

**MEDICAL OFFICE
BUILDINGS
FOR LEASE**



PUTTING THE
URBAN IN
SUBURBAN



Colliers International | 6641 West Broad St. Suite 101 | 804.320.5500
www.colliers.com/virginia



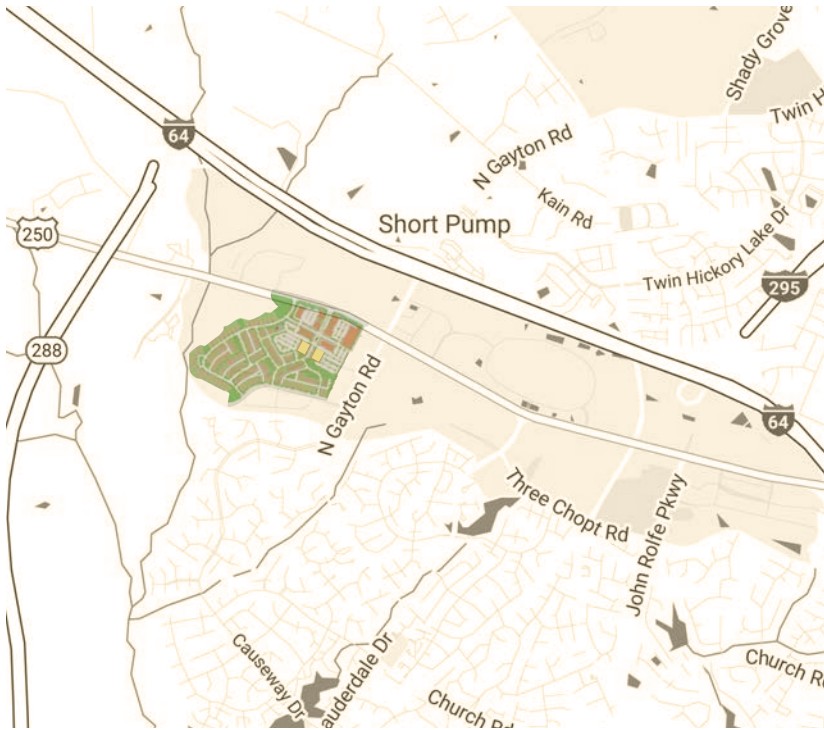
GREENGATE



MARKEL EAGLE
PARTNERS, LLC

GREENGATE

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 230 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.

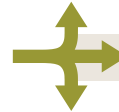
NEARLY 200,000 SQUARE FEET OF COMMERCIAL SPACE



