



THALHIMER

CLASS A OFFICE, BUILD-TO-SUIT City View Landing Office Tower

W. 6th Street and McDonough Street | Manchester | Richmond, Virginia



River's Edge at Manchester

Future Apartments

Prime Riverfront Office Site | Up to 350,000 SF Available

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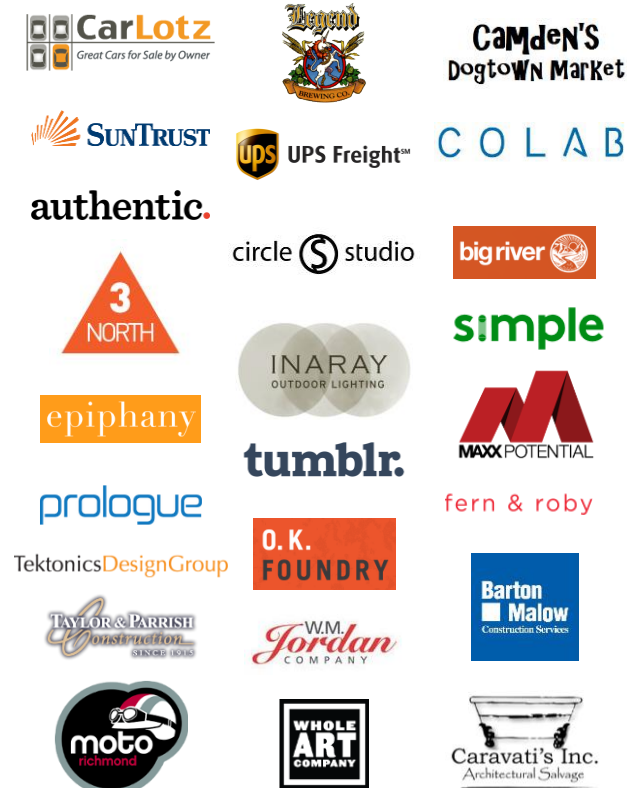
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City View Landing

Right across the James River from Richmond's central business district and downtown area sits Manchester, an area once dominated by warehouses and industry has transformed into an area of rapid growth in retail, office, and residential development. While some of the development has stemmed from empty lots and demolition projects, much of it has been through adaptive re-use. Thalhimier Realty Partners' ongoing development, City View Landing is the perfect example of blending development types.

Join Neighborhood Businesses:



Richmond Times-Dispatch

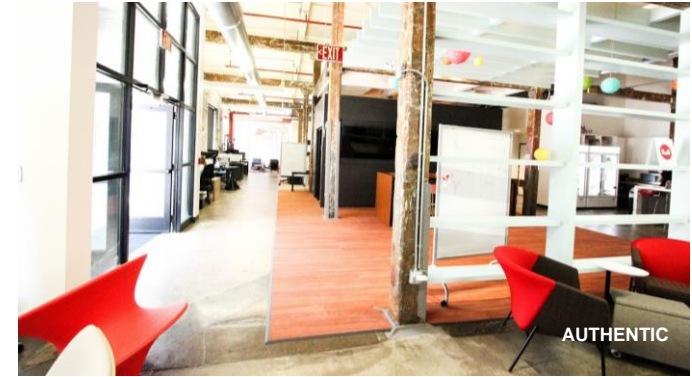
Metro Business: City View Landing emerges on one of 'most significant riverfront properties in Richmond'

- RICHMOND TIMES DISPATCH, September 18, 2016

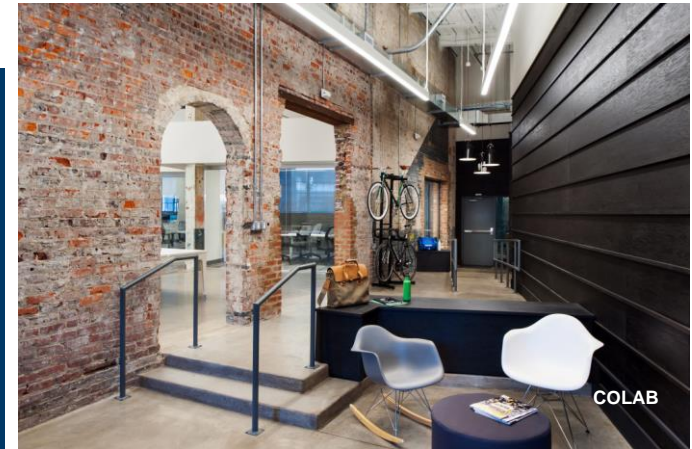


Downtown developers in the spotlight

- RICHMOND BIZSENSE, March 2, 2016



AUTHENTIC



COLAB



COLAB

Specifications

| | |
|--------------|--|
| Total Size | 350,000 SF |
| Available SF | 150,000 – 350,000 SF |
| Timing | 2018 |
| Parking | Abundant land for flexible building configurations and generous parking ratios |
| Location | In the heart of the fast-growing Manchester district |
| Features | <ul style="list-style-type: none"> • Prime riverfront office site with breathtaking views of river and skyline • High profile signage visible from I-195, I-95 and entire CBD skyline • Uncongested access from multiple strategic points in Richmond |

