



BUILD-TO-SUIT OPPORTUNITY

GATEWAY CENTRE III

ROCKFORD
CAPITAL PARTNERS

134 Gateway
Centre Parkway
Richmond, Virginia

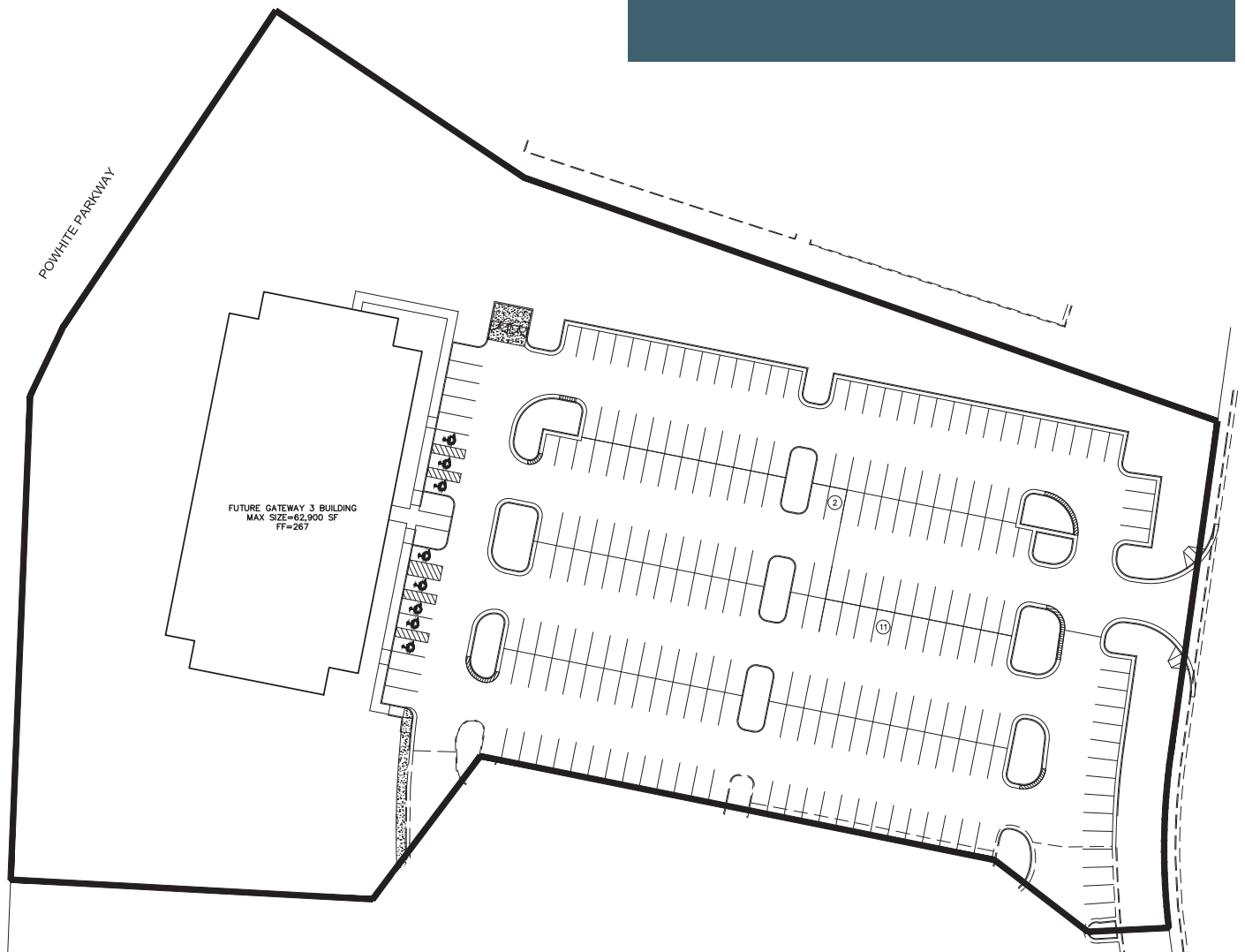
Gateway Centre III offers a unique build-to-suit opportunity in Chesterfield County with the potential for 10,000 s.f. to 62,900 s.f. of customized office / medical office space and parking.

