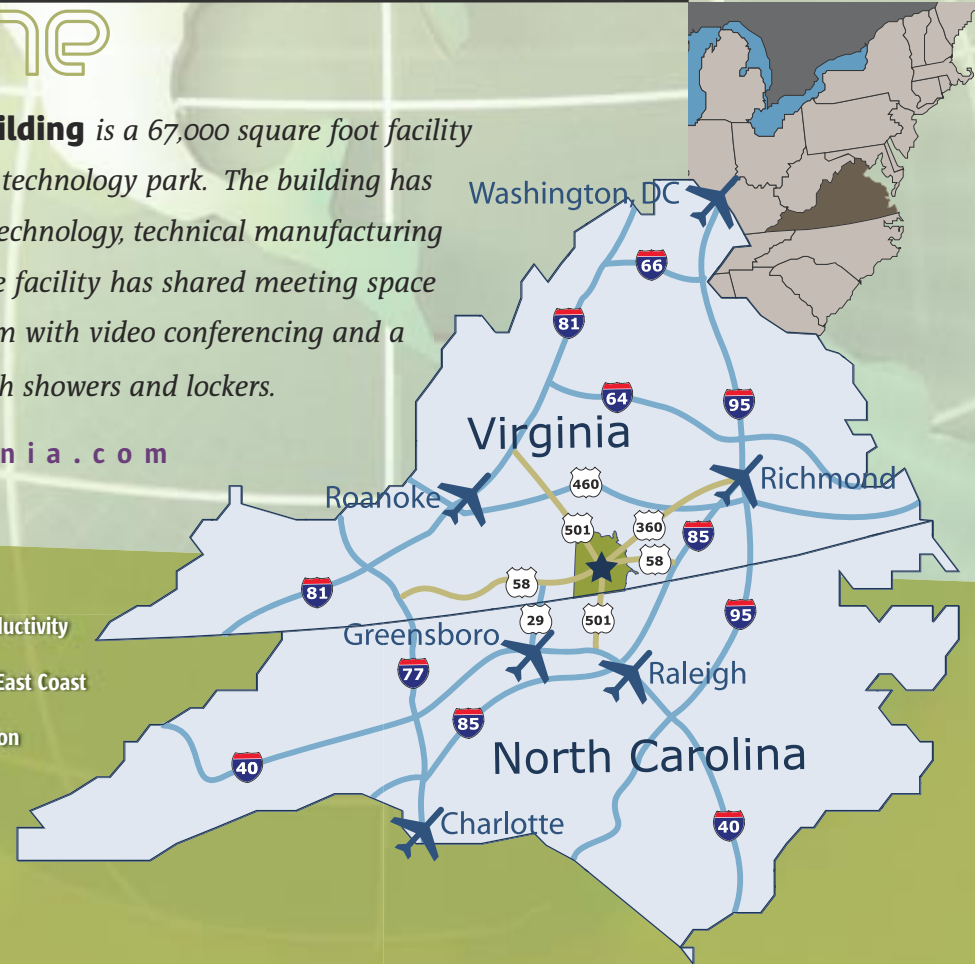




welcome

Riverstone Technology Building is a 67,000 square foot facility situated in a beautiful 165 acre technology park. The building has Class "A" space for information technology, technical manufacturing and biomedical companies. The facility has shared meeting space including a corporate boardroom with video conferencing and a fully equipped fitness center with showers and lockers.

www.HalifaxVirginia.com



BUSINESS &
EMPLOYMENT
FACTS

- Virginia is ranked in the top 10 in labor productivity
- Northernmost "Right to Work" state on the East Coast
- 5th lowest workers comp average in the nation
- Corporate tax rate of 6% hasn't changed in 30 years
- Streamlined permitting processes
- No Internet commerce taxes
- Regional workforce in excess of 140,000
- There are 20 institutions of higher education within 60 miles of Halifax County
- The new Southern Virginia Higher Education Center in Halifax County has partnerships with eight Virginia colleges and universities
- A population of 1,813,809 within a sixty mile radius

