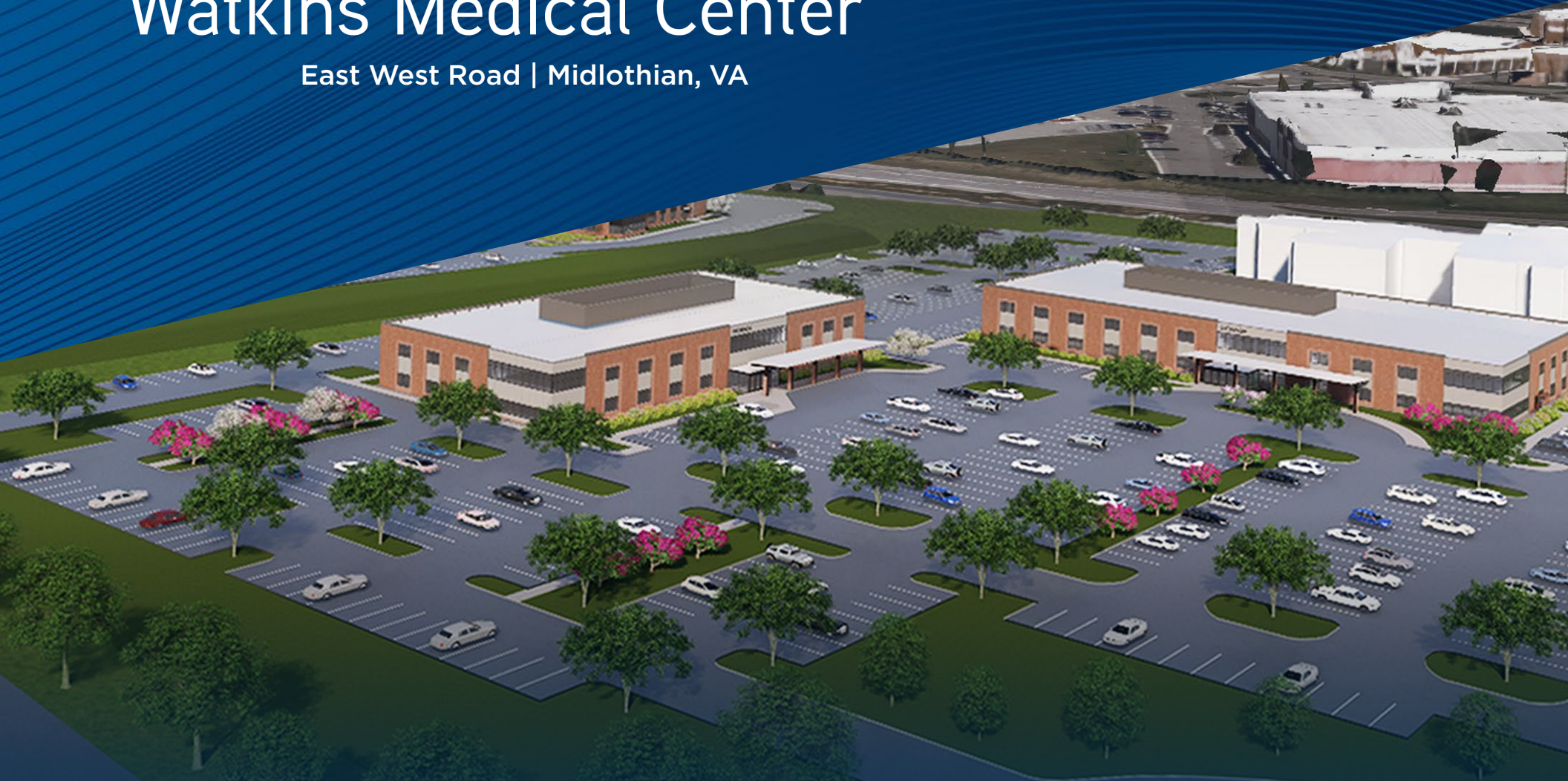




Watkins Medical Center

East West Road | Midlothian, VA



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

Total Size:	115,000 SF across 2 buildings
Rental Rate:	\$37.00/SF NNN
Property Type:	Class A Medical Office
Parking Ratio:	5.0 spaces per 1,000 SF
Standards:	<ul style="list-style-type: none">• LEED energy efficiency• Brick, steel & glass construction

NEIGHBORING USERS



ANNOUNCING



PROPERTY HIGHLIGHTS



MOB I

- 38,000 SF
- Early Q3 2026 delivery
- Up to 11,392 RSF available on 2nd floor with ability to demise into smaller suites

