

**MOB II**

FOR LEASE



**Watkins Medical Center**

**ANCHOR  
POSTION  
AVAILABLE**



**THALHIMER**



# PROPERTY OVERVIEW – MOB II

## BUILDING SPECIFICATIONS

Available Space: MOB II - ±80,000 SF

Rental Rate: \$37.00/SF NNN

Property Type: Class A Medical Office

Parking Ratio: 5.0 spaces per 1,000 SF

Standards:

- LEED energy efficiency
- Brick, steel & glass construction

## NEIGHBORING USERS

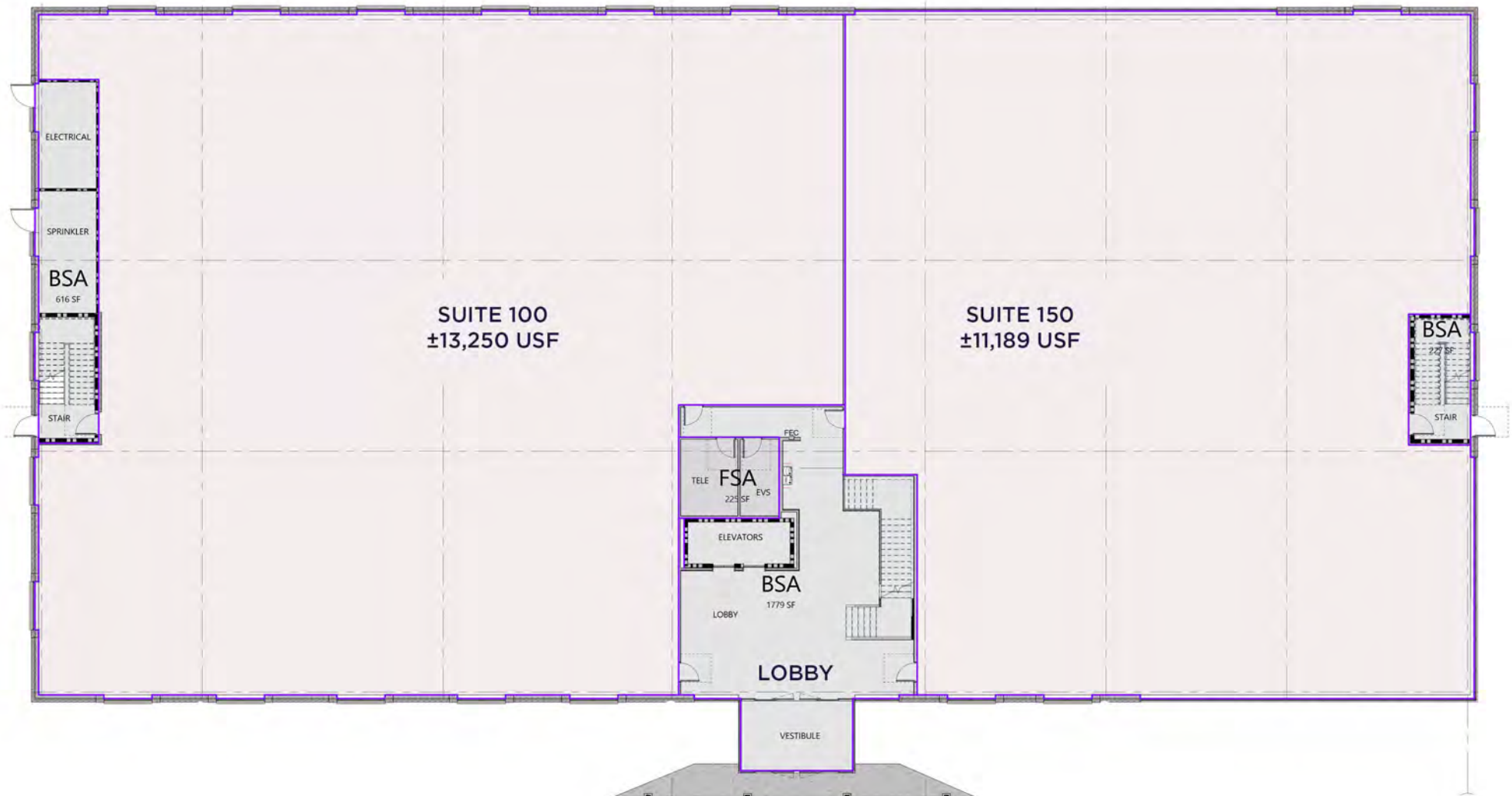


# AVAILABLE SPACE - MOB I



## FIRST FLOOR

UP TO 25,000 USF | FLEXIBLE DEMISING



# AVAILABLE SPACE - MOB I



## SECOND FLOOR

UP TO 25,000 USF | FLEXIBLE DEMISING