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

2016 DEMOGRAPHICS

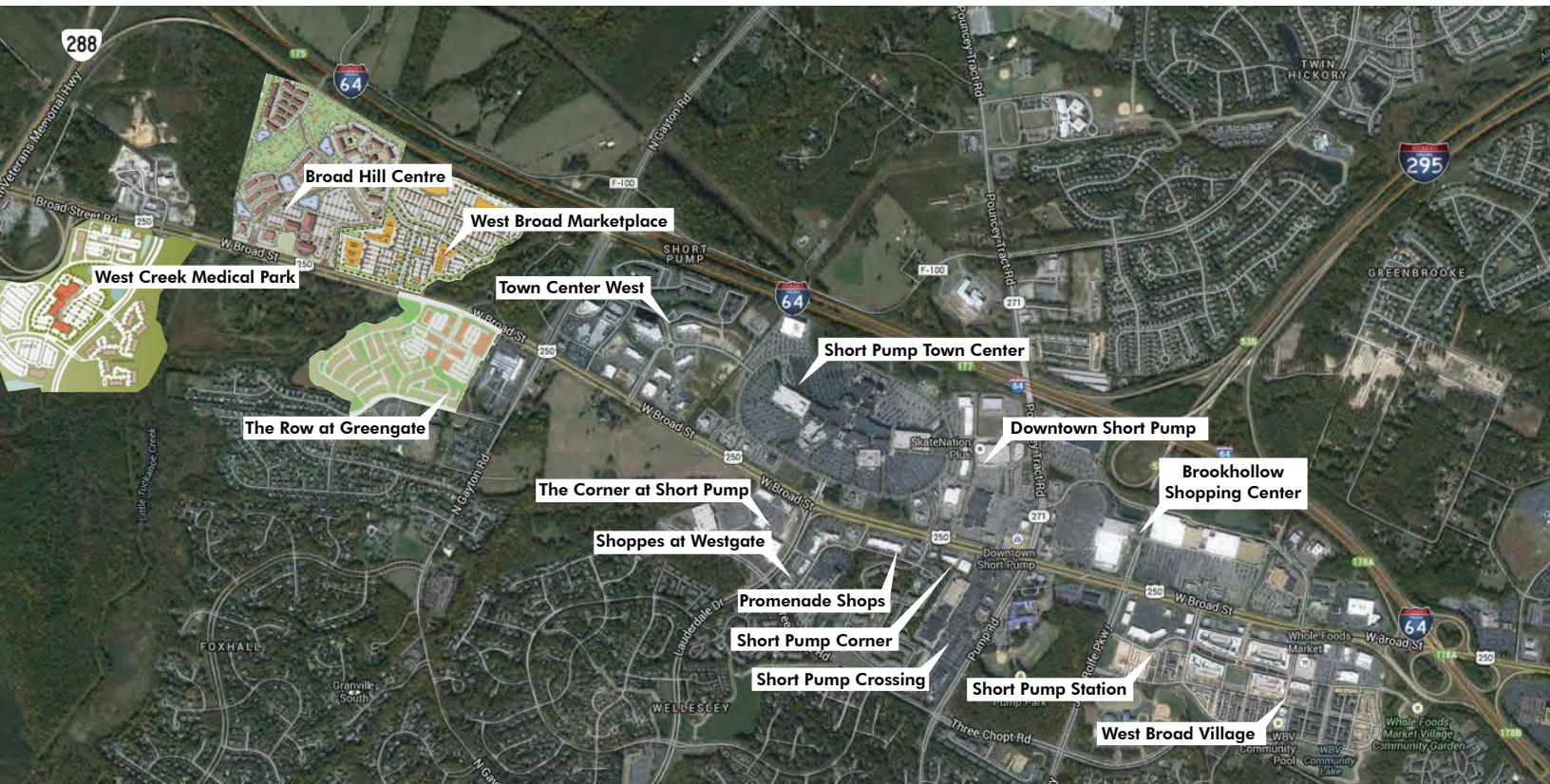
	1mile	3 mile	5 mile
Est. Population	5,297	51,459	111,241
Total Households	1,935	18,948	43,809
Avg. Household Income	\$143,544	\$130,790	\$111,235

