BANK OF AMERICA CENTER

1111 E Main St.,
Richmond, VA



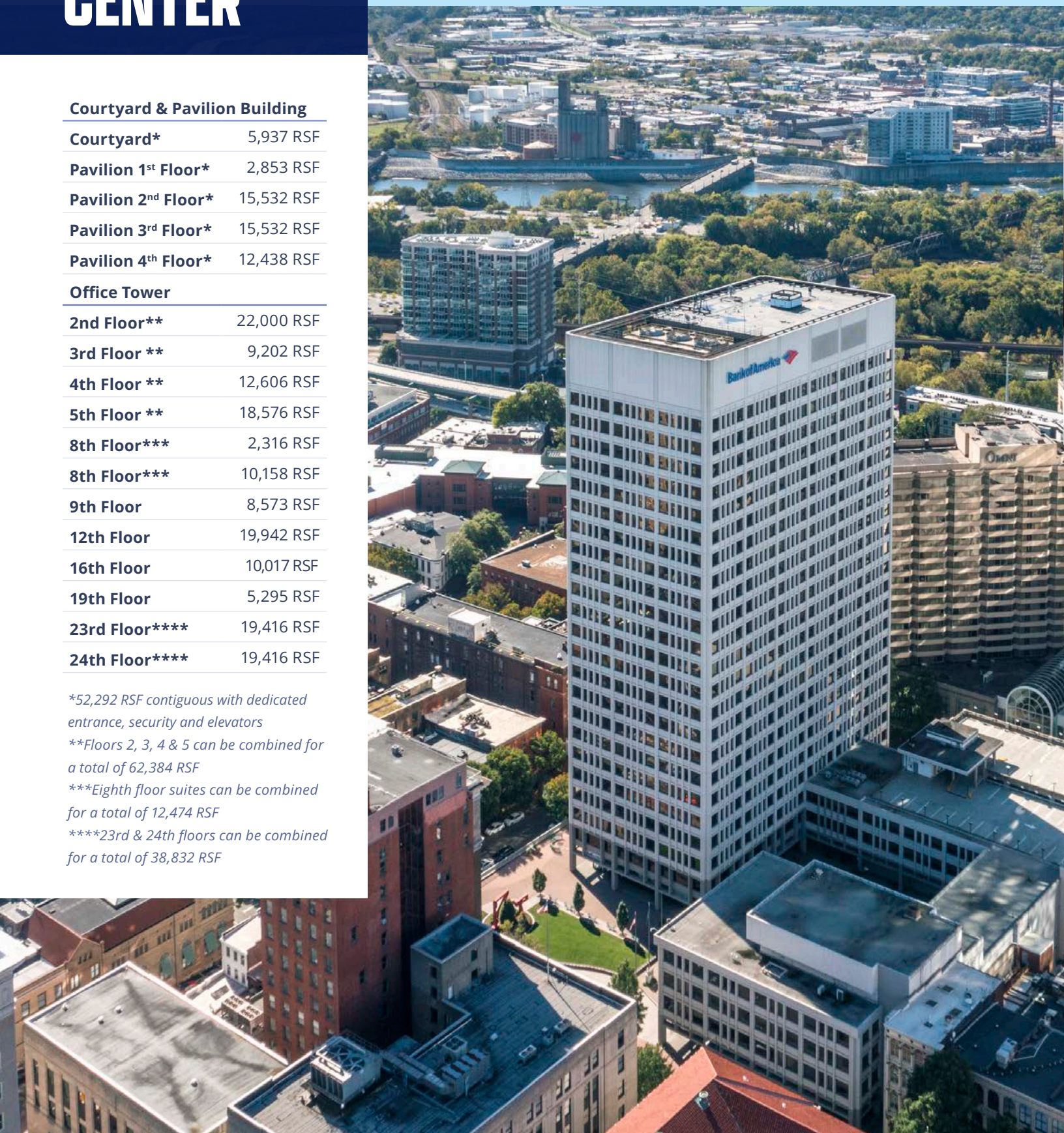
At the heart of Downtown Richmond

BANK OF AMERICA CENTER

Located in the heart of Downtown Richmond — just a short walk from Shockoe Slip, the State Capitol, federal and state courthouses, VCU Health Campus, hotels and restaurants

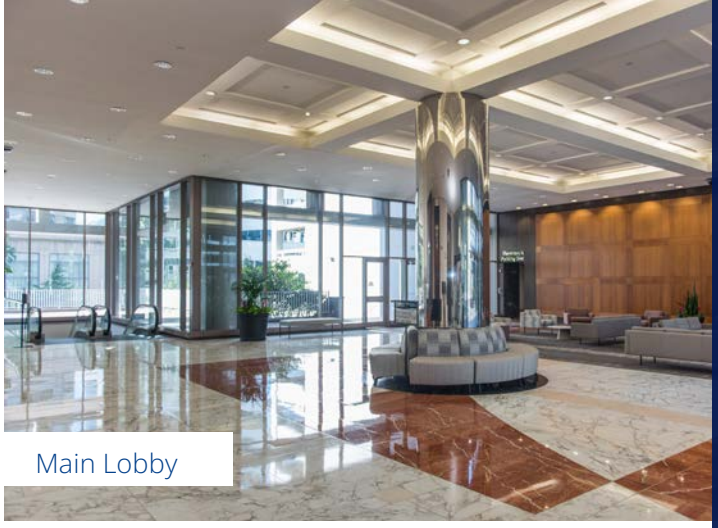
Courtyard & Pavilion Building	
Courtyard*	5,937 RSF
Pavilion 1st Floor*	2,853 RSF
Pavilion 2nd Floor*	15,532 RSF
Pavilion 3rd Floor*	15,532 RSF
Pavilion 4th Floor*	12,438 RSF
Office Tower	
2nd Floor**	22,000 RSF
3rd Floor **	9,202 RSF
4th Floor **	12,606 RSF
5th Floor **	18,576 RSF
8th Floor***	2,316 RSF
8th Floor***	10,158 RSF
9th Floor	8,573 RSF
12th Floor	19,942 RSF
16th Floor	10,017 RSF
19th Floor	5,295 RSF
23rd Floor****	19,416 RSF
24th Floor****	19,416 RSF

**52,292 RSF contiguous with dedicated entrance, security and elevators*
***Floors 2, 3, 4 & 5 can be combined for a total of 62,384 RSF*
****Eighth floor suites can be combined for a total of 12,474 RSF*
*****23rd & 24th floors can be combined for a total of 38,832 RSF*