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Manchester's Robust Apartment Market

The number of apartment buildings in Manchester has doubled in the past 10 years, with 1,305 units added in the last 5. The average asking rate is \$975 and occupancy is above 95%. There is perhaps no better indicator of Manchester's explosive growth than the influx of apartment units in the area, and no better indicator as to its desirability than the rise of apartment asking rates.



Manchester Recent & Planned Development

| Community Name | Units | Community Name | Units |
|---------------------------------------|-------|-------------------------------|-----------|
| RECENTLY DELIVERED | | UNDER CONSTRUCTION | |
| 1 Link Apartments Manchester | 187 | 18 River's Edge at Manchester | 213 |
| 2 Terraces @ Manchester | 148 | 19 Manchester Park | 57 |
| 3 Perry Place Apartments | 70 | 20 Manchester Green | 80 |
| 4 908-909 Perry Street | 84 | 21 Flats at City View | 161 |
| 5 The Lofts at Trolley Station | 46 | PLANNED | |
| 6 Hatcher Tobacco Flats | 152 | 22 South Falls I & II | 256 & 225 |
| 7 City View Lofts | 219 | 23 Port RVA (Phase 2) | 188 |
| 8 Manchester Motorworks | 39 | 24 The Current | 214 |
| 9 Port RVA (Phase I) | 102 | | |
| 10 Paper Company | 84 | | |
| 11 Plant 1 Apartments | 134 | | |
| 12 Miller Lofts at Plant Zero | 197 | | |
| 13 Stella 360 | 33 | | |
| 14 Hopper Lofts | 149 | | |
| 15 Lofts at Commerce | 224 | | |
| 16 1200 Semmes | 129 | | |
| 17 The South Bank (Parachute Factory) | 95 | | |

