

NORTH SHORE COMMONS III

GLEN ALLEN

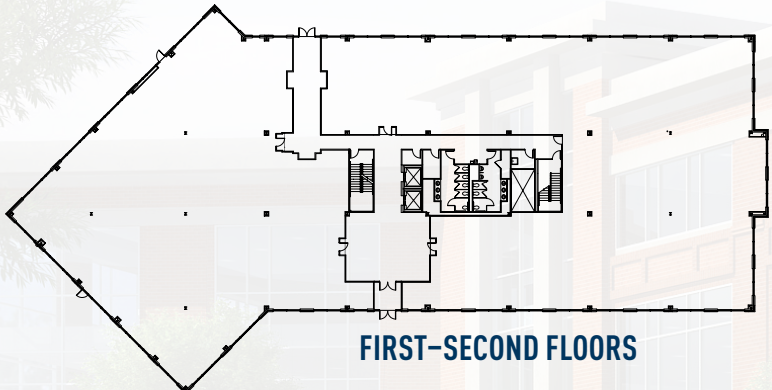
NOW PRE-LEASING

BUILDING SPECIFICATIONS

92,283 | **4** | **4.2/1,000 SF**
TOTAL RSF | FLOORS | PARKING

PLAZA LEVEL 14,200 RSF
FIRST-SECOND FLOORS 25,429 RSF
THIRD FLOOR 27,225 RSF

SAMPLE FLOOR PLATES



KRISTIE INGE
DIRECTOR OF LEASING
804-290-2171
KRISTIE.INGE@HIGHWOODS.COM

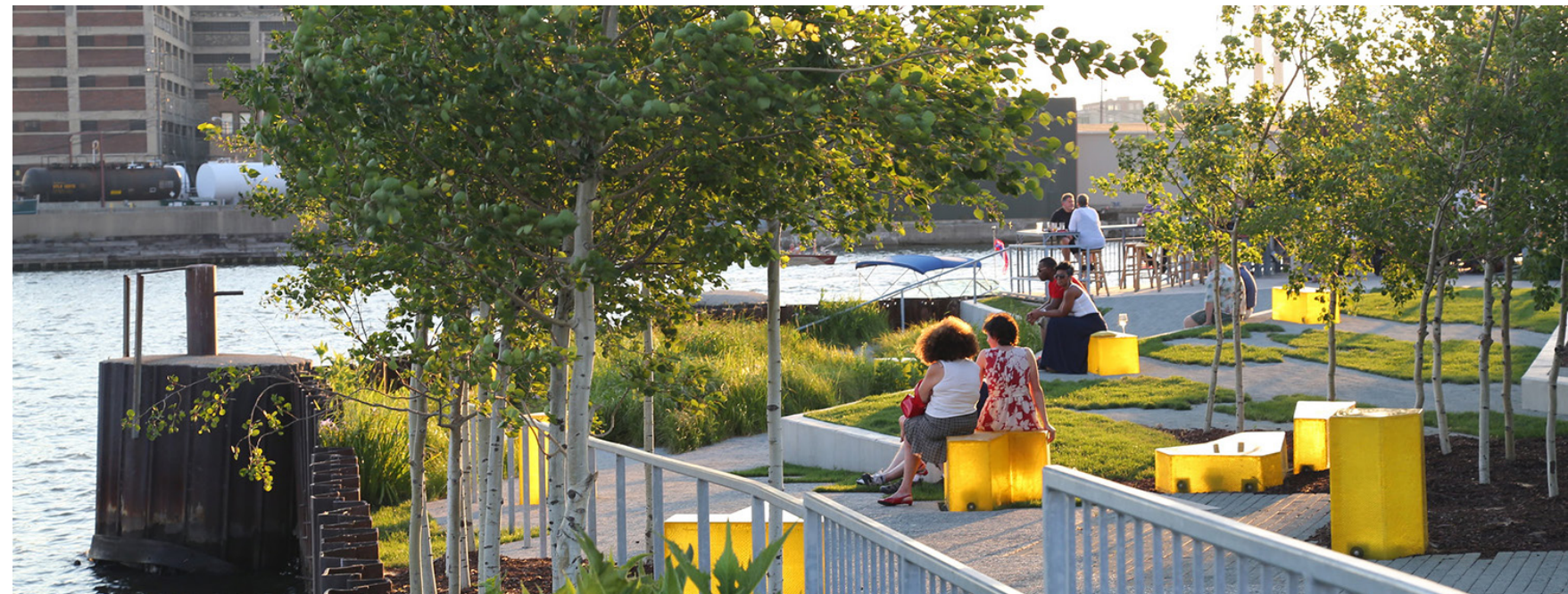
JANE DUFRANE
RICHMOND VP & MARKET LEAD
804-290-2153
JANE.DUFRANE@HIGHWOODS.COM

HIGHWOODS.COM | NYSE: HIW



CONCEPTUAL RENDERING





NORTH SHORE COMMONS

North Shore Commons III will be part of a three-building office complex overlooking Lake Rooty at the northern end of Innsbrook. A 1.26-mile-long pedestrian trail circles the lake, part of a larger trail way system within the park. Within North Shore Commons, there is a collaborative meeting space and a *Velocity by Highwoods Properties* fitness center with showers and lockers.

AMENITIES

- Prime location in Innsbrook Corporate Center with walkable amenities including restaurants, shopping and hotels
- Lakefront property featuring landscaped courtyard
- High-end finishes throughout
- Fiber-optic telecommunications available
- Proximity security system, electronic locking system and evening patrols



DIRECT ACCESS
TO I-64, I-295 &
BROAD STREET



PLANNED
LEED
CERTIFIED

14 MILES

TO DOWNTOWN
RICHMOND
VIA I-64

20 MILES

TO RICHMOND
INTERNATIONAL
AIRPORT



REPRESENTATIVE PHOTOS