

For Lease

101 Gateway Centre Parkway
Chesterfield, VA 23235

Marwaha Tower

For More Information:

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COMMONWEALTH

Property Highlights

- Under new ownership!
- Class A office building with updated lobby finishes including granite, wood and upgraded flooring and wallcovering
- Up to 44,243± RSF available immediately
- Amenities include conference room, fitness center, and vending/ lounge area (under construction)
- Direct access to Powhite Parkway and Midlothian Turnpike
- 4.81 per 1,000 SF (450 covered parking spaces/ 610 total parking spaces)
- Several hotels, such as Hyatt Place, Sheraton, Holiday Inn, Fairfield Inn & Suites, and Extended Stay are located within minutes
- Close proximity to the 760,000± SF Chesterfield
- Towne Center and Stony Point Fashion Park
- Ideal location for corporate headquarters
- Asking Rate: \$23.00 PSF, full service

1st Floor	1,856 RSF – 8,976 RSF
2nd Floor	3,406 RSF – 9,582 RSF
5th Floor	5,616 RSF – 21,722 RSF
6th Floor	22,971 RSF



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Parking

The existing covered parking deck along with additional surface parking lot.

450

Covered parking spaces

160

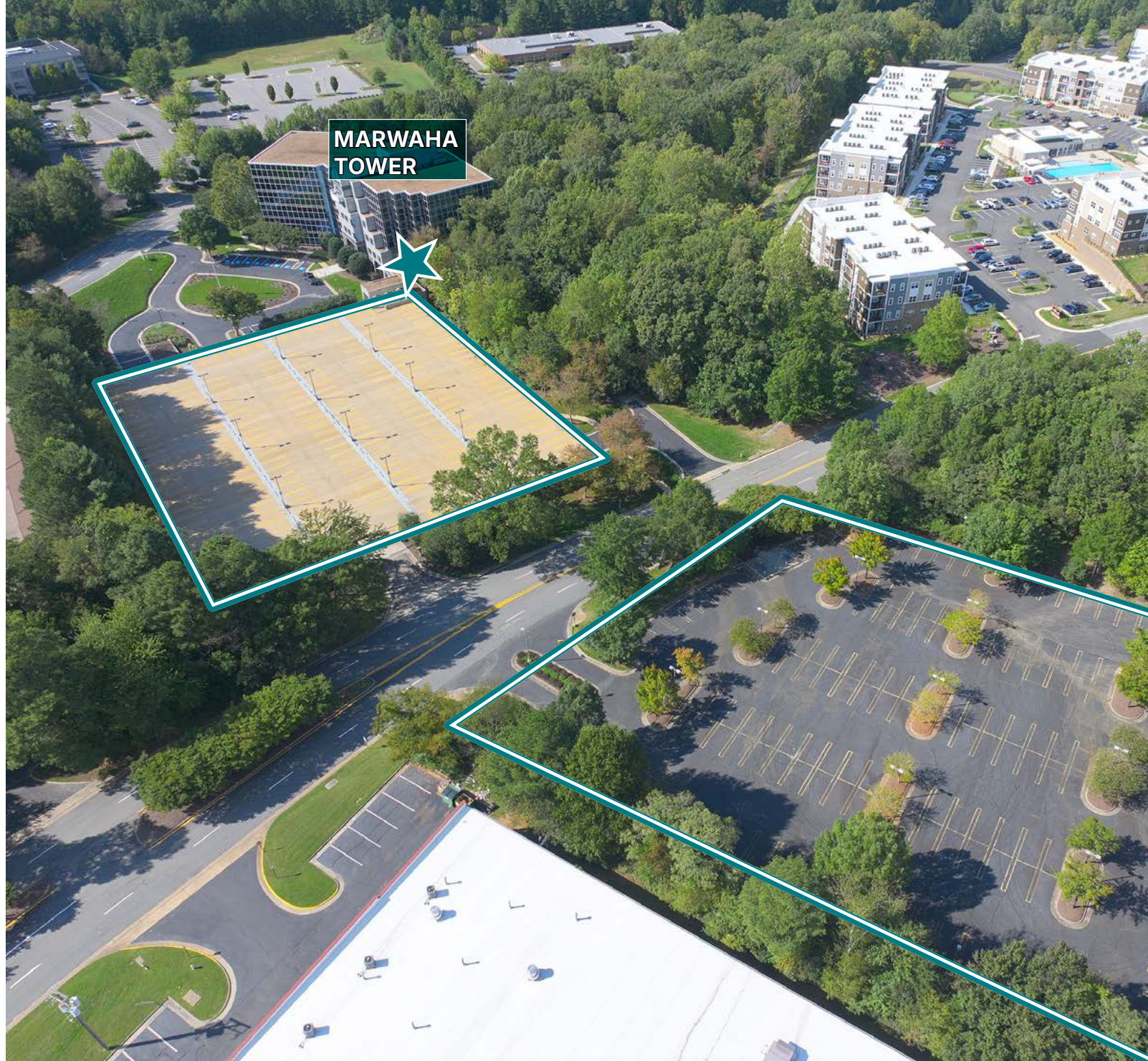
Additional surface parking

610

Total parking spaces



Covered entryway



Floor Plans

FIRST FLOOR

AVAILABLE	SF
SUITE 100	5,942
SUITE 101	3,034
SUITE 102	3,001
SUITE 103	1,856



Floor Plans

SECOND FLOOR

3,406 - 9,582 RSF



Floor Plans

FIFTH FLOOR

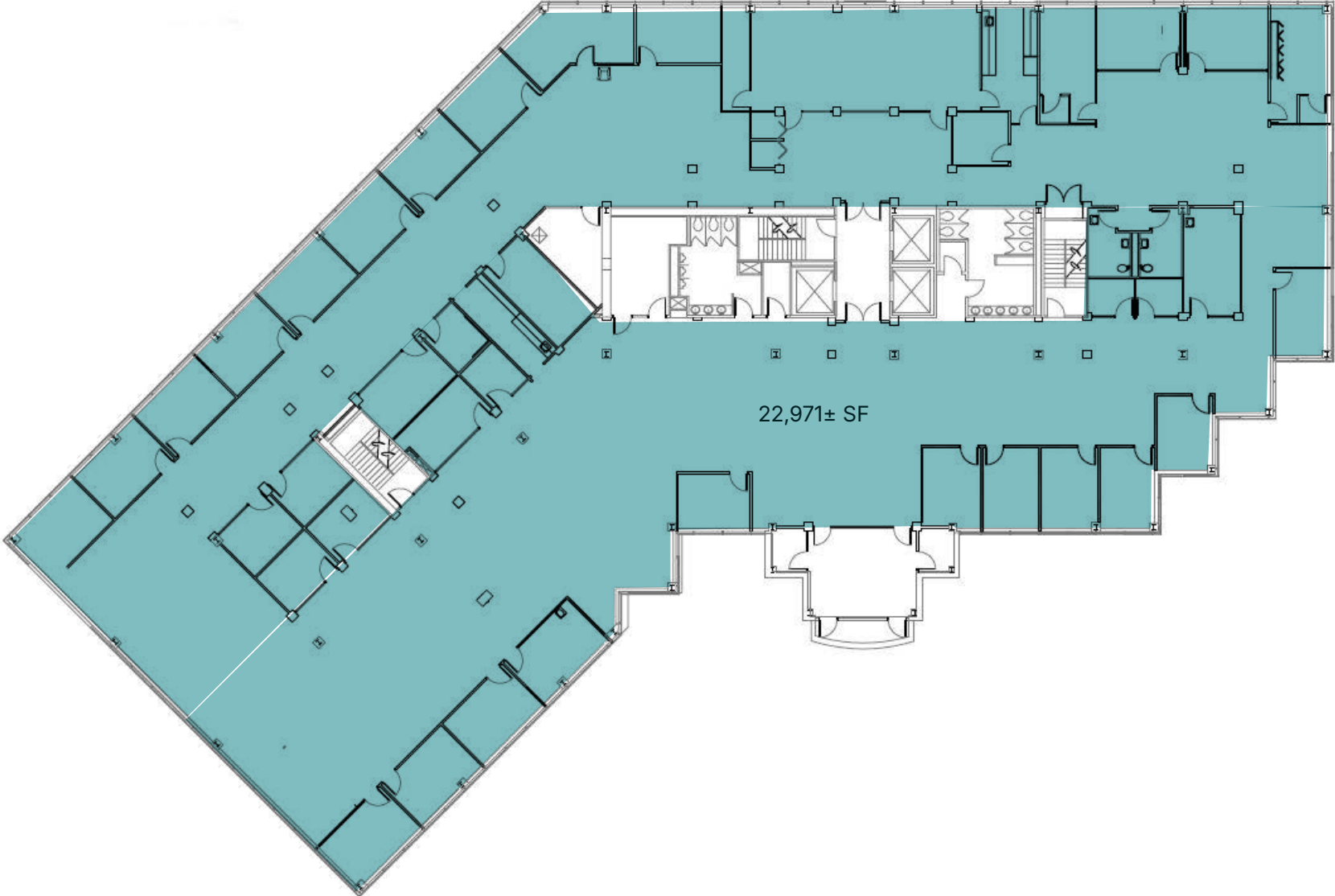
Entire floor available for up to 21,722 RSF

Can be subdivided as shown



Floor Plans

SIXTH FLOOR



Market Overview

Chesterfield, VA

11,500+
COMPANIES

394,825
POPULATION

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.