511 There are 511 apartment units currently under construction in Manchester

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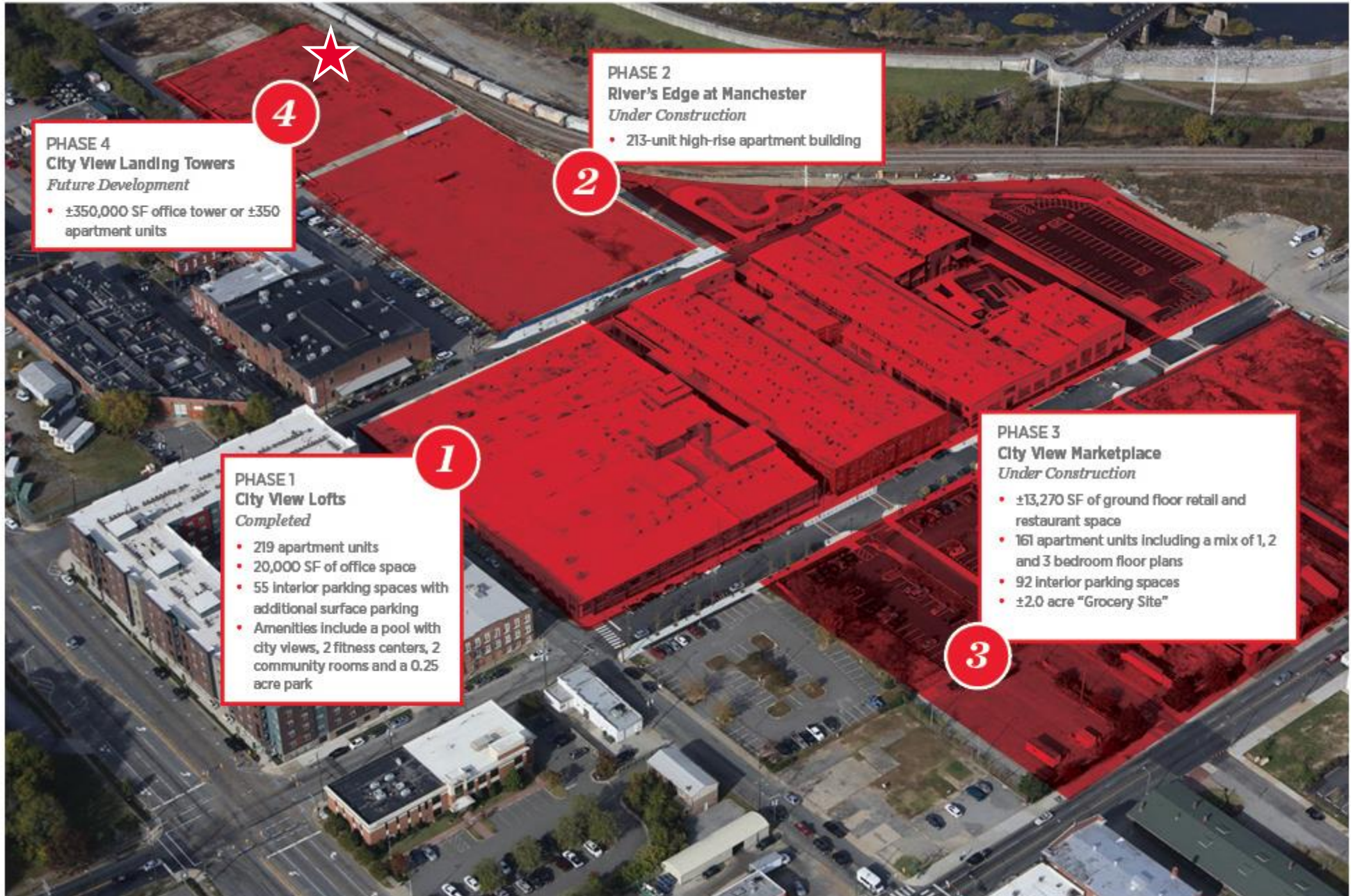
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- | | | | | |
|------------------------------|--------------------------------|-------------------------|---------------------------|------------------------------|
| 1 Link Apartments Manchester | 6 The Lofts at Trolley Station | 11 Port RVA | A Legend Brewing Co. | F Manchester Market |
| 2 Terraces @ Manchester | 7 Hatcher Tobacco Flats | 12 Paper Company | B Camden's Dogtown Market | G Brewer's Cafe (.3 mi) |
| 3 Perry Place | 8 City View Landing | 13 Warehouse 201 | C Papa's Pizza | H Croaker's Spot (.3 mi) |
| 4 908-909 Perry Street | 9 Manchester Motorworks | 14 Commons @ Plant Zero | D Plant Zero Cafe | I Sweet Fix (.2 mi) |
| 5 Old Manchester Lofts | 10 Manchester Pie Factory | 15 Parachute Factory | E Ironclad Pizza Grill | J Twisted Ales Craft Brewing |
| | | | | K Cafe Zata |

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LEGEND BREWING COMPANY



LEGEND BREWING COMPANY NAMED ONE OF "THE BEST URBAN BREWERIES AND BREWPUBS"

1 BLOCK

- Travel + Leisure, 2015



BREWER'S CAFÉ FEATURED IN THE NEW YORK TIMES TRAVEL'S "36 HOURS IN RICHMOND, VA"

0.3 MILES

- New York Times, 2016



BERWER'S CAFE

Travel Time to Neighborhood Amenities (Select List)

Camden's Dogtown Market (1 block)

2 MINUTES 1 MINUTE 1 MINUTE

Manchester Market (.2 miles)

3 MINUTES 1 MINUTE 1 MINUTE

Plant Zero Café (.3 miles)

5 MINUTES 2 MINUTES 2 MINUTES

Ironclad Pizza Grill (.4 miles)

7 MINUTES 2 MINUTES 2 MINUTES

Twisted Ales Craft Brewing (1 block)

2 MINUTES 1 MINUTE 1 MINUTE

Art Works (.2 miles)

3 MINUTES 1 MINUTE 1 MINUTE

Sweet Fix (.2 miles)

3 MINUTES 1 MINUTE 1 MINUTE

Papa's Pizza (.3 miles)

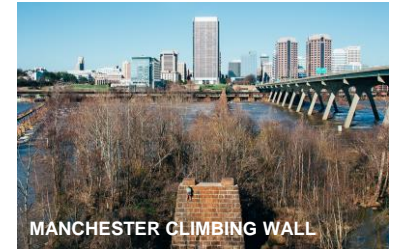
5 MINUTES 2 MINUTES 2 MINUTES

Caravati's Architectural Salvage (.4 miles)

7 MINUTES 2 MINUTES 2 MINUTES



WATER SPORTS ON THE JAMES RIVER



MANCHESTER CLIMBING WALL



City View Landing, the 7.5 city blocks bounded by Hull, West Fourth, West Seventh and McDonough streets was designated by the city as one of the most significant riverfront properties in Richmond.