Overview

Gateway Centre III represents a unique build-to-suit opportunity in Chesterfield County with superb highway access. An ideal work environment with efficient floor plates, ample parking, and high quality finishes make Gateway Centre III the premier address for office and medical users. The building can be designed to accommodate tenants from 10,000 square feet to 62,900 square feet.

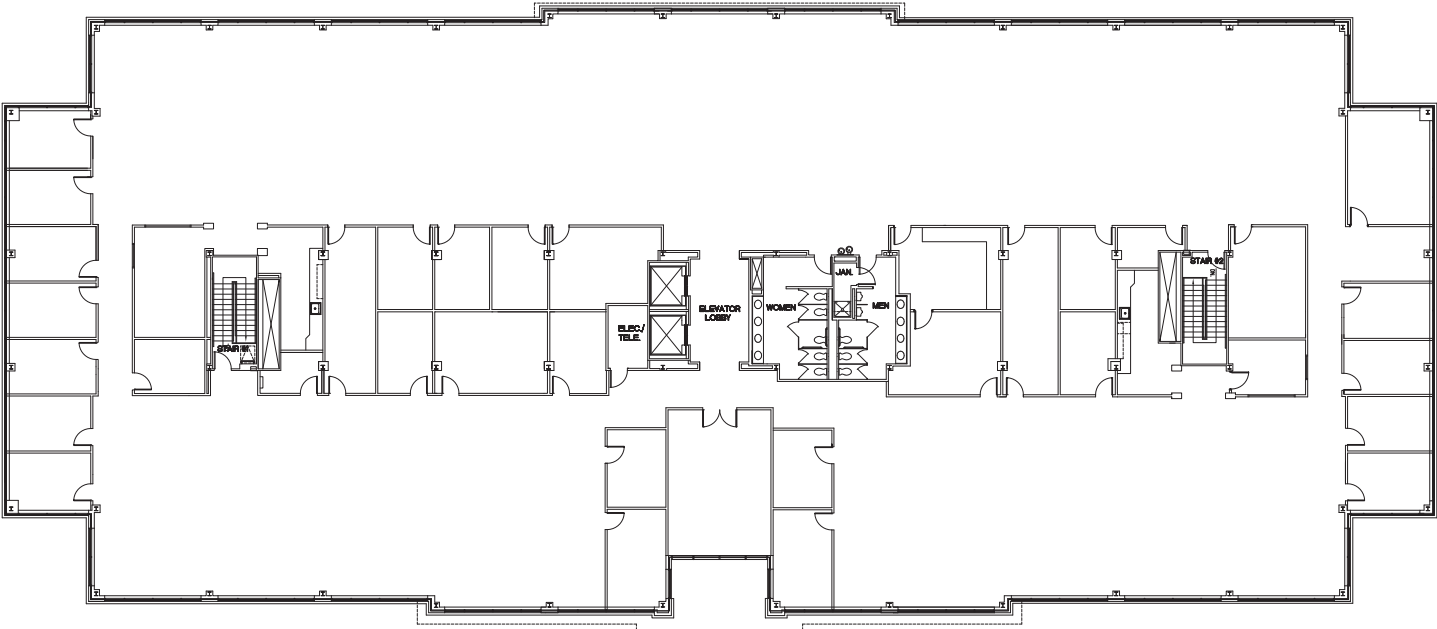
Key features

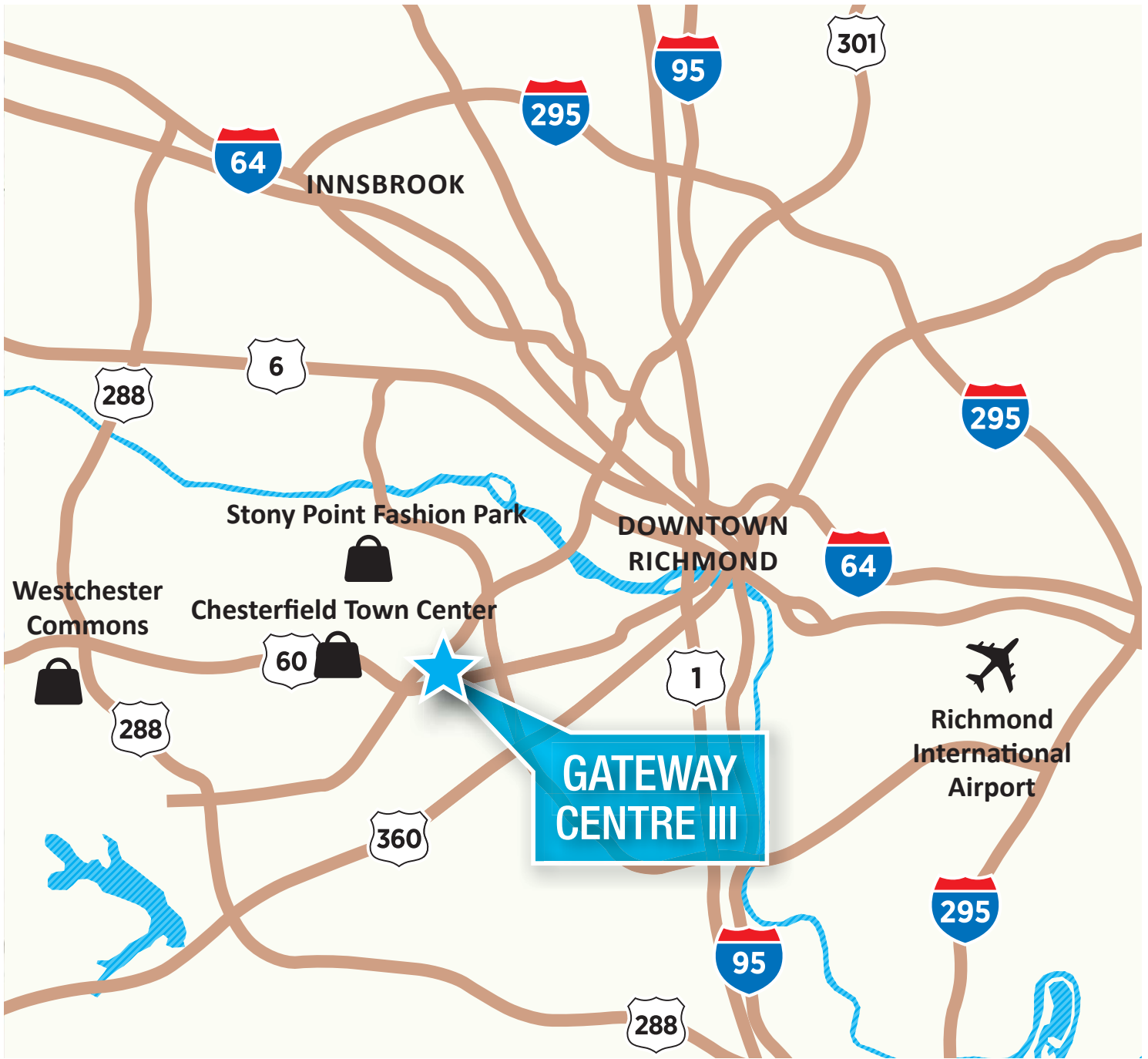
- 10,000 s.f. to 62,900 s.f. office / medical build-to-suit opportunity
- Located in Gateway Centre master planned office development in Chesterfield County
- Minimum 4.0/1,000 parking ratio
- Well capitalized ownership
- Convenient highway access to Powhite Parkway and Chippenham Parkway
- Surrounded by amenities
- Exterior building signage



Sample floor plan

A potential floor plan for Gateway Centre III may resemble the following floor plan from Gateway Centre II. The following image shows the exterior of Gateway Centre II, located next door.





Location

Gateway Centre III is positioned at the intersection of Midlothian Turnpike (Rt. 60) and Powhite Parkway (Rt. 76) in Chesterfield County with connecting access to I-95, I-64, Rt. 288, and I-295. This location offers great connectivity to the Richmond Metro area. Gateway Centre III also offers a compelling mix of local amenities creating a convenient and desirable atmosphere for tenants.

