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LEASING MOMENTUM CONTINUES IN DEEP RUN III - INNSBROOK SUBMARKET

HENRICO COUNTY, VIRGINIA – August 2013: Cushman & Wakefield | Thalhimer is pleased to announce two additional tenants have signed leases in June to occupy a combined 31,000 square feet within Deep Run III, 9954 Mayland Drive in Henrico County, Virginia. This 348,174 square foot class A, six-story building was previously the headquarters facility for Circuit City.

The newest tenants, Acision, LLC (16,472 sq.ft) and Appendix R Solutions (14,729 sq.ft.), will both occupy space on the third floor.

Travelers Insurance will lease 71,817 square feet on the sixth floor and a portion of the fifth floor.

Digital Benefit Advisors will be the first tenant to move into the building in August occupying approximately 13,057 square feet. Soon to follow will be Essex Bank who will be relocating their headquarters to Deep Run III, occupying 25,375 square feet on the 1st and 2nd floors.

Deep Run III is Richmond's largest multi-tenant suburban office building and features fitness facilities, 150-person conference facility for use by its tenants and a café serving hot breakfast and lunch. With three other leases pending, the building's owner anticipates Deep Run III to be 40 to 45% committed by summer 2013. In addition to a multi-million dollar renovation of the facility,

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| Thalhimer Center 11100 West Broad St. Glen Allen, VA 23060 804.648.5881 | The Town Center at VA Beach 222 Central Park Avenue Suite 1820 Virginia Beach, VA 23462 757.499.2900 | Compass Pointe One Compass Way Suite 100 Newport News, VA 23606 757.873.2900 | Ruscon Building One Unity Alley Suite 310 Charleston, SC 29401 843.724.0100 | Hearst Tower 214 N. Tryon Street 40th Floor Charlotte, NC 28202 704.705.3850 |
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ownership has begun construction on a 784-car parking deck which will increase the parking in the building to approximately 1,689 spaces.

Cushman & Wakefield | Thalhimer represented all parties in these two recent transactions. Brian K. Berkey and Austin H. Newman, SIOR represented tenants Acision and Appendix R. Austin Newman and Mark E. Douglas, CCIM, SIOR represents the landlord, DR III, LLC, and have leased approximately 141,450 square feet in 2013. While the building is enjoying significant leasing activity, there is still approximately 206,724 square feet remaining available square feet within the building.



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Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Lynchburg, VA; Charlotte, Raleigh, NC; Charleston, Greenville, SC. The company has over 125 broker professionals and employs over 300 associates with a property portfolio of over 50 million leasable square feet and management of over 21,200,000 square feet. In 2012 Thalhimer completed over 2,100 transactions with a transactional volume in excess of \$1.15 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, construction management, project management, asset management, and the sale and leasing of office, industrial and retail properties.

Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets, as evidenced by its frequent involvement in many of the most significant property leases, sales and assignments. Founded in 1917, it has 253 offices in 60 countries and nearly 15,000 employees. It offers a complete range of services for all property types, including leasing, sales and acquisitions, equity, debt and structured finance, corporate finance and investment banking, corporate services, property management, facilities management, project management, consulting and appraisal. The firm has more than \$3.7 billion in assets under management globally. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at www.cushmanwakefield.com/knowledge.