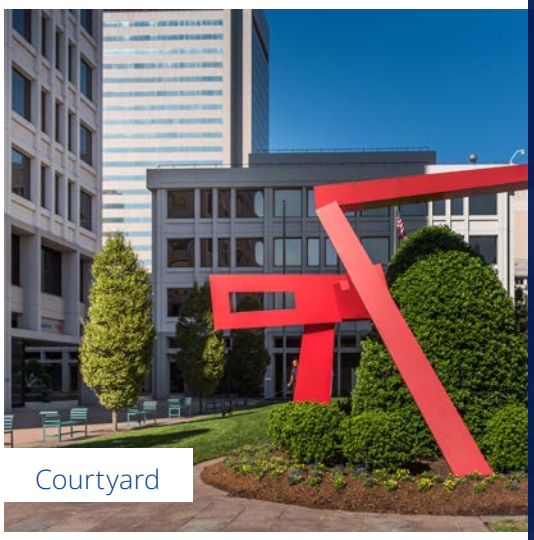


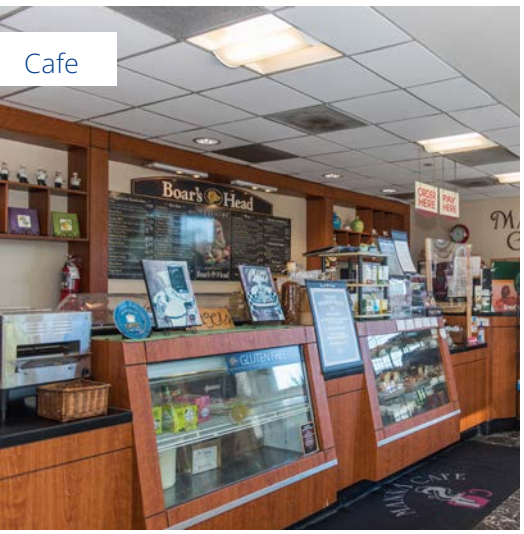


Security Desk


Main Lobby


Dining Area


Courtyard



Cafe


Dining Area


Shared Conference Facility

BANK OF AMERICA CENTER

Common Areas

Spectacular views of the State Capitol, James River and Shockoe Valley

On site conference facility

On site parking with above market parking ratio

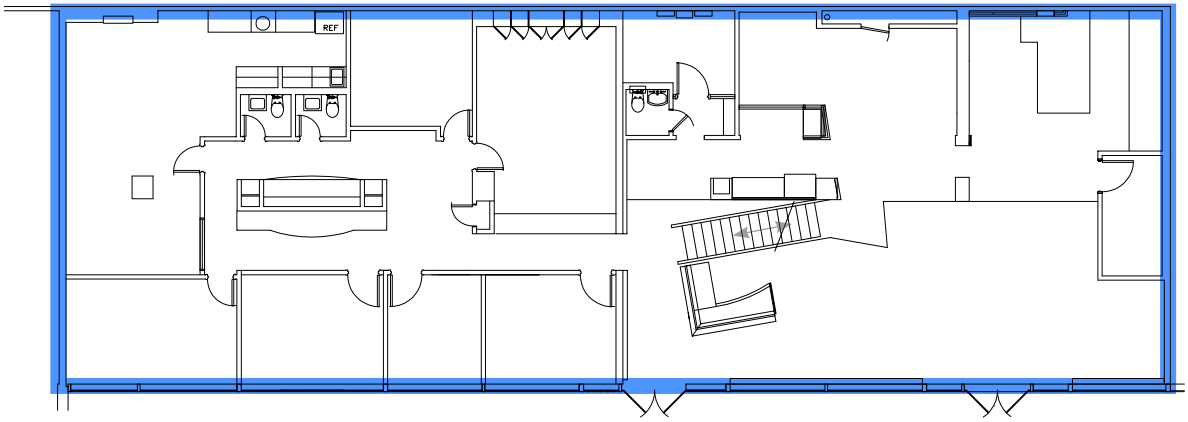
24 hour, 7 days a week security

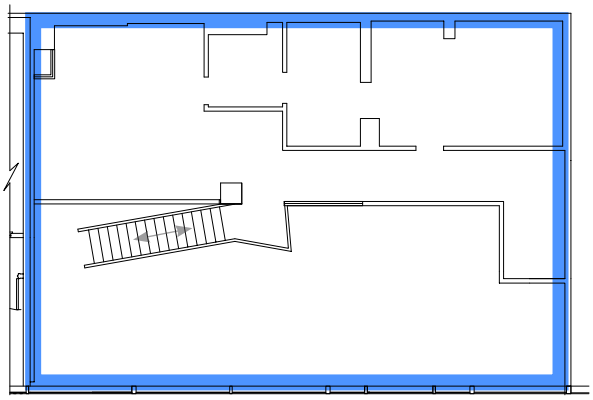
Building Cafe & Dining Areas

Courtyard & Pavilion

Courtyard - 5,937 RSF

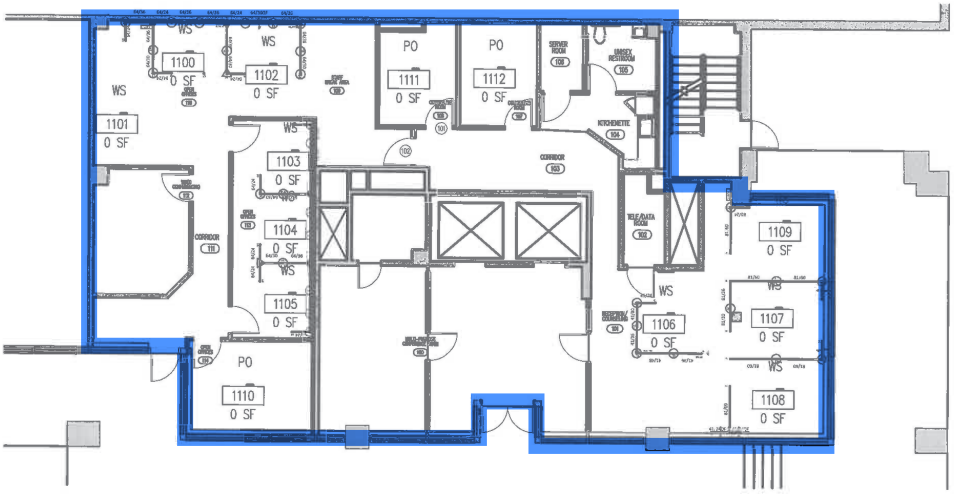
- Courtyard Access
- 2 level, creative design





MEZZANINE FLOOR PLAN - 1,023 RSF

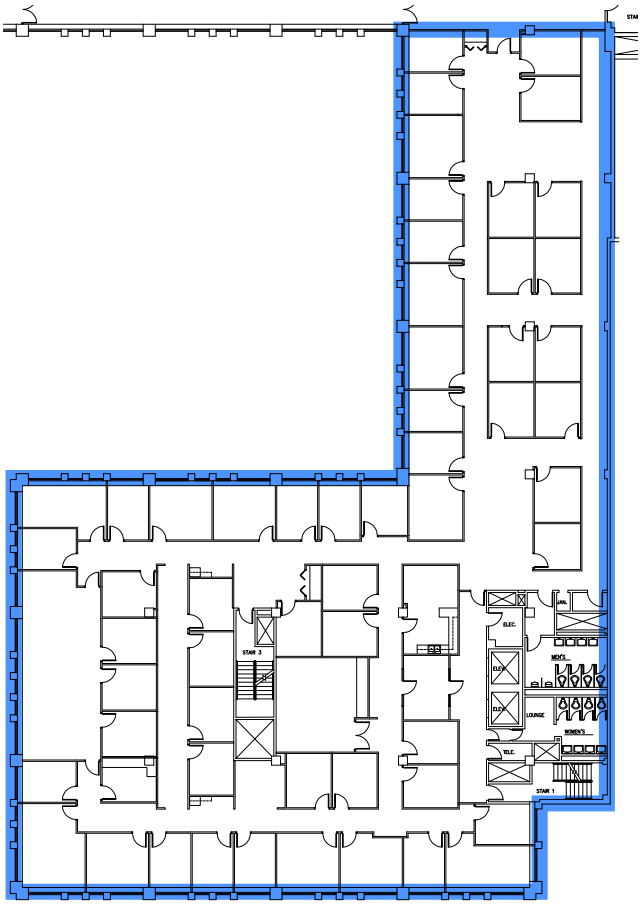
First Floor Pavilion - 2,853 RSF*



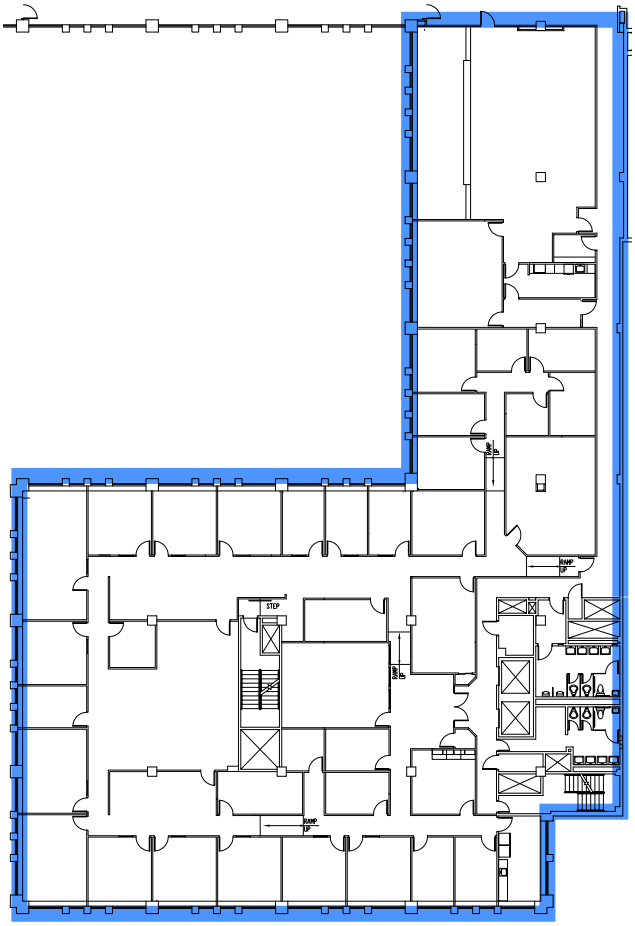
**52,292 RSF contiguous with dedicated entrance, security and elevators*