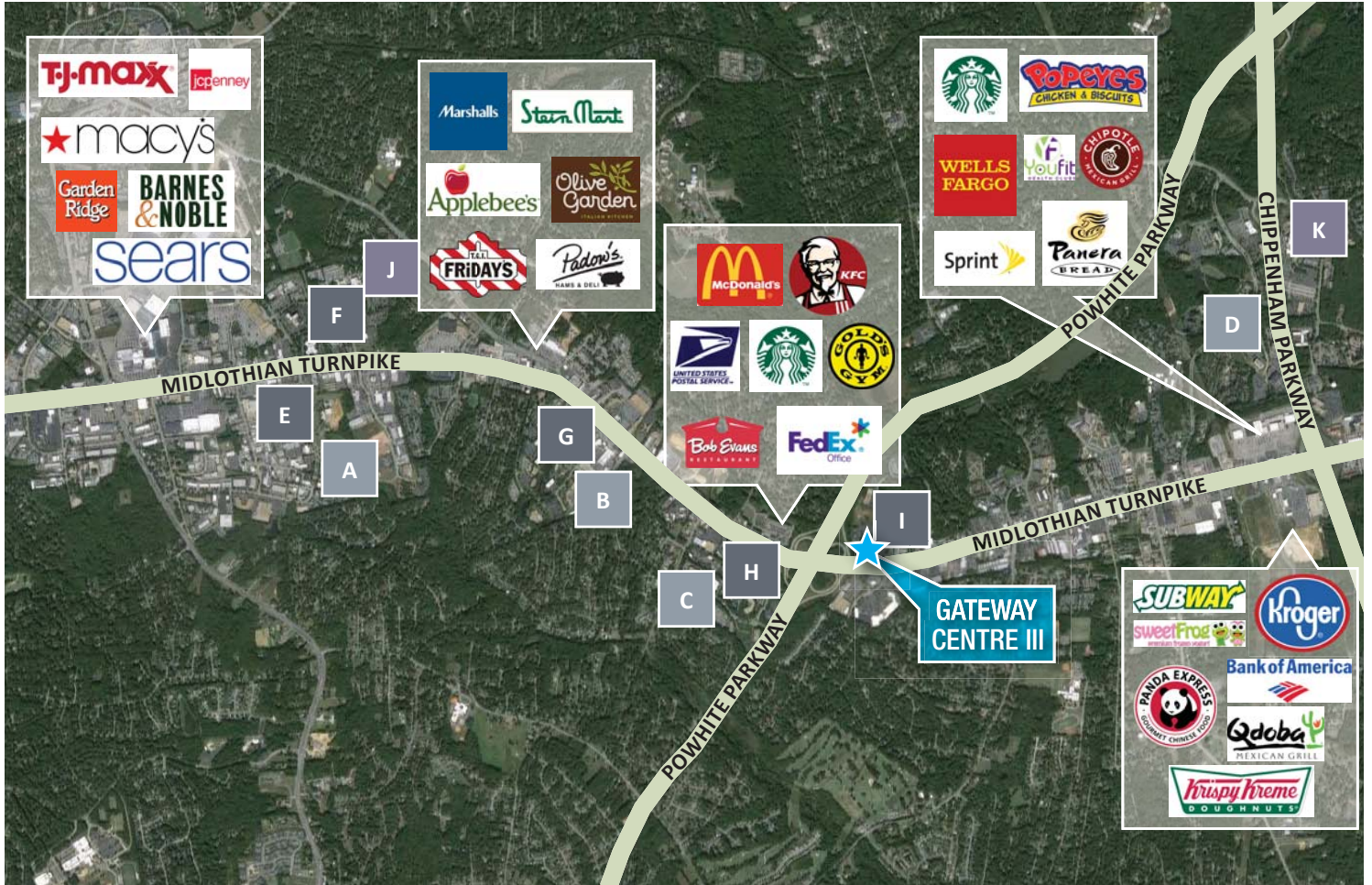
Drive times

Powhite Parkway	0.3 miles / 1 minutes
Chippenham Parkway	2 miles / 5 minutes
Route 288	5.9 miles / 7 minutes
Innsbrook	17.4 miles / 20 minutes
Richmond Int. Airport	18 miles / 21 minutes

Amenities

Chesterfield Town Center	3.9 miles / 8 minutes
Stonebridge / Kroger Marketplace	1.8 miles / 5 minutes
Richmond CBD	9.8 miles / 12 minutes

Nearby amenities



Office parks

A	Southpark
B	Moorefield
C	Arboretum
D	Boulders

Hotels

E	Hampton Inn
F	Doubletree
G	Four Points by Sheraton
H	Hyatt Place
I	Holiday Inn Express

Hospitals

J	Johnston Willis Hospital
K	Chippenham Hospital

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Centre Parkway

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