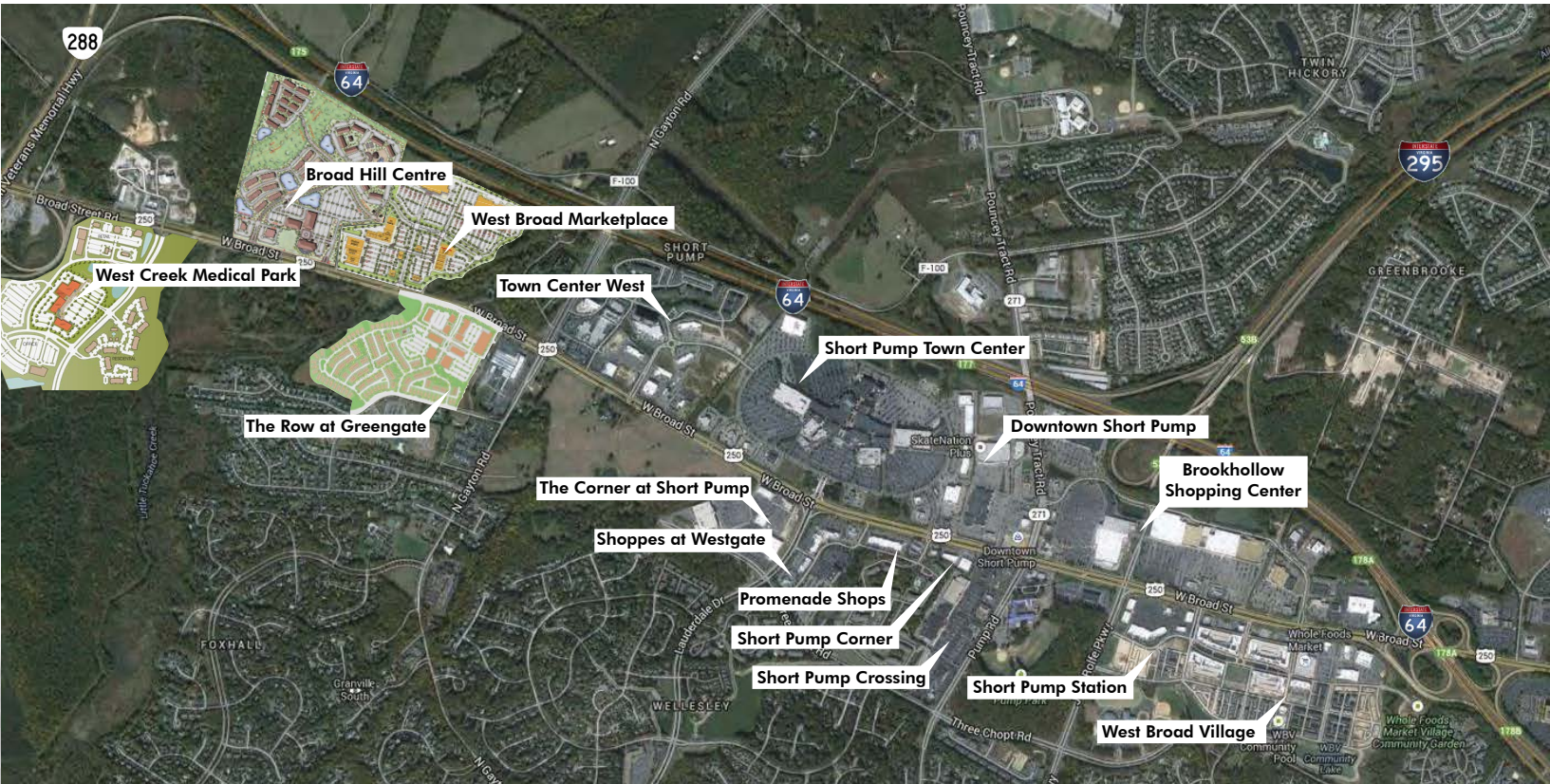
1 mile to Route 288
1.75 miles to Interstate 64
3 miles to Interstate 295

2016 DEMOGRAPHICS

	1mile	3 mile	5 mile
Est. Population	5,297	51,459	111,241
Total Households	1,935	18,948	43,809
Avg. Household Income	\$143,544	\$130,790	\$111,235