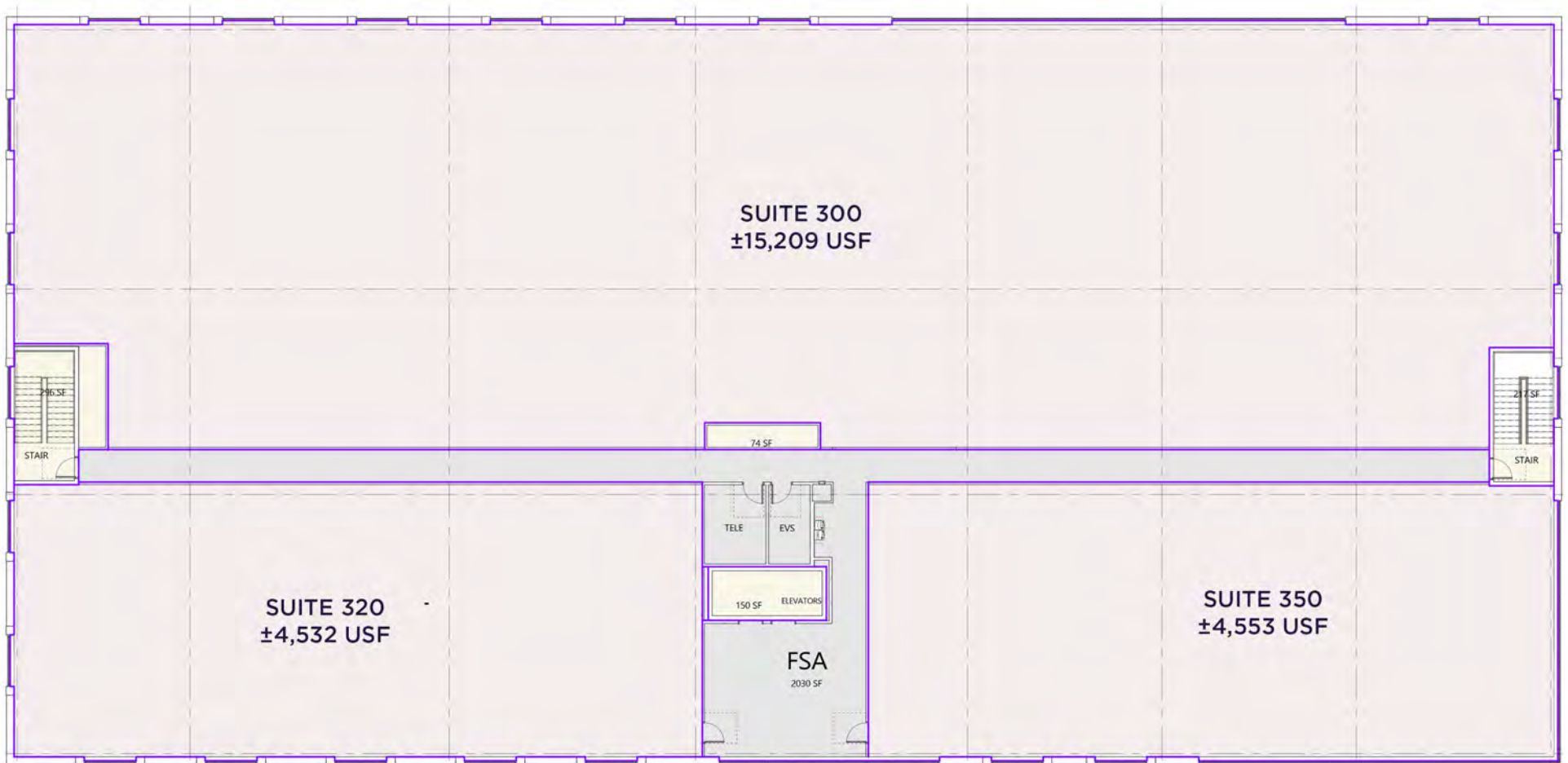


# AVAILABLE SPACE - MOB I



## THIRD FLOOR

UP TO 25,000 USF | FLEXIBLE DEMISING



# PROPERTY HIGHLIGHTS – MOB II



## MOB II

- Up to 80,000 SF proposed
- Anchor opportunity available



## CONVENIENTLY LOCATED

at Route 288 and Midlothian Turnpike



## TRAFFIC COUNTS

- Midlothian Turnpike – **35,000 VPD**
- Route 288 – **47,000 VPD**



## BEST-IN-CLASS DEVELOPER

“Lingerfelt has a proven track record of working hand-in-hand with equity partners and tenants to deliver quality assets”



