

800 E CANAL STREET, RICHMOND, VIRGINIA

TOWNEBANK

GATEWAY PLAZA

OFFICE SPACE AVAILABLE
FOR LEASE

BUILDING SPECS



Site Description

- Fronting Canal Street between 8th and 9th Streets, with parking deck and loading access from 8th and 9th Streets
- Iconic setting in the heart of downtown Richmond overlooking Kanawha Plaza at the northern terminus of the Manchester Bridge

Building Area

- 330,309 rentable square feet

Number of Floors

- 1 lobby level with retail
- 5 levels of structured parking
- 12 floors of office

Typical Floor Size

- Approximately 26,000 square feet

Ceiling Height

- 13' 6" average slab to slab height
- 9' average finished ceiling height

Structure

- Poured in place concrete for lobby through parking floors
- Steel structure for floors 8 – 19

Building Façade

- Floor to ceiling glass and steel curtain-wall for office floors

Elevators

- 2 passenger elevators serving parking deck
- 5 high-speed passenger elevators and 1 freight elevator serving office floors with Otis destination dispatch controls

HVAC

- Dedicated multi-stage air handlers utilize VAV boxes to distribute conditioned air throughout each floor. The outside air units are equipped with multiple layers of filtration to ensure fresh air is being circulated throughout the building. This air filtration process has earned Gateway Plaza the "Clean Air Award" from NAFA.

Security

- 24/7 lobby attendant and controlled access elevator lobby
- Floor by floor control of elevators
- Remote, 24/7 monitoring of access and fire systems
- Closed circuit camera monitoring of lobby, parking deck, and building perimeters

Lobby

- Warm wood flooring, floor to ceiling glass, and soaring clear formed concrete ceiling



The lobby features three unique art installations by Mickett Stackhouse Studios.

The 1st feature is an imported mosaic tile mural, titled "River Song", the 2nd feature is a stainless steel and glass sculpture, titled "Clear Passage", the 3rd, "Capitol Flow" consists of multiple stainless steel flow lines winding gracefully through the lobby, symbolically linking the building to the James River and Capitol.

Sustainability

- LEED Gold Certified
- EnergyStar Building

Amenities

- Potbelly Sandwich Works and TowneBank branch and ATM on-site
- 80+ seat building conference center
- Bicycle storage
- Showers and lockers
- Walkable to nearby services, restaurants, and hotels
- Seasonal farmer's market

Access

- Excellent access to I-95, I-64, and Downtown Expressway
- 15 minutes (11 miles) to Richmond International Airport via I-64
- Short walk to Main Street Station (Amtrak)
- 2 blocks to riverfront and Canal Walk
- 2 blocks to Capitol Square

Parking

- 1.0/1,000 parking ratio in secure parking deck with direct access to building lobby
- Validation available for visitors