Courtyard & Pavilion

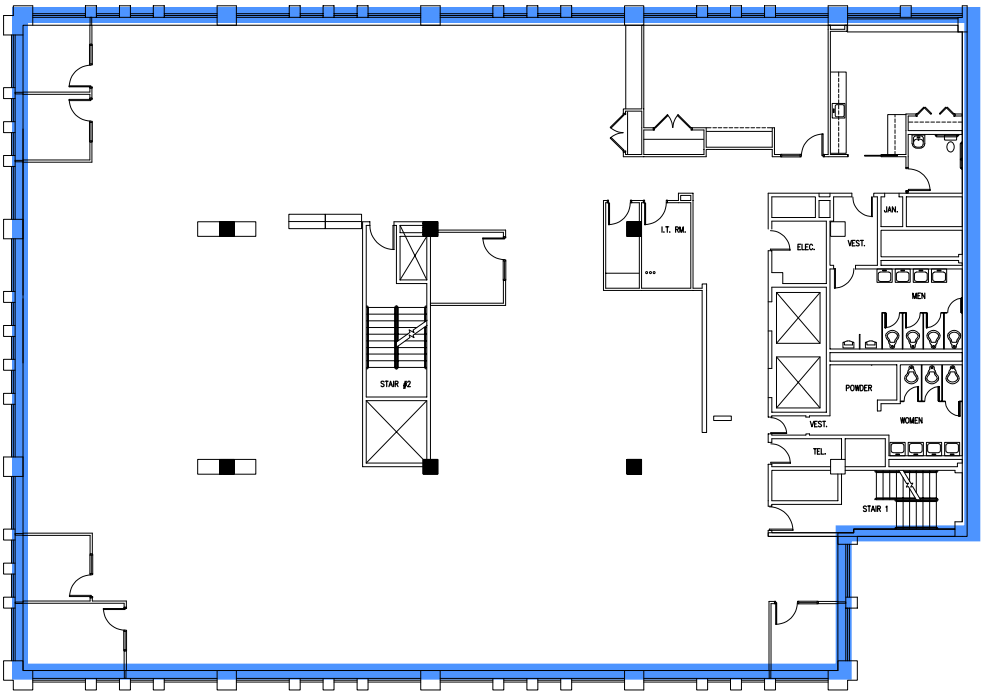
Second Floor Pavilion - 15,532 RSF*



Third Floor Pavilion - 15,532 RSF*



Fourth Floor Pavilion - 12,438 RSF*



**52,292 RSF contiguous with dedicated entrance, security and elevators*

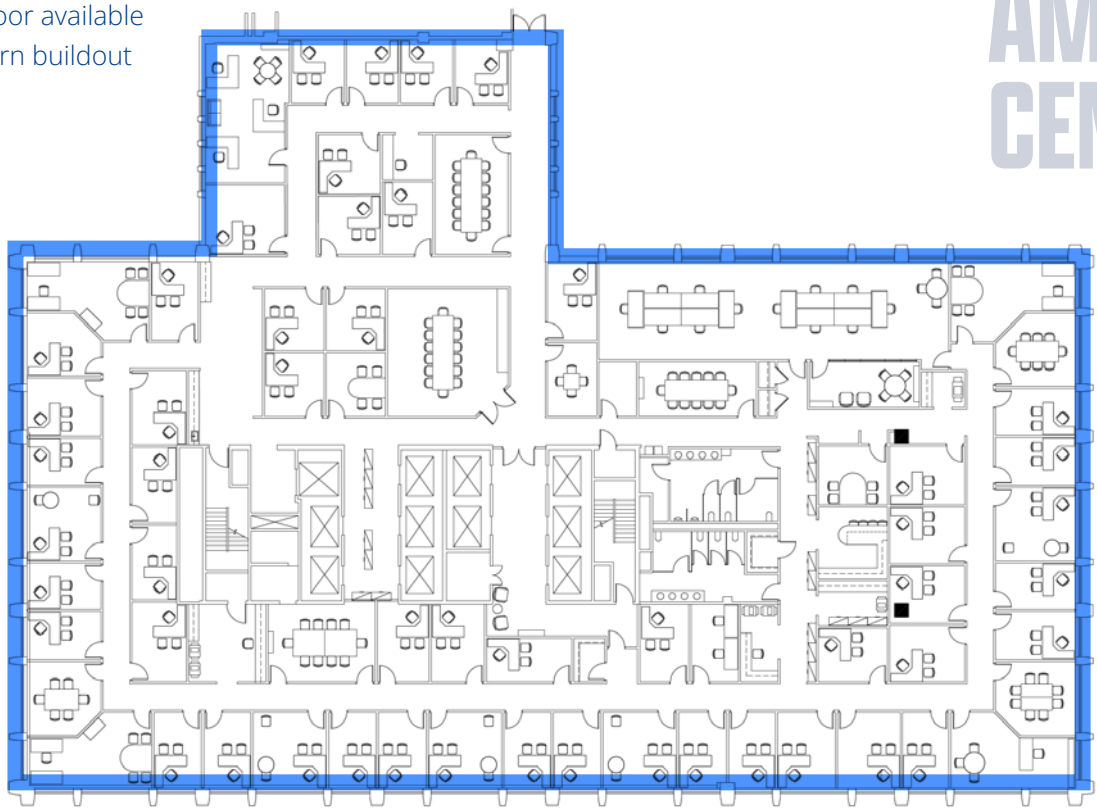
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Office Tower