REWARDING LIFESTYLES

CONVENIENT LOCATION

EXCEPTIONAL ENVIRONMENT

ENGAGING HISTORY



CHESTERFIELD COUNTY PUBLIC SCHOOLS BY THE NUMBERS
Chesterfield County is ranked in the top 20% of school districts in the state and is ranked among the top 3 in the Richmond MSA.

64,000 STUDENTS **67** SCHOOLS **\$965.2** MILLION BUDGET **100%** ACCREDITED
<https://www.oneccps.org/>

Chesterfield County, Virginia: A Perfect Choice for Business Success

- Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: Chesterfield Economic Development

Market Overview

Chesterfield, VA

MARKET ACCESS DEPENDS ON LOCATION

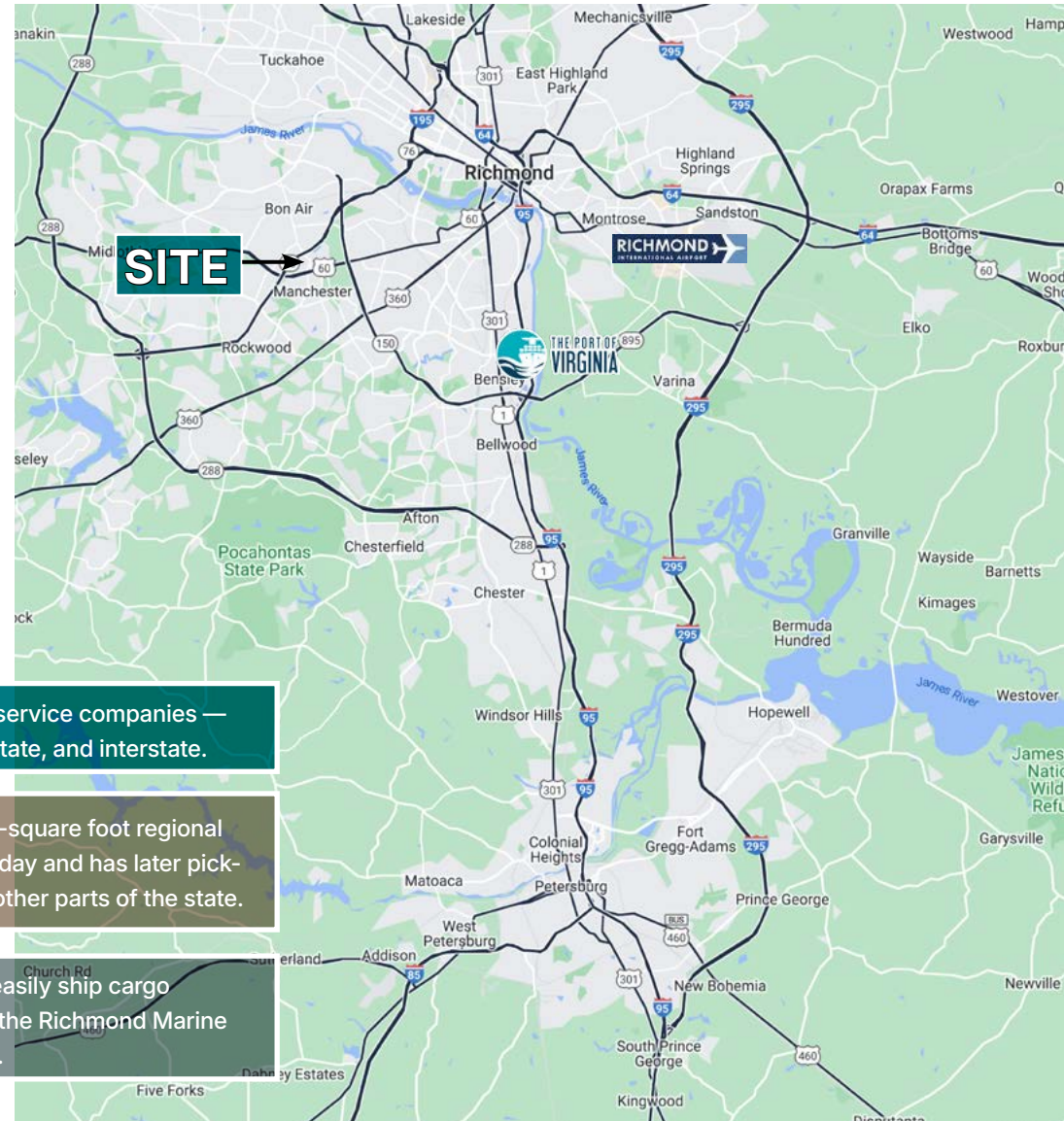
Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.



SOURCE: chesterfieldfits.com

CHESTERFIELD IS AT A CROSSROADS FOR MAJOR INTERSTATES & HIGHWAYS

Easily accessible roadways include I-95, I-64, I-295, I-85, and Routes 288/295



There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.



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