Ground Floor

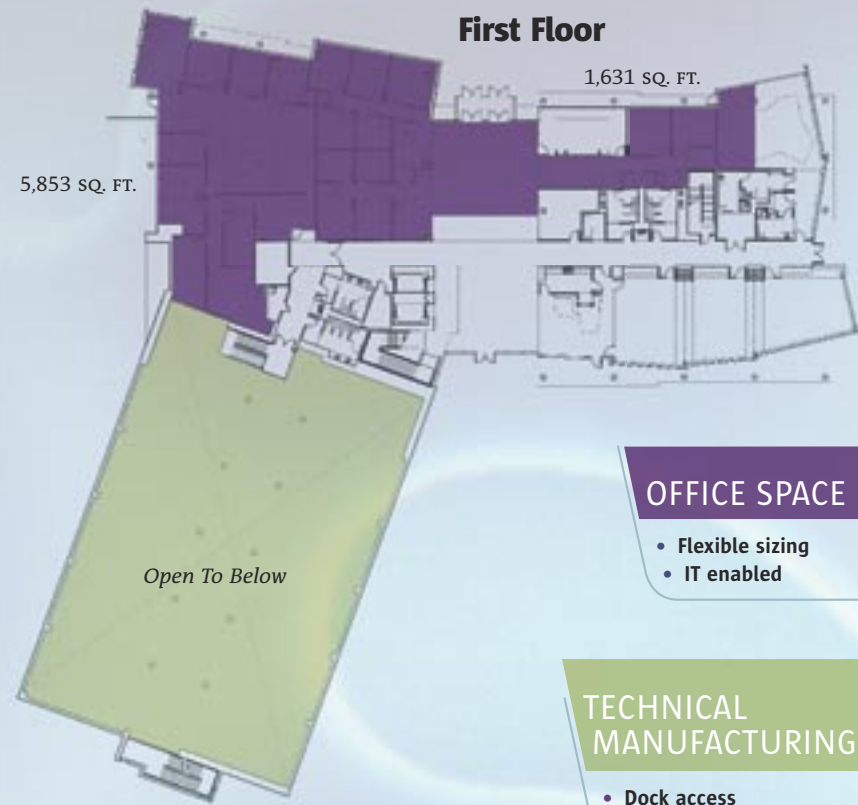


11,270 SQ. FT.

Building One

- Gross measured area: 66,689 sq. ft.
- Laboratory space usable area: 10,296 sq. ft.
- Office space usable area: 21,700 sq. ft.
- High-bay space usable area: 11,270 sq. ft.
- Flexible and competitive leasing
- Computer controlled security access
- Standby and uninterruptible power supply systems
- Multiple broadband options and WiFi environment

First Floor



1,631 SQ. FT.

5,853 SQ. FT.