BANK OF AMERICA CENTER

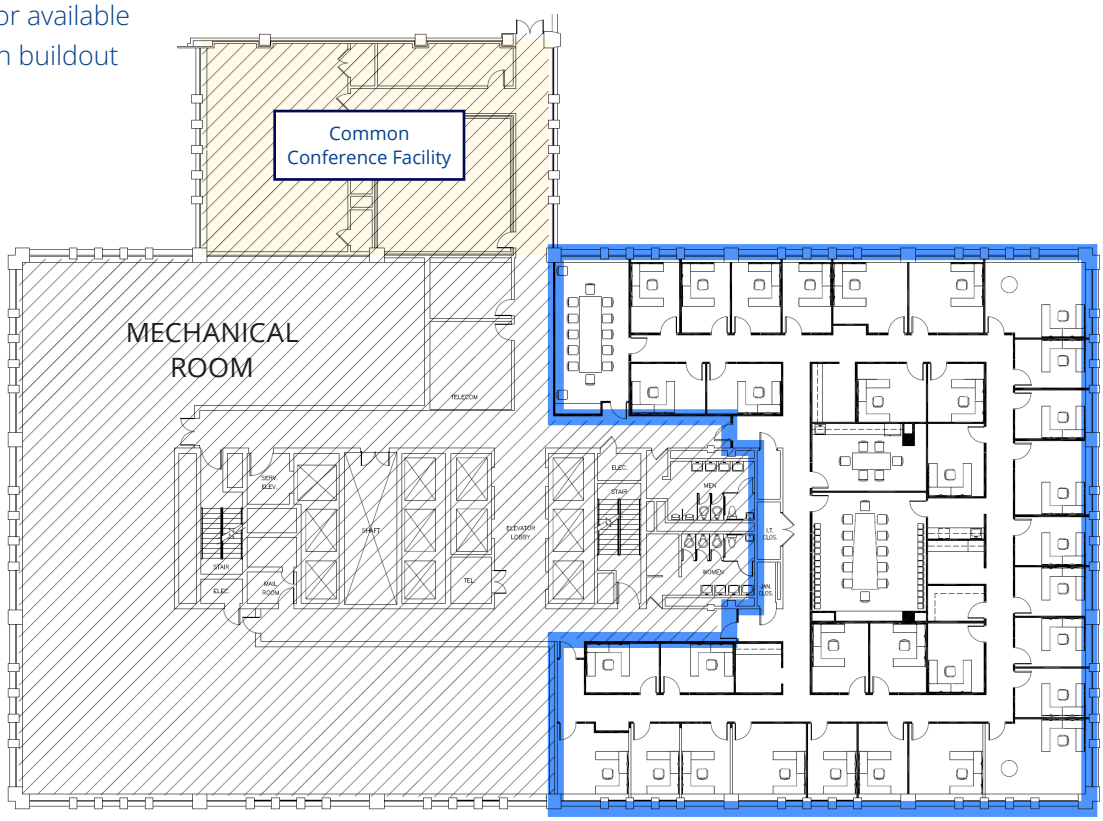
Second Floor - 22,000 RSF**

- Full floor available
- Modern buildout



Third Floor - 9,202 RSF**

- Full floor available
- Modern buildout

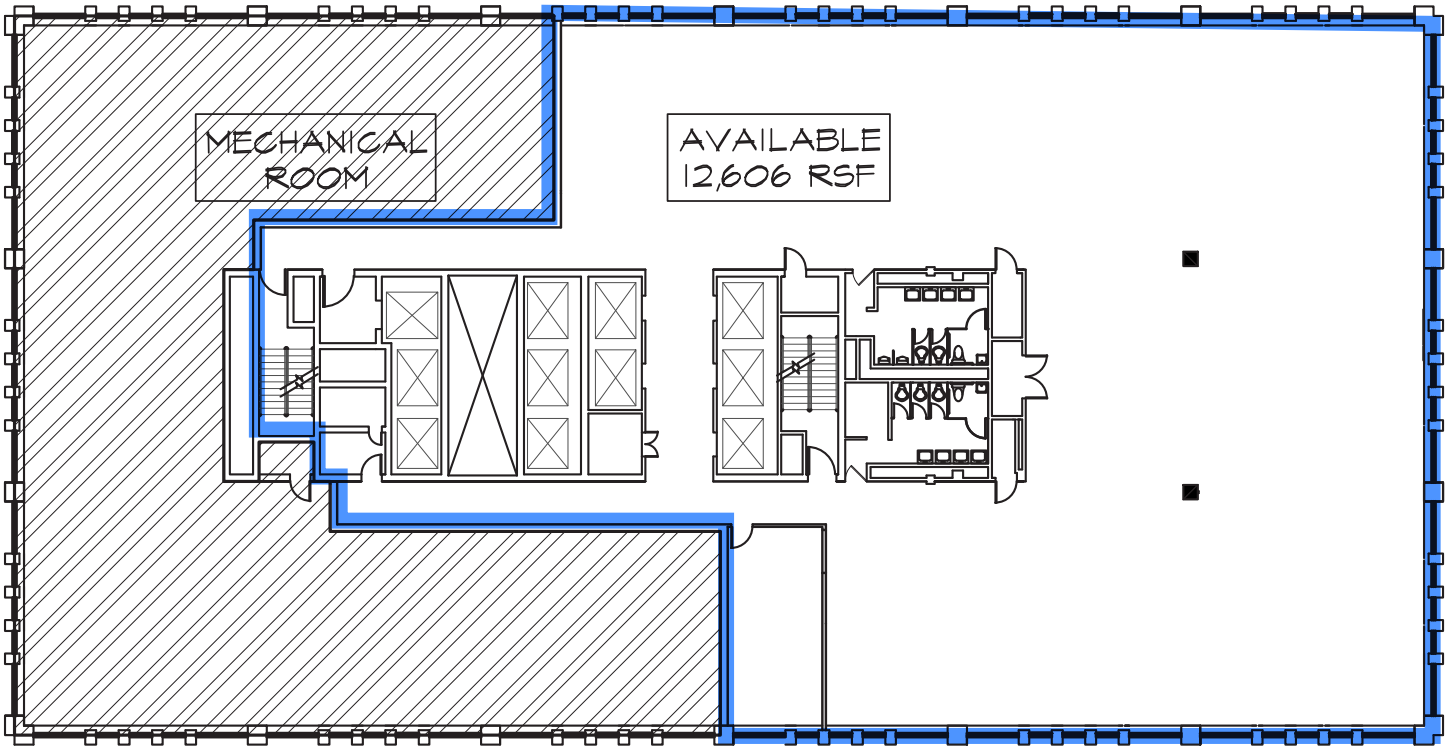


***Floors 2, 3, 4 & 5 can be combined for a total of 62,384 RSF*

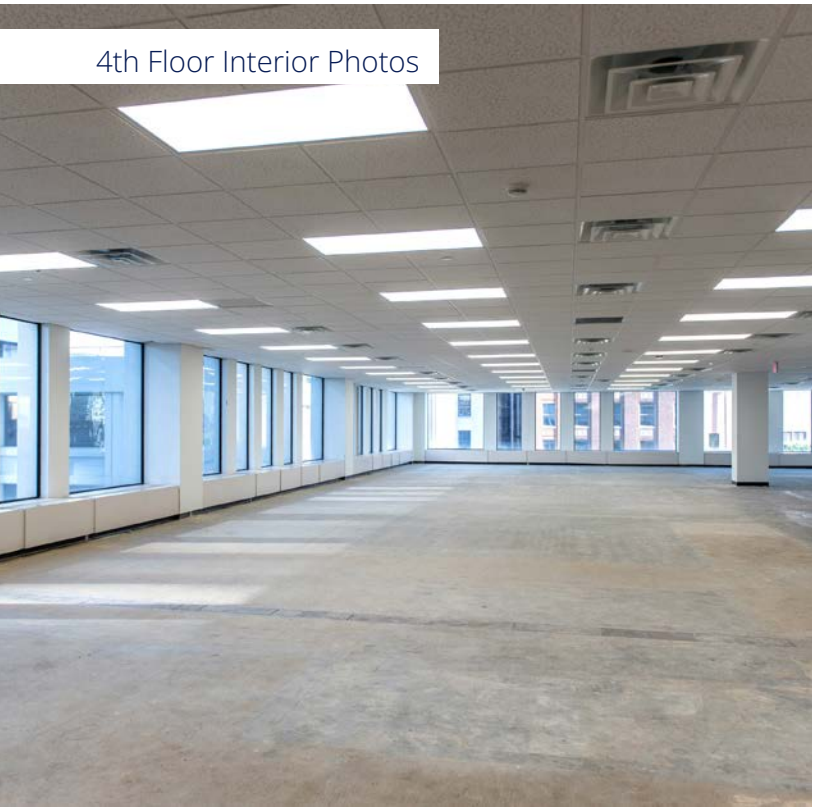
Fourth Floor - 12,606 RSF**

- Full floor available
- Courtyard & streetscape views

***Floors 2, 3, 4 & 5 can be combined for a total of 62,384 RSF*



4th Floor Interior Photos