TRAFFIC COUNTS

West Broad St.	30,000 VPD	Gayton Rd.	6,900 VPD
I-64	70,000 VPD	Rt 288	50,000 VPD



JOIN GREENGATE TENANTS

TUCKAHOE ORTHOPAEDICS

RIVERRUN DENTAL

EAST COAST ENDODONTICS

Gladwell Orthodontics

VCU Health

partner MD

MEDICAL PROVIDERS NEARBY

VIRGINIA WOMEN'S CENTER

Richmond Gastroenterology Associates

west end FACIAL PLASTIC SURGERY

RICHMOND PLASTIC SURGEONS

MEDARVA™

Virginia Eye Institute BRINGING YOUR WORLD INTO FOCUS

Zuravleff Sismanis

vpfw virginia physicians FOR WOMEN



MOB DETAILS

MOB 1 - SPACE AVAILABLE NOW

1st Floor: Leased by Tuckahoe Orthopaedics

2nd Floor: 2,720 RSF available

3rd Floor: Fully leased

MOB 2: PRE-LEASING

OVERALL MOB INFORMATION

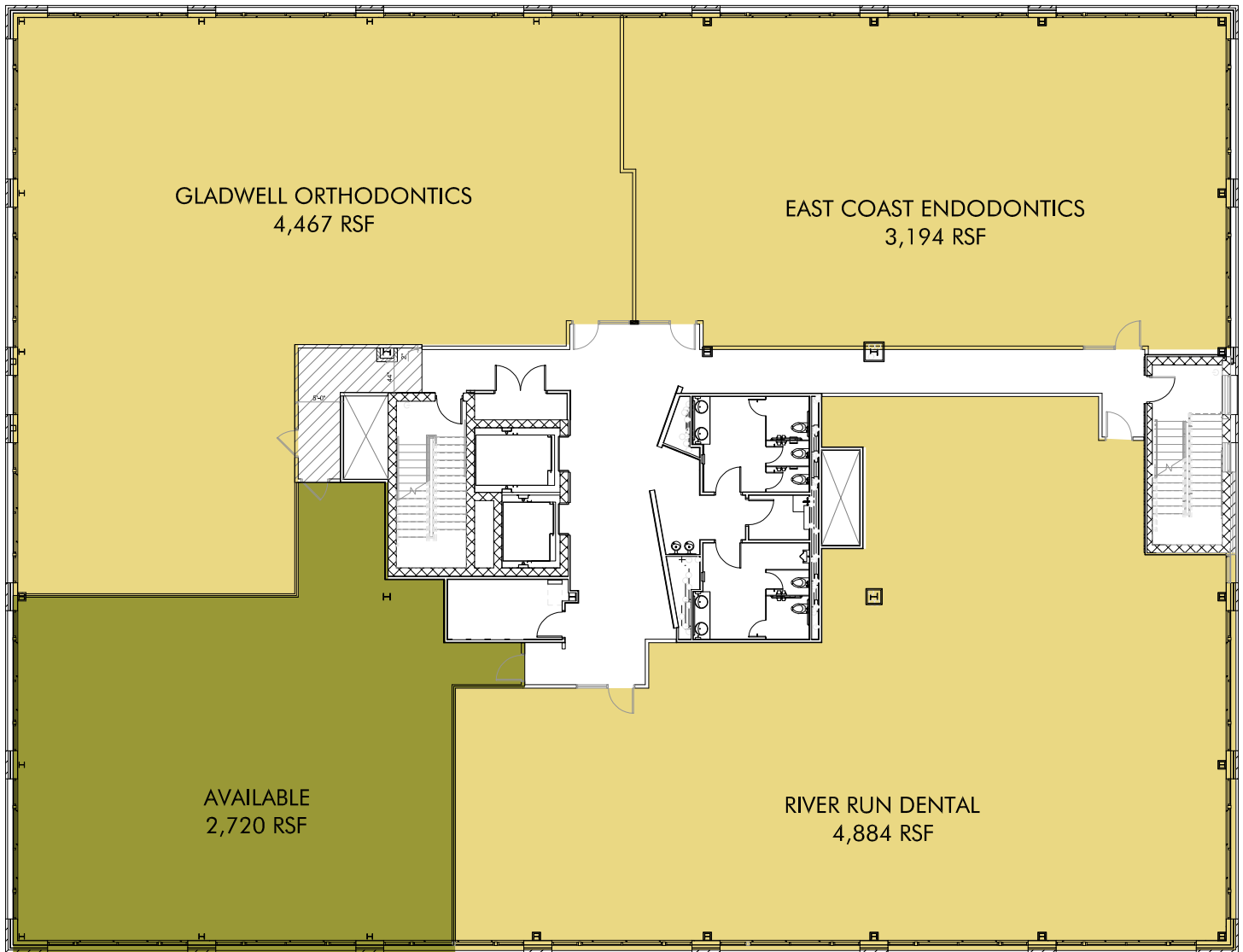
5 spaces/1,000 SF Surface Parking

\$26.00 PSF, NNN



FLOOR PLAN

MOB I - 2ND FLOOR - 2,720 RSF AVAILABLE



GREENGATE FAST FACTS



LOCATION: Near the corner of West Broad Street and North Gayton Road

- » Across the street from Cabela's and Wegman's
- » 0.25 miles from Short Pump Town Center

RETAIL: NOW OPEN

- » 96,369 square feet of retail space

RESIDENTIAL: Delivering Now

A vibrant, pedestrian friendly environment that will bring urban living to the suburbs 250 single family and townhome residences

- » Priced from \$500K to over \$1M

AMENITIES

- » Community clubhouse and outdoor pool
- » 7,000 feet of walking trails
- » Nature preserves, pocket parks, plazas, greens and other public spaces

OFFICE SPACE: MOB I AVAILABLE NOW MOB II PRE-LEASING

- » Approximately 90,000 square feet of office space
- » Two 3-story, 45,000 square foot buildings
- » Approximately 15,000 square feet per floor
- » Environmentally efficient building design
- » Surface parking: 5/1000

FOR MORE INFORMATION PLEASE CONTACT

MALCOLM RANDOLPH, SIOR
Senior Vice President
+1 804 267 7208
malcolm.randolph@colliers.com

MEGAN REVERCOMB
Vice President
+1 804 237 8683
megan.revercomb@colliers.com