BUILDING INFO

Year built

2015

Building size

330,309 SF

Class

A+

Availability

8th floor – 2,762 SF

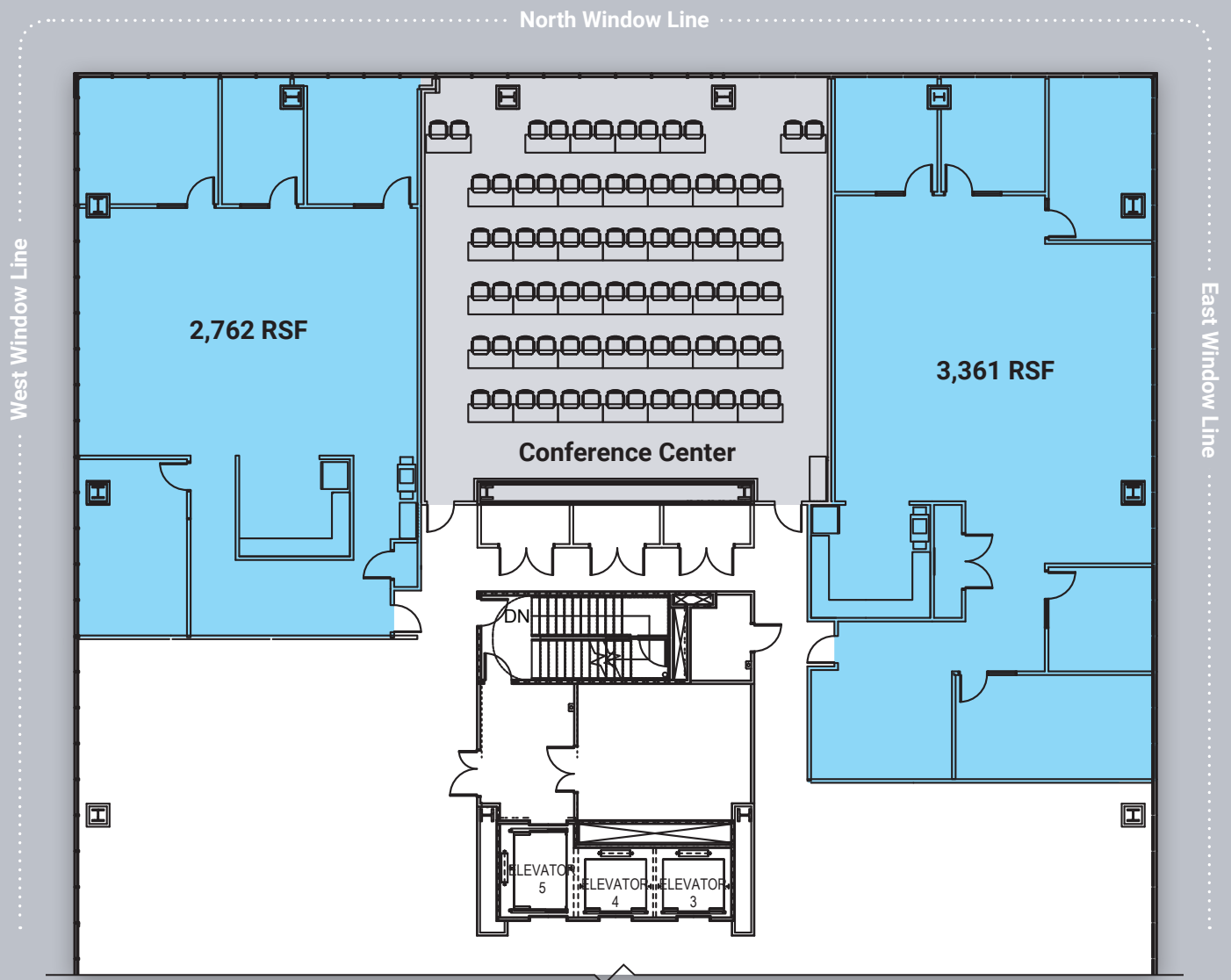
8th floor – 3,361 SF

2,762 RSF
8th Floor

Brand New Spec Suite
Delivers Q1 2022

3,361 RSF
8th Floor

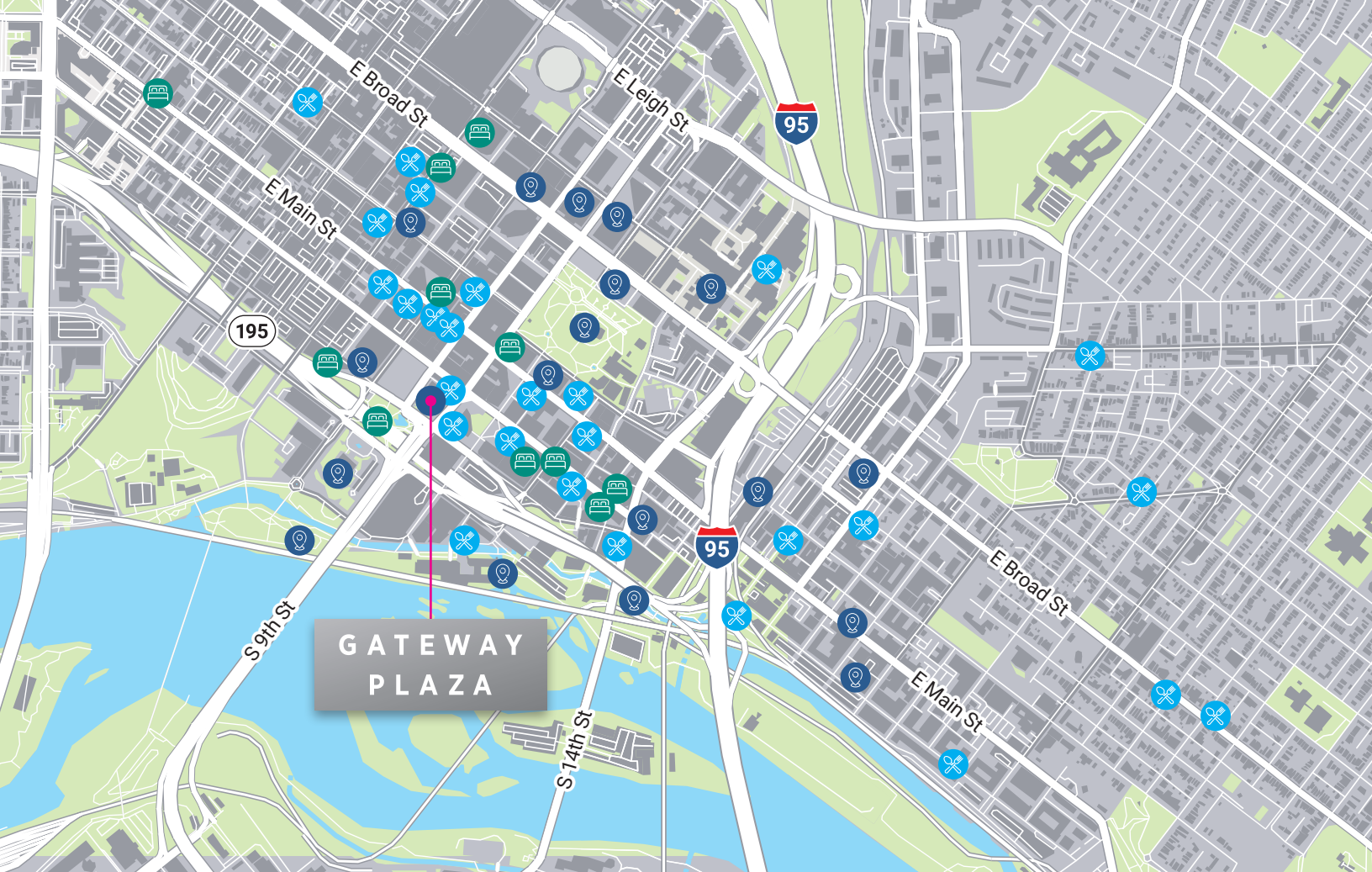
Brand New Spec Suite
Delivers Q1 2022



AVAILABILITY







Dining

Belle
 Bookbinder's Seafood & Steakhouse
 Bottoms Up Pizza
 Capital Ale House
 Casa Del Barco
 Chicano's Cocina Bar & Grill
 Chick-fil-A
 Chopt Creative Salad Co.
 Dunkin'
 Hotel Greene
 Ironclad Coffee Roasters
 Kabana Rooftop
 LuLu's
 Meriwether's at the Capitol
 Padow's Hams and Deli
 Penny Lane Pub
 Perly's
 Pomona
 Potbelly Sandwich Shop
 Quiznos
 Riverbend Roastery
 Secret Sandwich Society
 Sefton Coffee Company
 Southern Railway Taphouse
 Starbucks
 Subway

The Hill Cafe

The Pit and The Peel
 The Tobacco Company Restaurant
 the urban Farmhouse market & café
 Trevi's Grille
 Union Market
 Wong Gonzalez

Destinations

Brown's Island
 Canal Walk
 City of Richmond (City Hall)
 Dominion Energy
 Federal Reserve Bank of Richmond
 Kanawha Plaza
 Library of Virginia
 Old City Hall
 Pipeline Overlook
 Richmond Main Street Station
 Shockoe Slip
 The National
 The Poe Museum
 US Court of Appeals
 VCU Health
 Virginia Holocaust Museum
 Virginia State Capitol

Hotel

Courtyard by Marriott
 Delta Hotels by Marriott
 Hampton Inn
 Hilton
 Homewood Suites by Hilton
 Omni Richmond Hotel
 Residence Inn by Marriott
 Richmond Marriott
 The Berkeley Hotel
 The Commonwealth
 The Jefferson Hotel

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