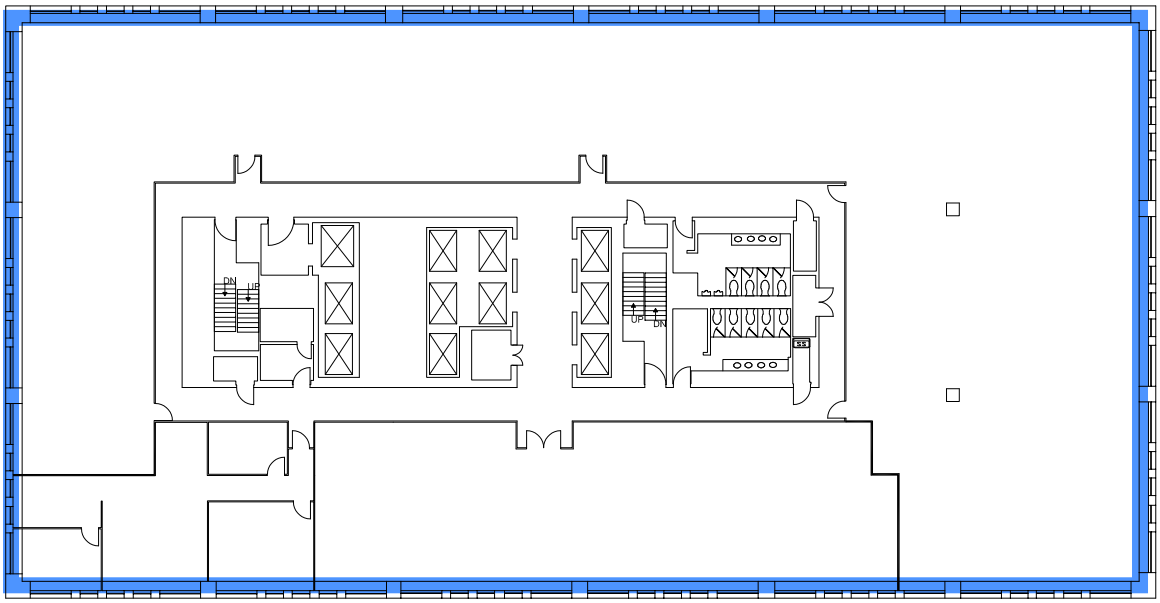


Office Tower

Fifth Floor - 18,576 RSF**

- Full floor available
- Streetscape views
- Contiguous with 4th floor space

***Floors 2, 3, 4 & 5 can be combined for a total of 62,384 RSF*



Eighth Floor

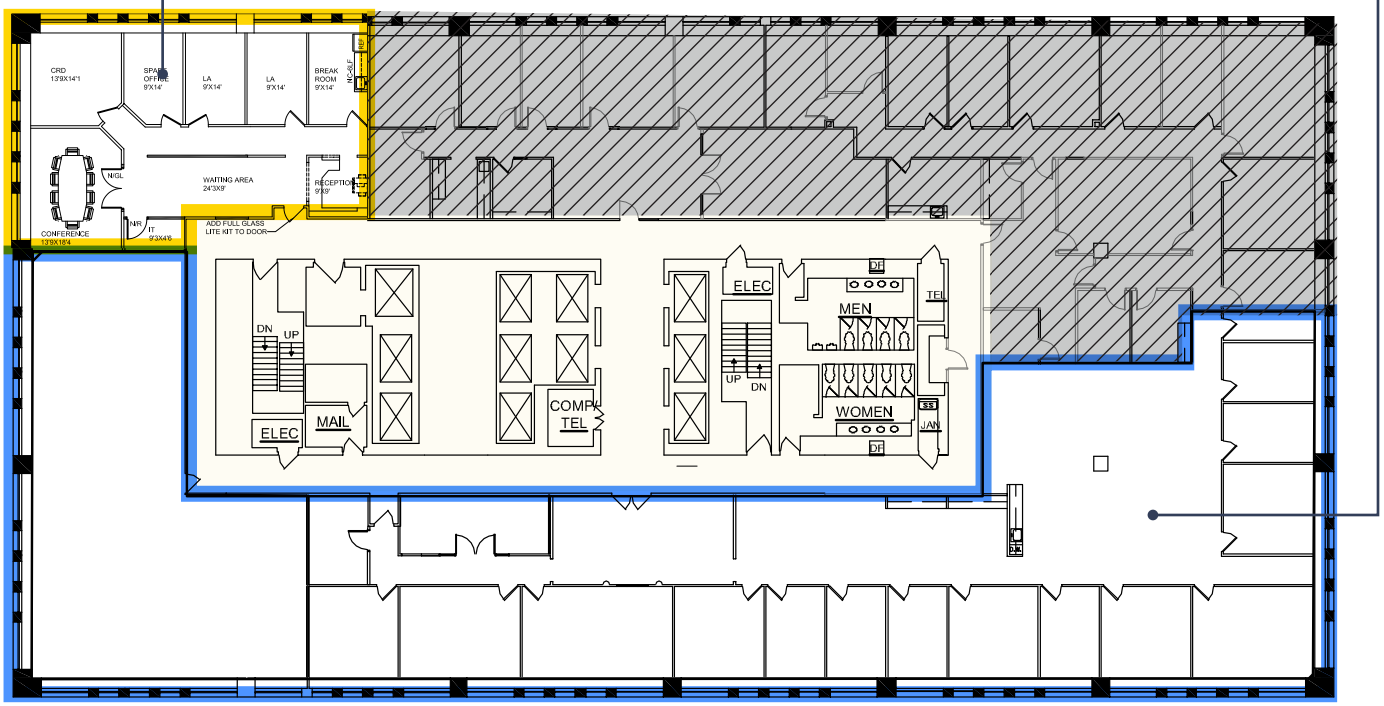
2,316 RSF***

- River & City views
- 4 exterior private offices & conference room

10,158 RSF***

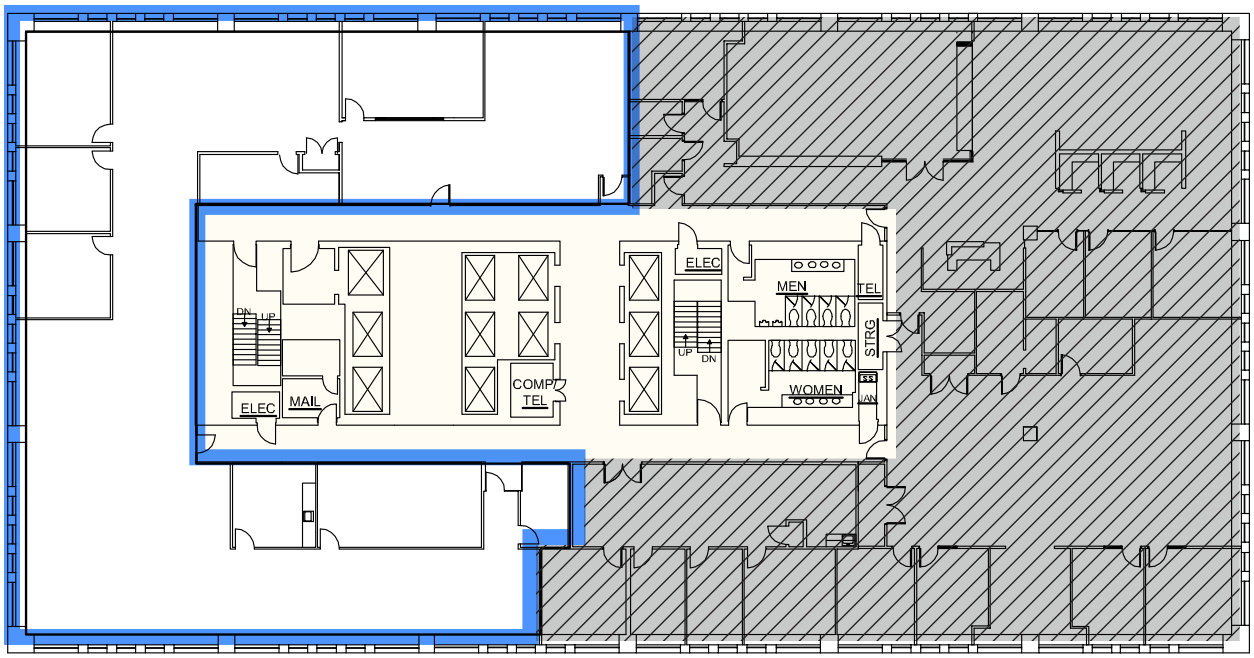
- Lobby entrance
- River, Shockoe & City views
- 14 exterior private offices