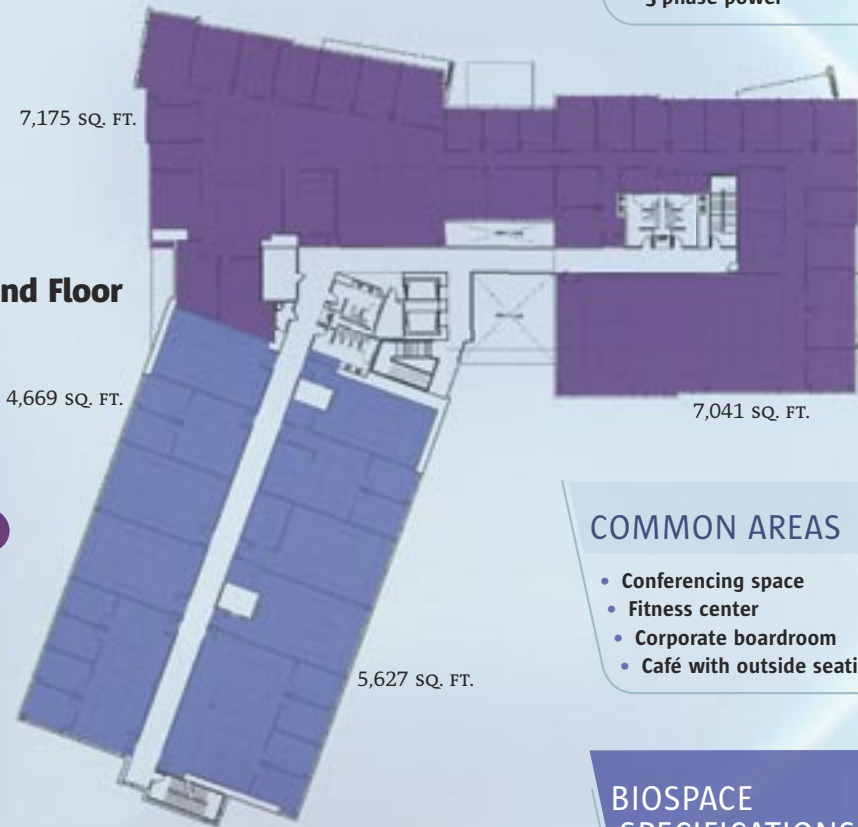
OFFICE SPACE

- Flexible sizing
- IT enabled

TECHNICAL MANUFACTURING

- Dock access
- 26' ceilings
- 480/277 volt, 3-phase power

Second Floor



7,175 SQ. FT.

4,669 SQ. FT.

7,041 SQ. FT.

5,627 SQ. FT.

COMMON AREAS

- Conferencing space
- Fitness center
- Corporate boardroom
- Café with outside seating

BIOSPACE SPECIFICATIONS

- 2.2 CFM per NSF, one pass air
- Exhaust and acid waste systems provisions
- 125 PSF floor loading

ABOUT
RIVERSTONE
TECHNOLOGY PARK

- 165 total acres
- Designed for the needs of IT, biomedical, technology, telecommunications, technical manufacturing industries and corporate office facilities
- "Protective" covenants in place
- Municipal sewer and water
- Broadband wireless, WiFi, DS3, DSL, and other services offered
- Beautiful natural setting
- Common area amenities in Building One (conference center, corporate boardroom and fitness center) available to all Park tenants
- Located 60 miles from Research Triangle Park
- Pad ready sites
- Negotiable land prices

Incentives

- Located in a Virginia Enterprise Zone: job grants up to \$800 per job for 5 years, and real property improvement grants up to 30%
- Technology Opportunity Fund: \$250 per job for five years
- Located in a Virginia Technology Zone: five-year rebate of local utility taxes, rebate of building permit fees, rebate of water/sewer initiation fees, up to five-year waiver of business license charges
- Special low tax rates for research and development, biotechnology and semiconductor manufacturing
- Accelerated depreciation on tangible personal property used in the provision of Internet services and computer hardware used by businesses primarily engaged in providing data processing services to other non-related or affiliated businesses
- A federally recognized HUBZone provides Federal contracting preferences to small businesses
- Halifax Opportunity Fund offers 2% rebate of new investment in real property, personal property, and machinery and tools
- The Small Business Development Center is designed to provide management and technical assistance to small and medium-sized companies

For more incentives : www.HalifaxVirginia.com

live-work-play



About the community

Warm, sunny summers and the whitest winter snows. Brilliant autumn colors and fragrant spring blooms. With a moderate climate and diverse landscapes, the Halifax County area is a paradise for an adventurer. Primary and secondary education systems are excellent. Housing and taxes are affordable. Air service is close by. And from entertainment to dining and shopping, there's something for every taste. The area's diverse cultures and welcoming atmosphere will help you attract and retain key employees.



- Affordable cost of living
- Low traffic/development congestion
- Urban and rural landscapes
- Two 18-hole golf courses and two motorsports tracks
- Historic landmarks and attractions
- Convenient air service
- Access to major rail, air, road transport services and international ports
- 4 rivers and the largest lake in Virginia
- Excellent regional healthcare system located right in the heart of town



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**RIVERSTONE
TECHNOLOGY BUILDING**
HALIFAX COUNTY, VIRGINIA

Building One photography - Jeff Humber