INTERSTATE ACCESSIBILITY

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

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

RIVER RUN
 DENTAL



EAST COAST
 ENDODONTICS

MEDICAL PROVIDERS NEARBY



VIRGINIA
 WOMEN'S CENTER



Richmond
 Gastroenterology
 Associates



west end
 FACIAL PLASTIC SURGERY



RICHMOND
 PLASTIC SURGEONS



Virginia Eye Institute
 BRINGING YOUR WORLD INTO FOCUS

MEDARVA™



VCU Health

Zuravleff
 Sismanis



virginia physicians
 FOR WOMEN



MOB DETAILS

MOB 1 - SPACE AVAILABLE NOW

1st Floor: Pre-Leased by Tuckahoe Orthopaedics

2nd Floor: 2,848 RSF available

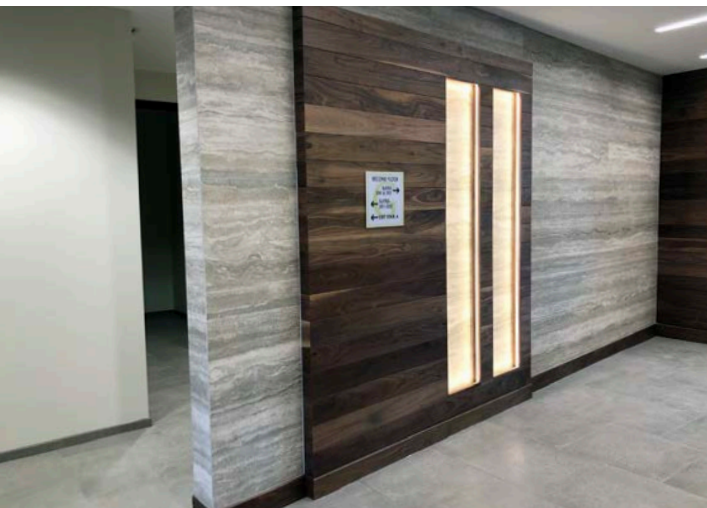
3rd Floor: Suites ranging from approximately 3,000 RSF - 15,000 RSF