****Eighth floor suites can be combined for a total of 12,474 RSF*

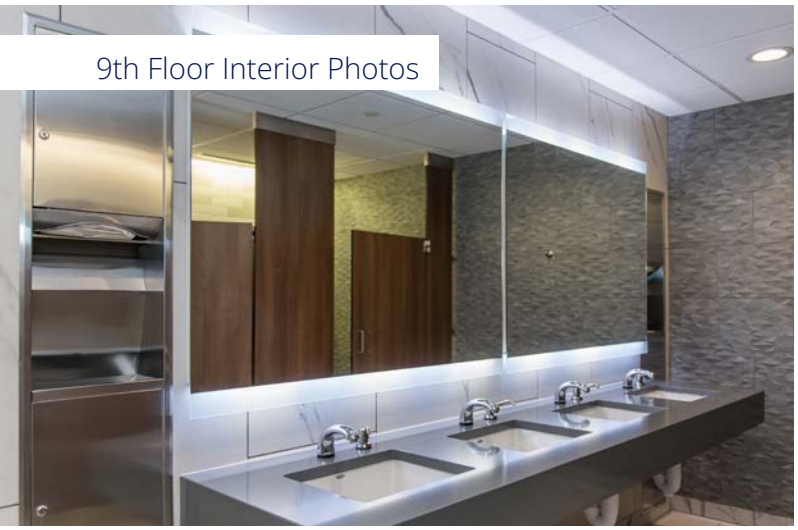


Ninth Floor - 8,573 RSF

- Lobby entrance
- City, River & Shockoe views



9th Floor Interior Photos





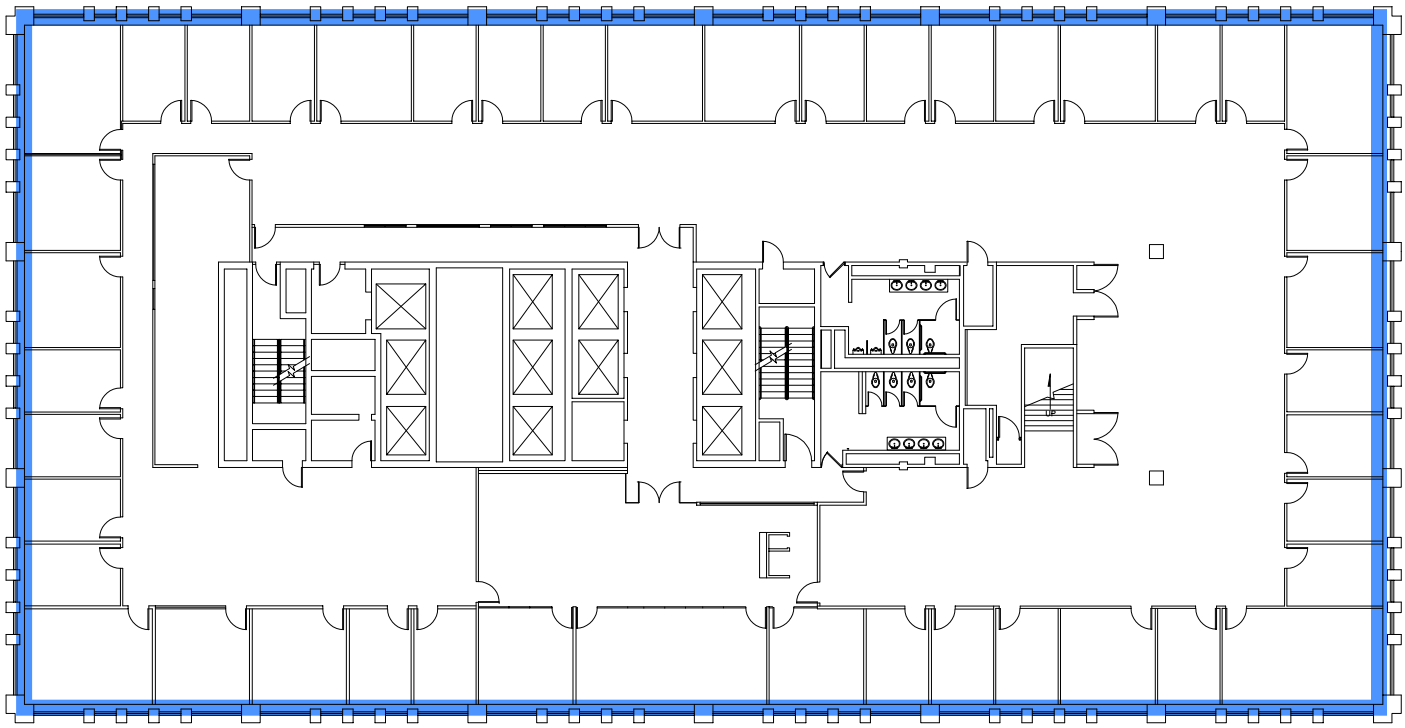




Office Tower

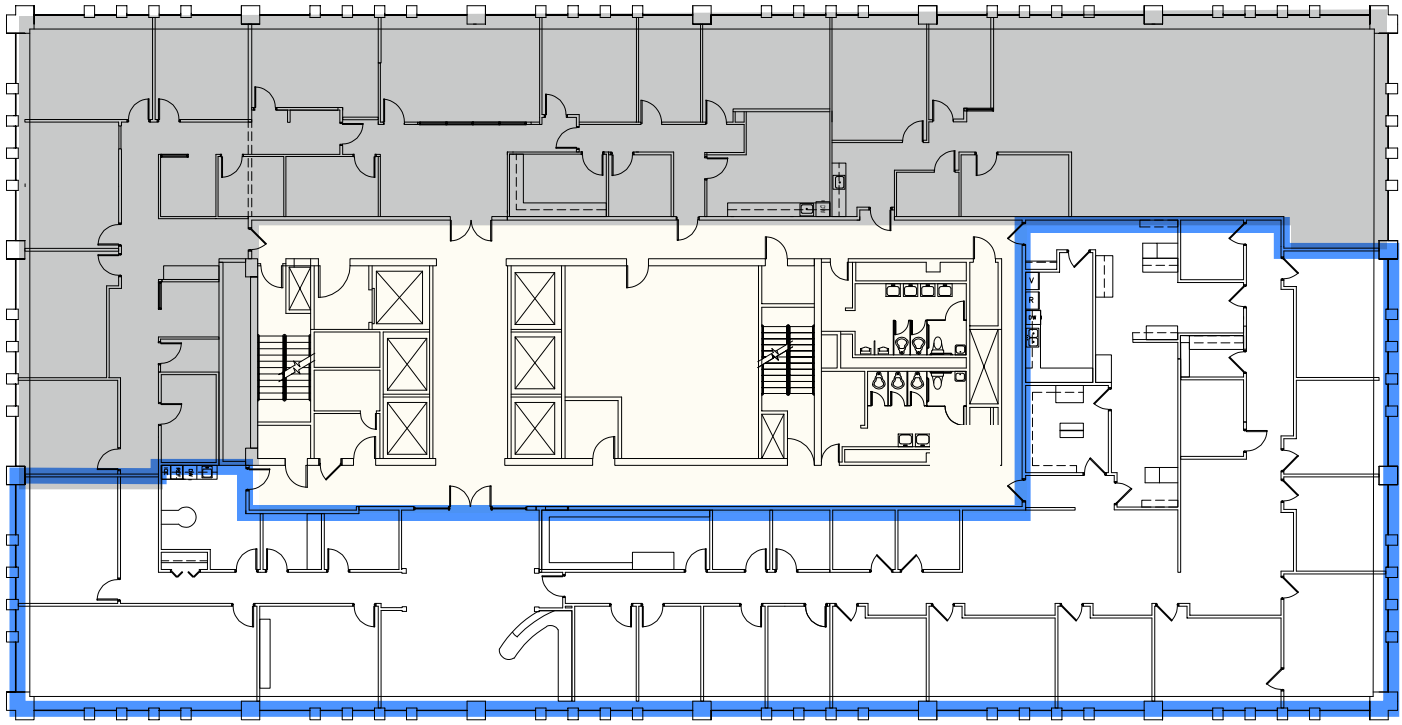
Twelfth Floor - 19,942 RSF

- Vacant
- Full floor available
- River and Shockoe views



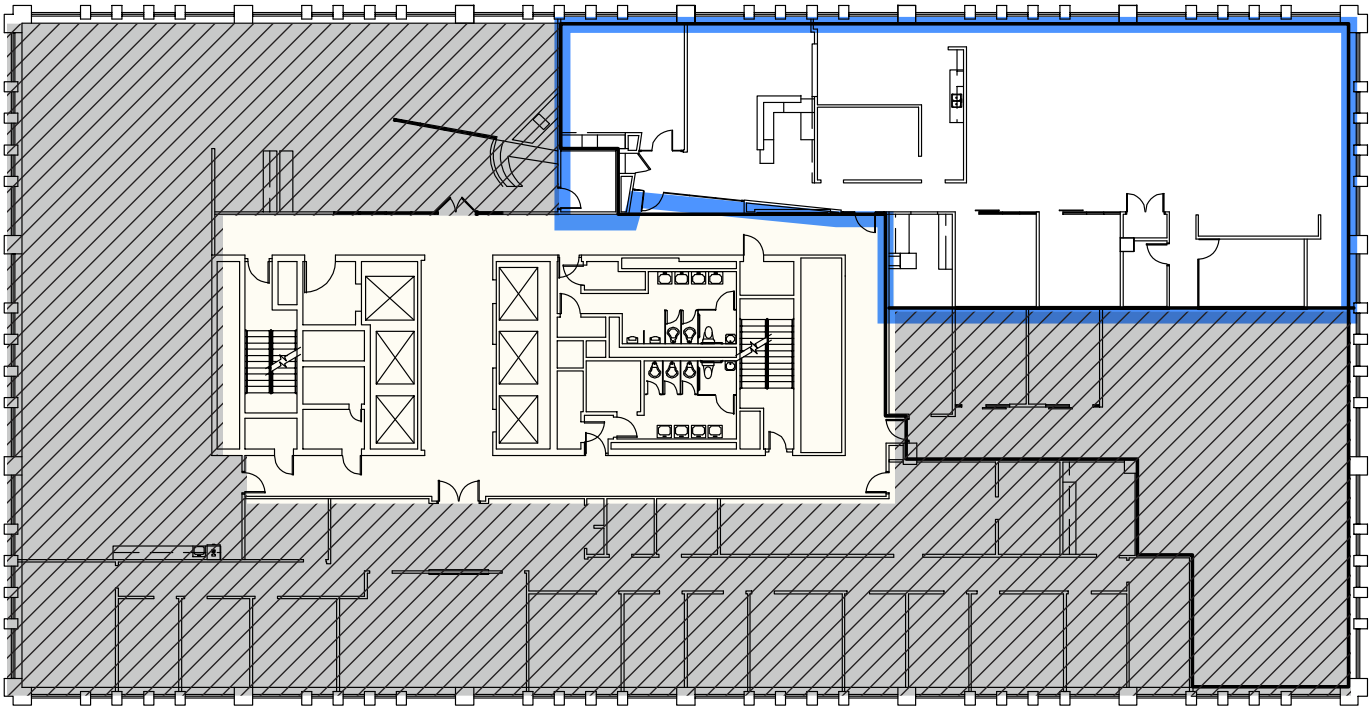
Sixteenth Floor - 10,017 RSF

- Law firm buildout
- River, Shockoe and Capitol views



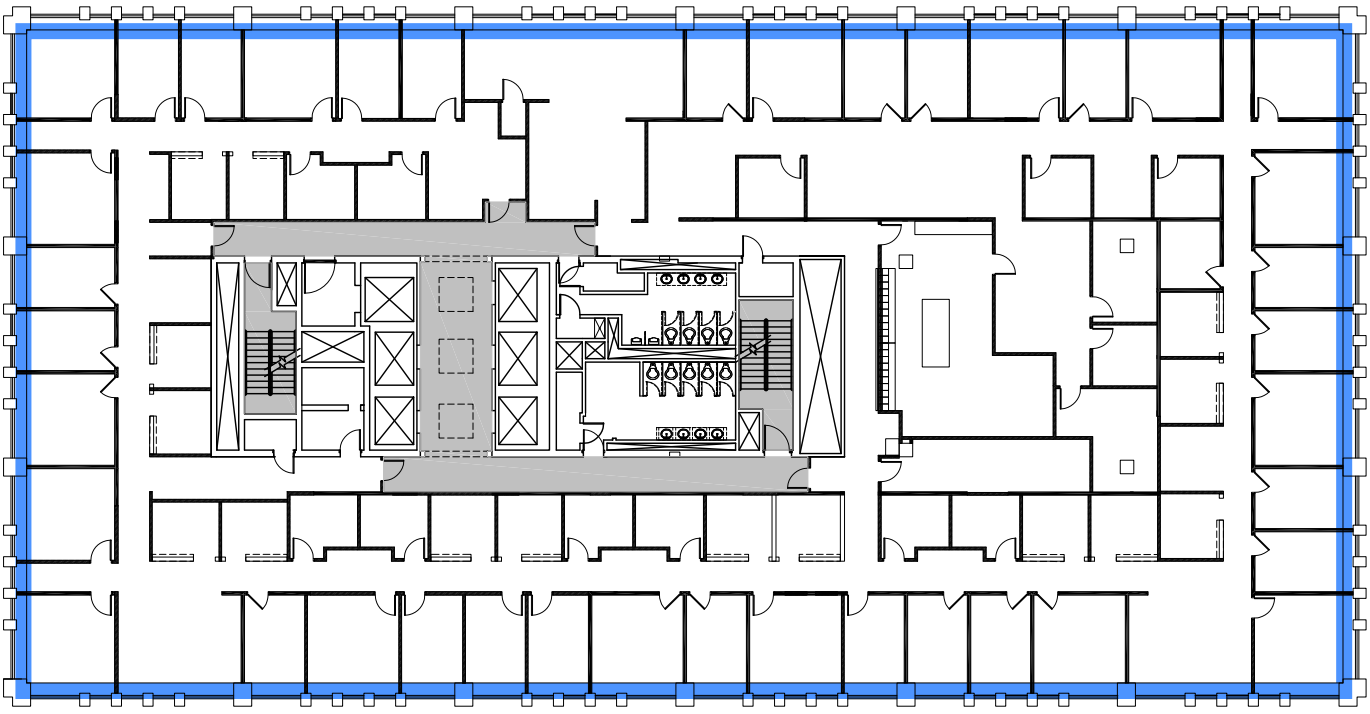