1<sup>st</sup> floor lobby

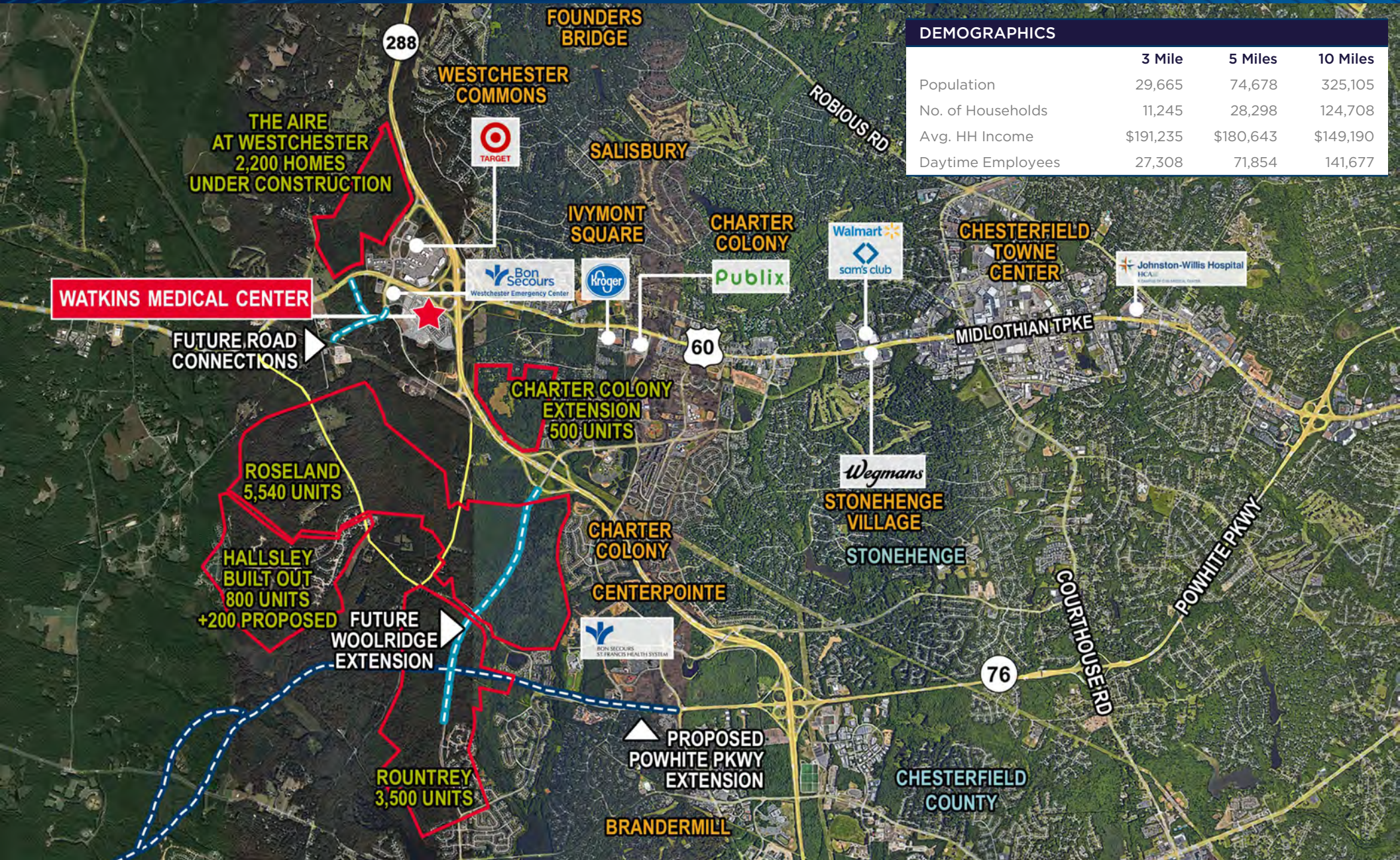


1<sup>st</sup> floor lobby



2<sup>nd</sup> floor lobby

# LOCATION OVERVIEW – MOB II



| DEMOGRAPHICS      |           |           |           |
|-------------------|-----------|-----------|-----------|
|                   | 3 Mile    | 5 Miles   | 10 Miles  |
| Population        | 29,665    | 74,678    | 325,105   |
| No. of Households | 11,245    | 28,298    | 124,708   |
| Avg. HH Income    | \$191,235 | \$180,643 | \$149,190 |
| Daytime Employees | 27,308    | 71,854    | 141,677   |

# LOCATION OVERVIEW – MOB II

