

FOR LEASE



MOB I

MIDLOTHIAN, VA

Watkins Medical Center



PROPERTY OVERVIEW - MOB 1

BUILDING SPECIFICATIONS

Available Space: MOB I - 11,395 RSF

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

ANNOUNCING ANCHOR TENANT



NEIGHBORING USERS



PROPERTY HIGHLIGHTS – MOB I



MOB I

- 38,000 SF
- Early Q1 2027 delivery
- Up to 11,392 RSF available on 2nd floor with ability to demise into smaller suites

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”



1st floor lobby



1st floor lobby



2nd floor lobby

AVAILABLE SPACE – MOB I

Suites can be combined: 11,392 RSF

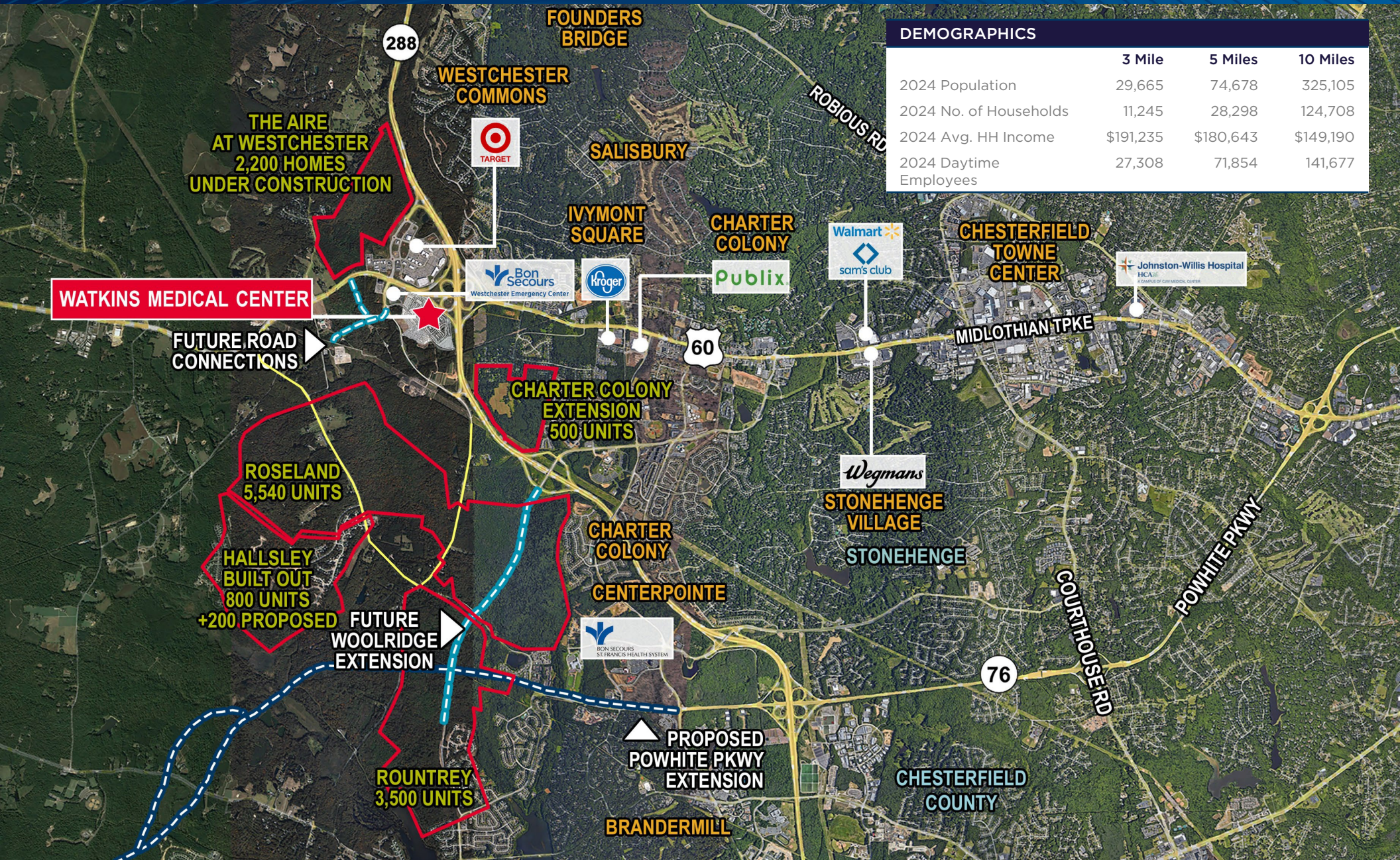
FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW – MOB I



LOCATION OVERVIEW – MOB I





Watkins Medical Center

FOR MORE INFORMATION:

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