Nineteenth Floor - 5,295 RSF

- High end creative buildout
- Capitol views



23rd Floor - 19,416 RSF****

- Law firm buildout
- Panoramic views of Downtown Richmond
- Highest available floors available for lease in Richmond



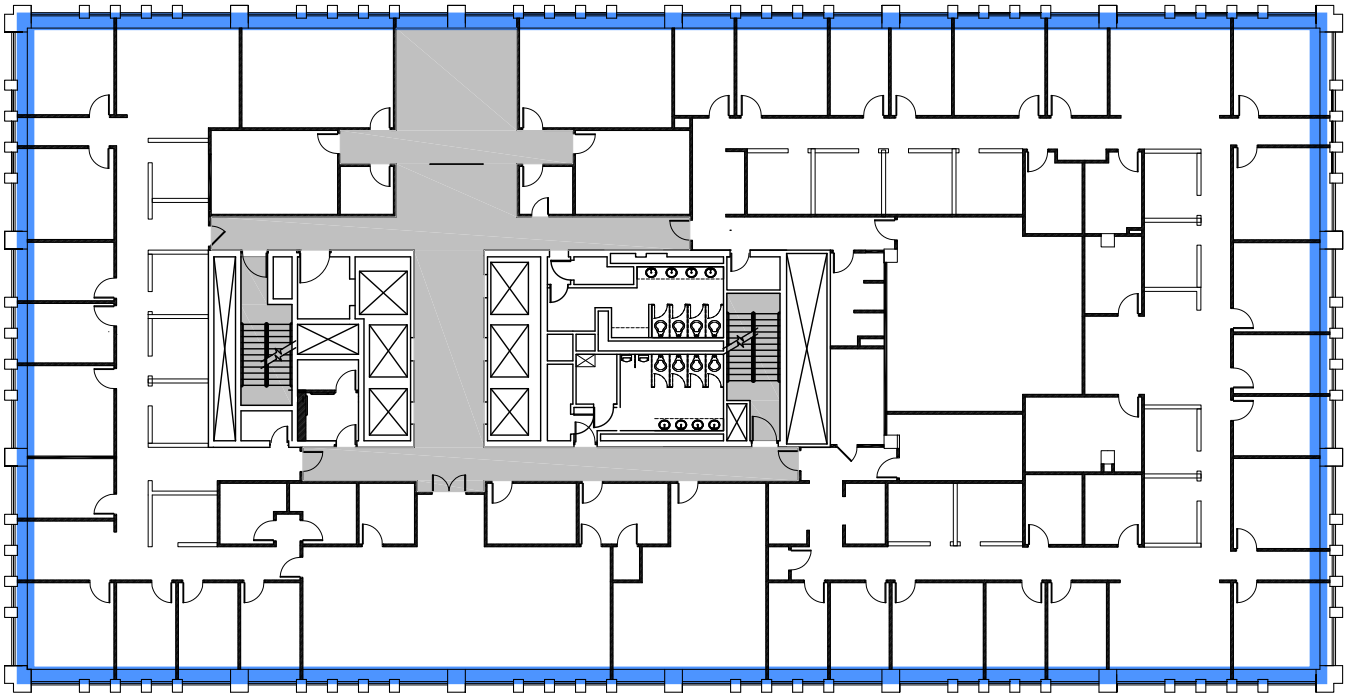
*****23rd & 24th floors can be combined for a total of 38,832 RSF*

Office Tower

24th Floor - 19,416 RSF****

*****23rd & 24th floors can be combined for a total of 38,832 RSF*

- Law firm buildout
- Panoramic views of Downtown Richmond
- Highest available floors available for lease in Richmond