- Richmond Times-Dispatch



T. TYLER POTTERFIELD BRIDGE



CROAKER'S SPOT FEATURED ON FOOD NETWORK'S "FOODNATION WITH BOBBY FLAY" TELEVISION SERIES

0.3 MILES

- Food Network



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Richmond Area Accolades

Top 10 Coolest U.S. Cities to Visit in 2018

- Forbes, February 2018

Top 10 U.S. Destinations for 2018

- Lonely Planet, February 2018

10 Best Places to Travel in the South in 2018

- Southern Living Magazine, December 2017

#2 in 25 Cities Where Millennials are Moving

- Time, June 2017

One of the Best Mid-sized Cities to Visit in the U.S.

- Today, April 2017

#9 in South's Best Cities 2017

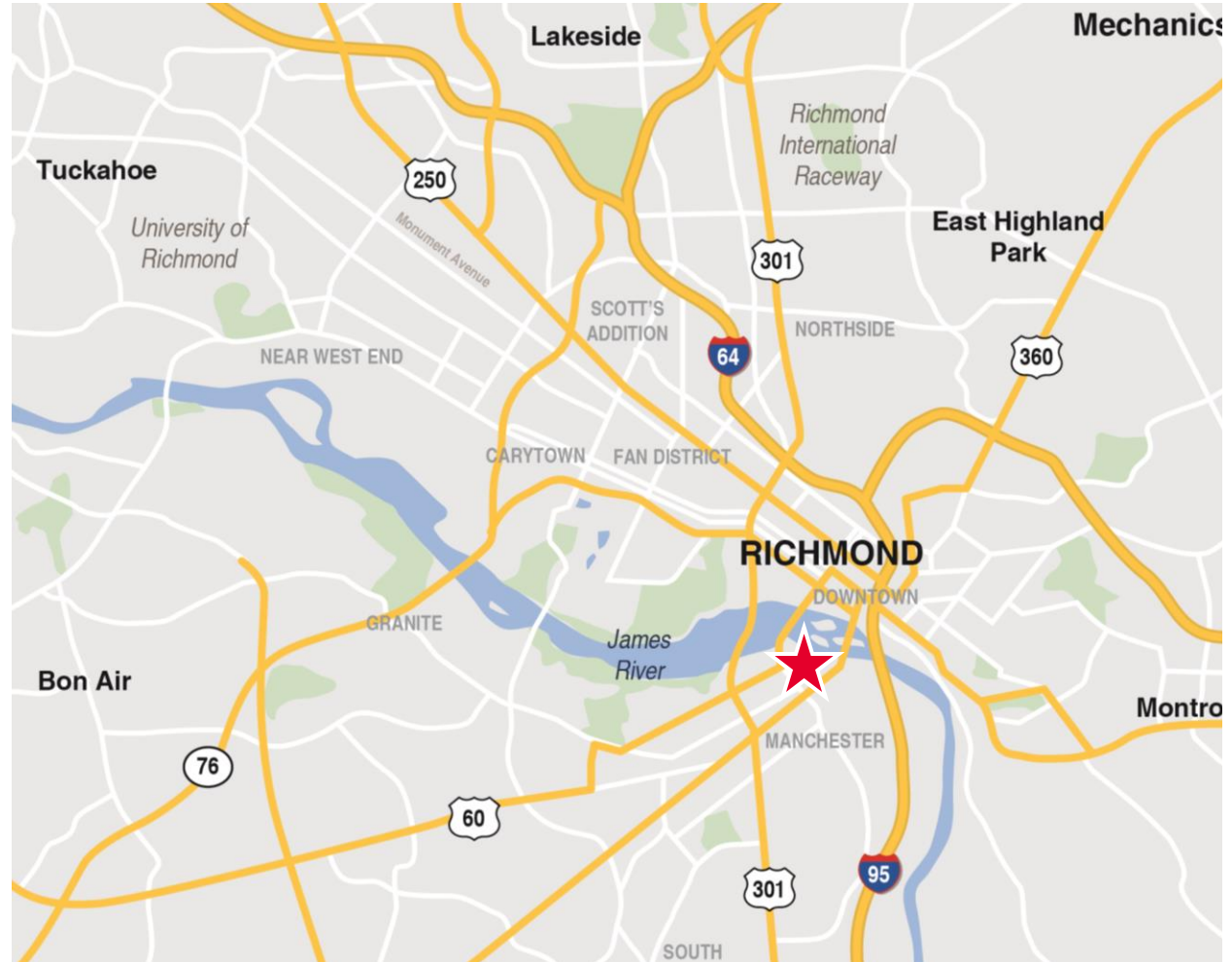
- Southern Living Magazine, March 2017

Top 25 Best Places to Live in the U.S.

- US News, February 2017

Top Cities to Start a Business

- CNBC, 2016



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