MOB 2: PRE-LEASING

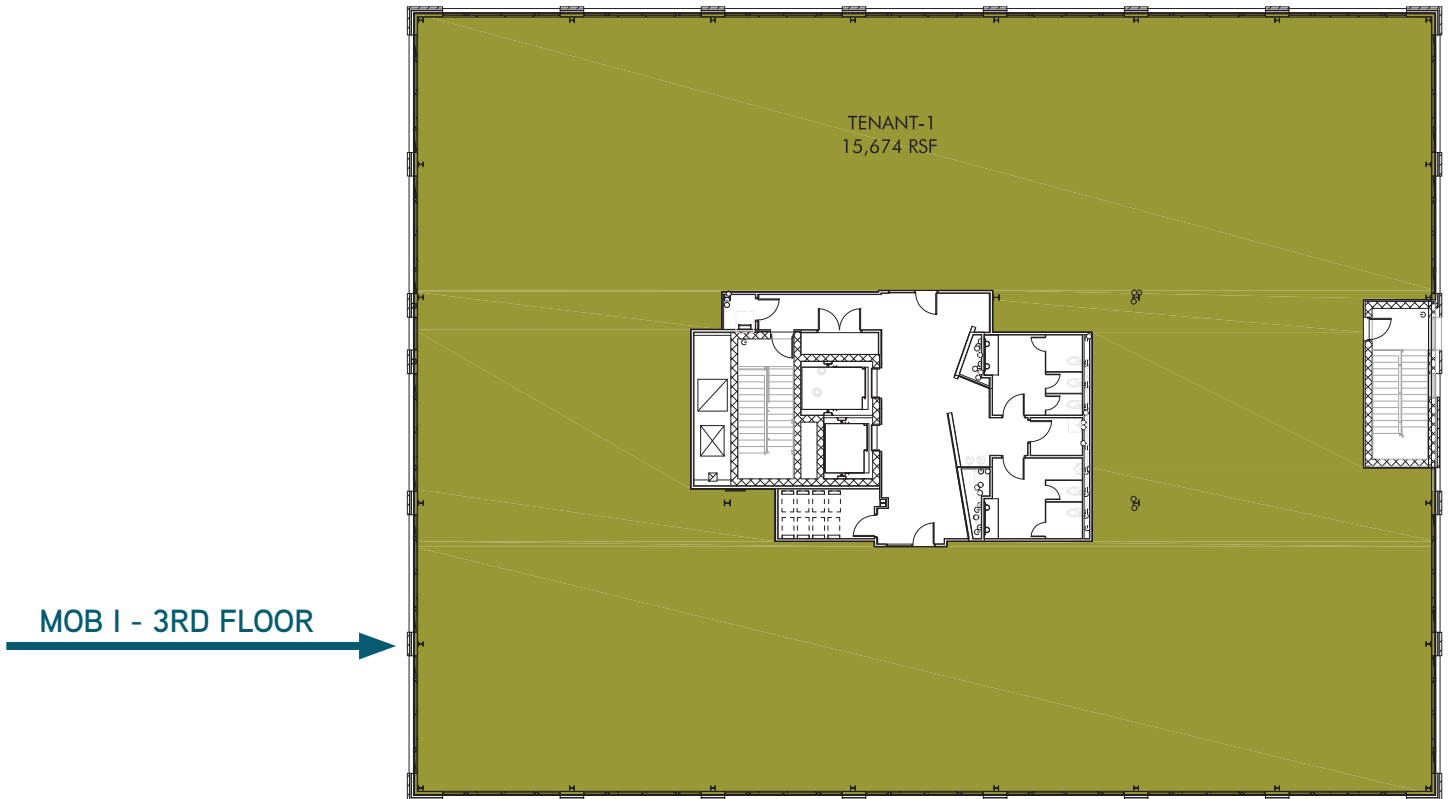
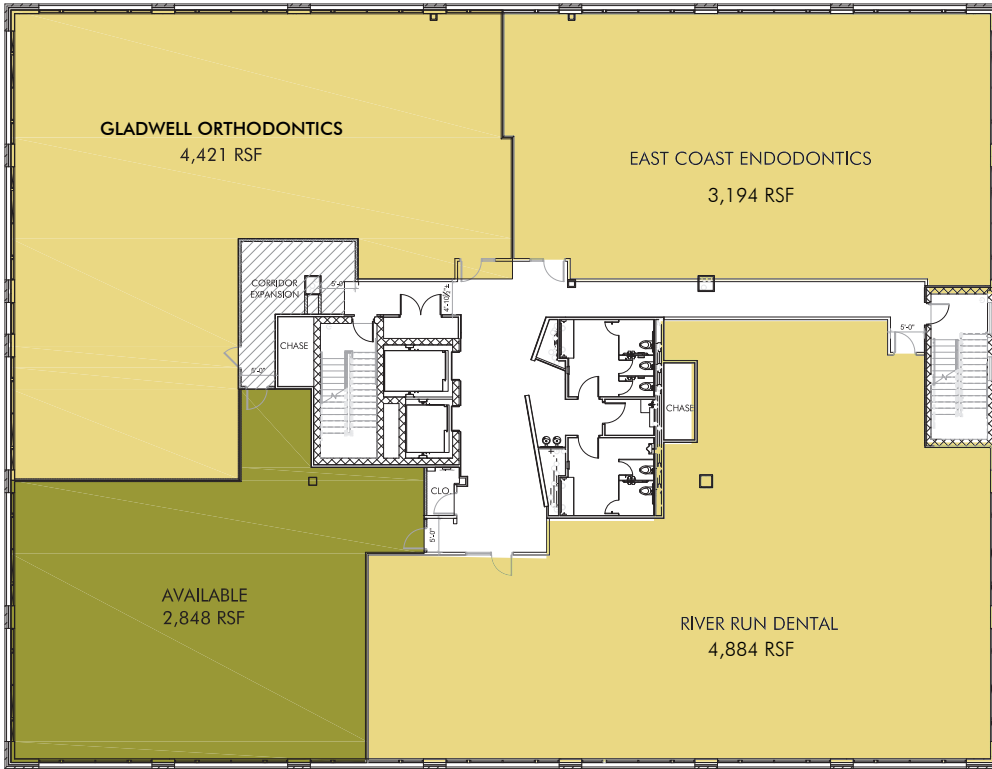
OVERALL MOB INFORMATION

5 spaces/1,000 SF Surface Parking

\$24.50 PSF, NNN



FLOOR PLANS



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 230 single family and townhome residences

- » Priced from \$400K to \$800K

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

Owned and Managed by MarkellEagle Partners, a Richmond based real estate and development company.

FOR MORE INFORMATION PLEASE CONTACT

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

MEGAN SULLIVAN
Senior Associate
+1 804 237 8683
megan.sullivan@colliers.com