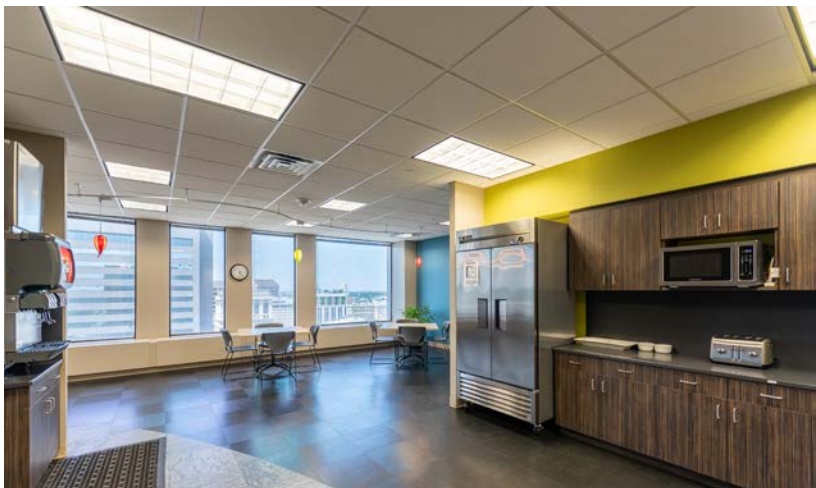


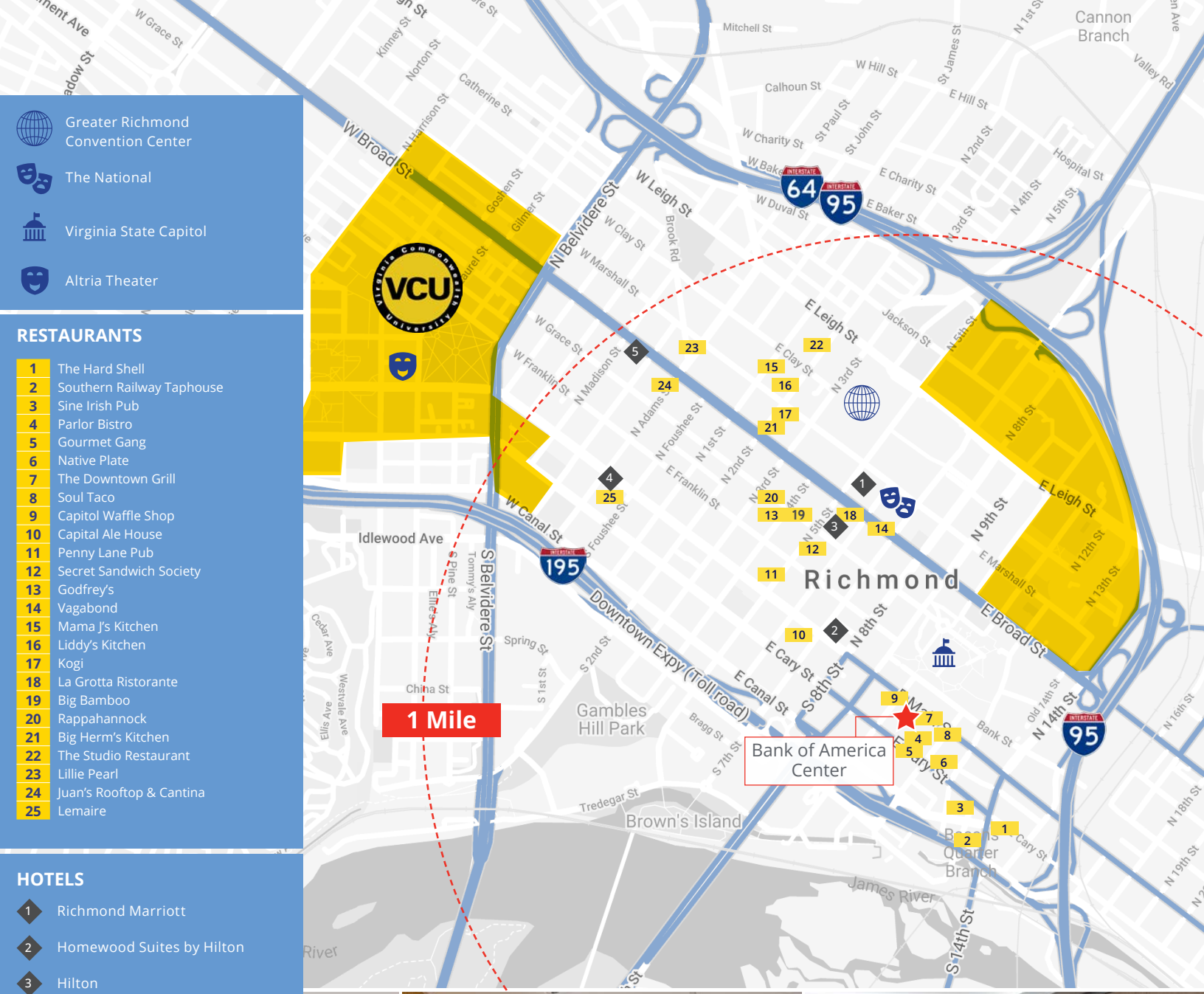
23rd & 24th Floor Interior Photos









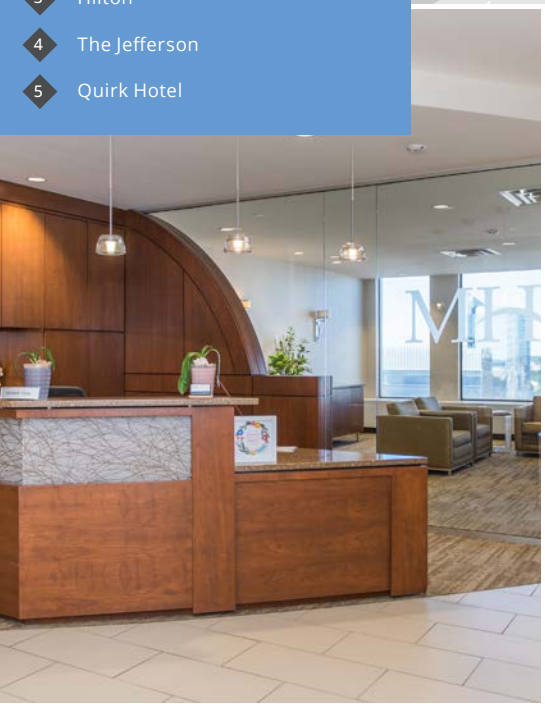


RESTAURANTS

1. The Hard Shell
2. Southern Railway Taphouse
3. Sine Irish Pub
4. Parlor Bistro
5. Gourmet Gang
6. Native Plate
7. The Downtown Grill
8. Soul Taco
9. Capitol Waffle Shop
10. Capital Ale House
11. Penny Lane Pub
12. Secret Sandwich Society
13. Godfrey's
14. Vagabond
15. Mama J's Kitchen
16. Liddy's Kitchen
17. Kogi
18. La Grotta Ristorante
19. Big Bamboo
20. Rappahannock
21. Big Herm's Kitchen
22. The Studio Restaurant
23. Lillie Pearl
24. Juan's Rooftop & Cantina
25. Lemaire

HOTELS

1. Richmond Marriott
2. Homewood Suites by Hilton
3. Hilton
4. The Jefferson
5. Quirk Hotel







BANK OF AMERICA CENTER

Richmond is the state capital of Virginia and the 46th largest metro area in the United States.

Located approximately 100 miles south of Washington D.C., Richmond is strategically positioned along the I-95 corridor at the mid-point of the Eastern Seaboard.

"#2 City Millennials Are Moving To"
Forbes

"BEST Place to Live in America"
BUSINESS INSIDER

"Virginia is America's Top State For Business"
CNBC

"Top 5 Hippest Cities in the U.S. Everyone Under 30 Wants To Move To"
BUSINESS INSIDER

"Top Ten Up-And-Coming Tech Cities"
REALTOR

"Top 15 U.S. City Worth Moving To"
USA TODAY

"Top 20 Places in America to Start a Business"
CNBC

"Best River Town in America"
Outside

"Top Destination For Food Travel"
NATIONAL GEOGRAPHIC



Positive **Quality of Life**

The Richmond MSA is home to a variety of cultural and recreational activities suitable for inhabitants with a diverse set of interests. The City of Richmond is known for its compelling history, vibrant music and arts scene, highly rated dining, and outdoor adventures. With an average commute time of 25 minutes, the city is easily traversable with additional access to the Blue Ridge Mountains, Atlantic Coast beaches, and Washington D.C. all within a two-hour drive time.



HISTORY

History lives in the Richmond Region. Walk among the earliest settlers at Henricus Historical Park and sit in the church where Patrick Henry gave his famous "Give Me Liberty, or Give Me Death" speech during the American Revolution. Historic Tredegar chronicles Richmond's place in the Civil War and the Richmond Slave Trail narrates the troubled times before the war and the hope that came with Emancipation. The Valentine tells the story of Richmond's people through an expansive permanent collection and creative special exhibits.

7M TOURISTS VISIT THE GREATER RICHMOND REGION EACH YEAR BECAUSE OF THE AREA'S IMPORTANCE IN AMERICAN HISTORY



OUTDOORS

The James River cuts through Richmond and is surrounded by a vast park system with well-maintained trails for hiking and biking. Convenient trail-to-water access allows for fishing, kayaking, and leisurely pursuits. The main section of the James River Park extends 2.6 miles through downtown Richmond and connects to the Virginia Capital Trail, a 52-mile multi-use trail that stretches from Richmond to Williamsburg. Additional attractions include Maymont, a 100-acre Victorian estate and public park, the Virginia Museum of Fine Arts, a top-ten ranked U.S. museum and one of the largest museums in North America, and the Lewis Ginter Botanical Garden.

BEST RIVER TOWN IN AMERICA – Outside Magazine

#13 BEST U.S. CITIES FOR ADVENTUROUS TRAVELERS – Travel + Leisure



DINING

There's a reason National Geographic said Richmond is a place to visit for food and Condé Nast Traveler said Richmond was the "Southern Food Destination You Need to Know About." The best Richmond region restaurants are locally-owned and offer everything from farm-to-table to Asian fusion. Richmond chefs are consistently nominated for James Beard awards. With more than 30 craft breweries and more on the way, it's clear why the Wall Street Journal said Richmond "is home to one of the region's fastest growing beer scenes." Favorite beer destinations include Legend, Hardywood, Center of the Universe and Triple Crossing.

TOP 8 UNDER-THE-RADAR FOOD CITIES IN THE WORLD – Huffington Post

#1 BEER DESTINATION IN THE WORLD – Huffington Post

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