MOB II

- Up to 75,000 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”



AVAILABLE SPACE

Suites can be combined: 11,392 RSF

FIRST FLOOR



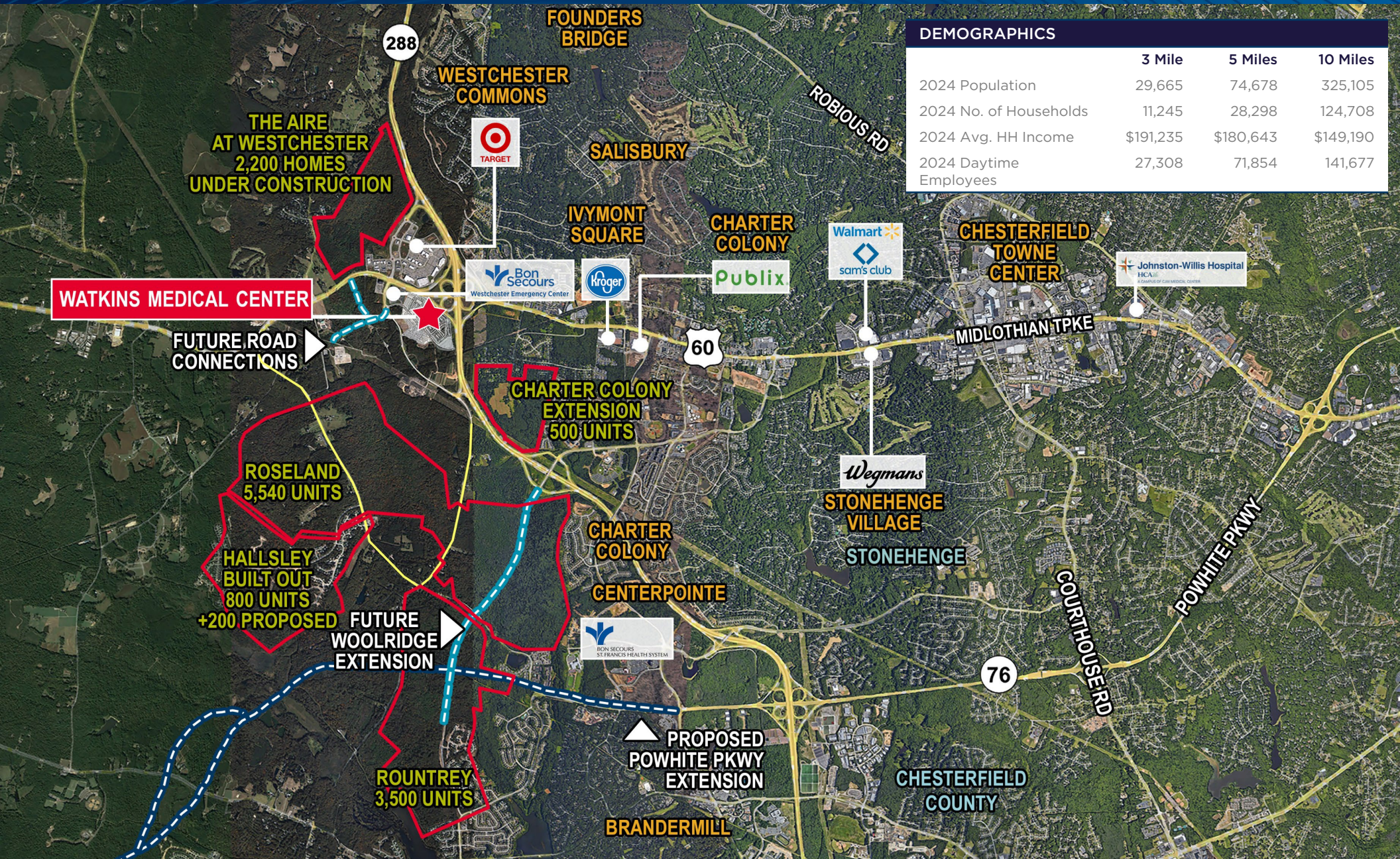
SECOND FLOOR



6,962 RSF
AVAILABLE

4,430 RSF
AVAILABLE

LOCATION OVERVIEW



DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2024 Population	29,665	74,678	325,105
2024 No. of Households	11,245	28,298	124,708
2024 Avg. HH Income	\$191,235	\$180,643	\$149,190
2024 Daytime Employees	27,308	71,854	141,677

LOCATION OVERVIEW





Watkins Medical Center

FOR MORE INFORMATION:

DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com

AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com



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