



Westchester Medical Park Bldg. 1 & 2

601-611 Watkins Centre Pkwy., Midlothian, VA



1,804 RSF - 10,687 RSF Outpatient Medical Space Available For Lease

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Owned by:

Healthpeak[®] | **DOC LISTEC NYSE**



Easy access via Route 288, Midlothian Tnpk to residents in Chesterfield and surrounding counties



Features

- A two (2) building outpatient medical complex located at Route 288 and Midlothian Turnpike
- 601 Watkins - Building 1 is a two (2) story building totaling 43,222 SF
- 611 Watkins - Building 2 is a three (3) story building totaling 54,224 SF
- Medical parking
- 5-6 miles from 2 major Hospital systems
- On site Emergency Room and pharmacy
- Outdoor patio with seating
- Numerous retail amenities
- On site property management

Available Suites

- **Building 1:**
 - Suite 250 – 8,535 RSF* (available 3/1/27)
 - Suite 270 – 2,153 RSF* (shell condition)
 - *Can be combined for 10,687 RSF
- **Building 2:**
 - Suite 350A – 2,141 RSF
 - Suite 310 – 1,804 RSF (shell condition)

Westchester Medical Park Bldg. 1 & 2

WATKINS MEDICAL CENTER MOB II
Proposed Development

HAMLET AT WATKINS CENTRE
283 home development

CENTER WEST APARTMENTS

288

WATKINS MEDICAL CENTER MOB I
Proposed Development

ORTHOVIRGINIA

VIRGINIA ENT

60

Bon Secours Westchester Emergency Center
24/7 emergency services

Molloyhan Trpk
35,000 ADT

601 Watkins Center

611 Watkins Center

Watkins Centre Pkwy

60

Building 1

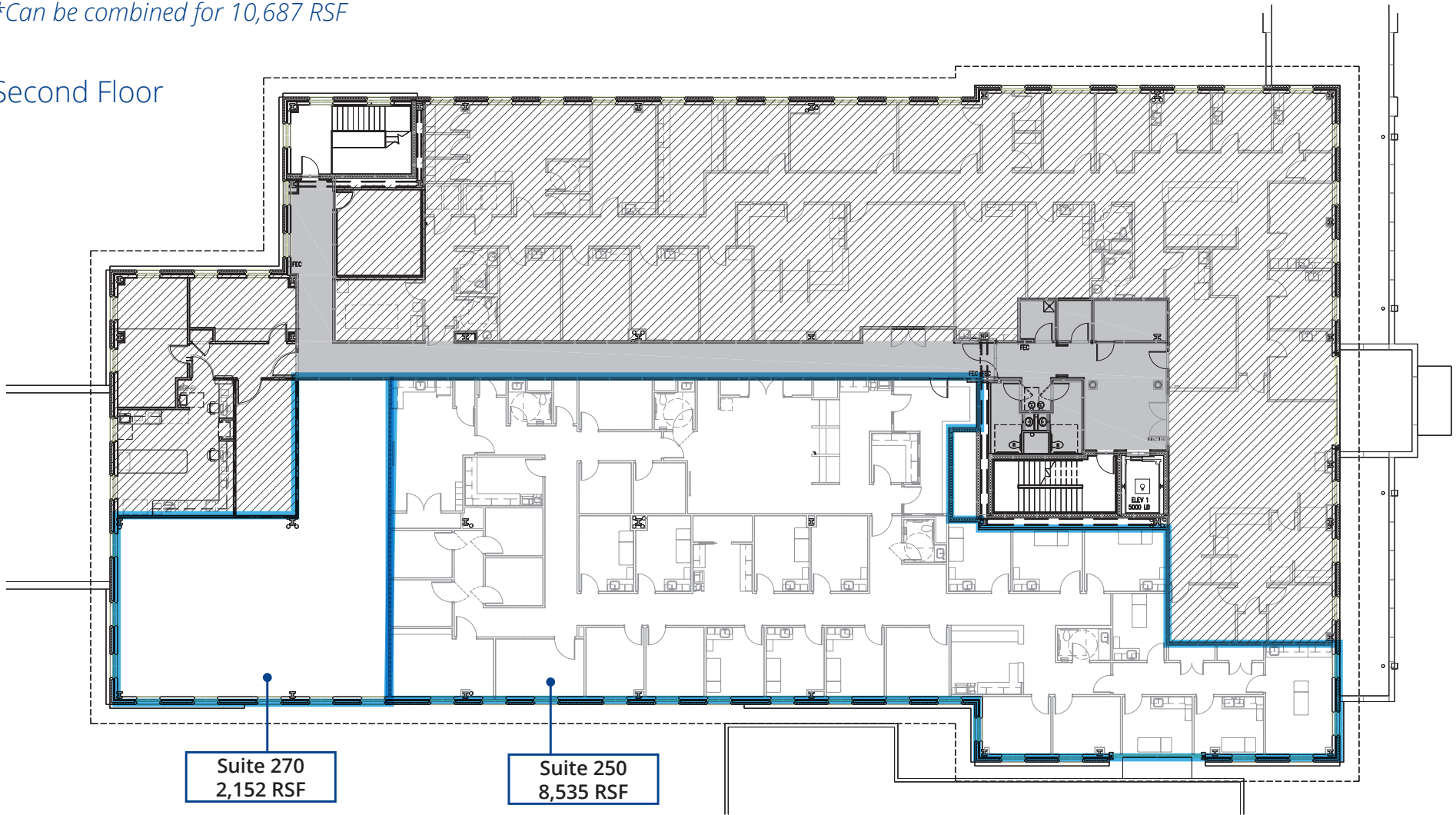
601 Watkins Centre Pkwy

Suite 250 - 8,535 RSF* (available 3/1/27)

Suite 270 - 2,152 RSF* (shell condition)

*Can be combined for 10,687 RSF

Second Floor



Building 2
611 Watkins Centre Pkwy

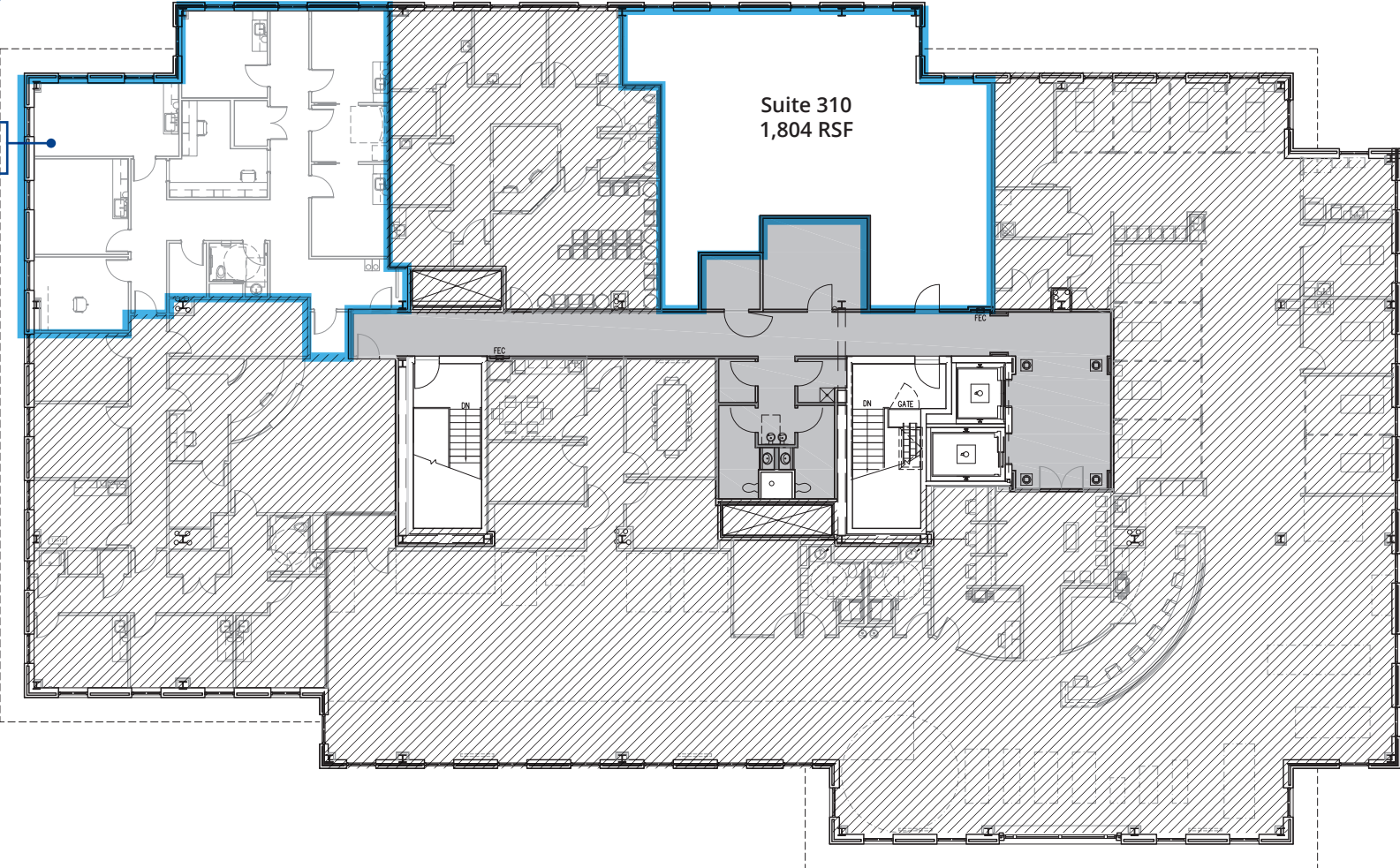
Suite 350A - 2,141 RSF

Suite 310 - 1,804 RSF (shell condition)

Third Floor

Suite 350A
2,141 RSF

Suite 310
1,804 RSF

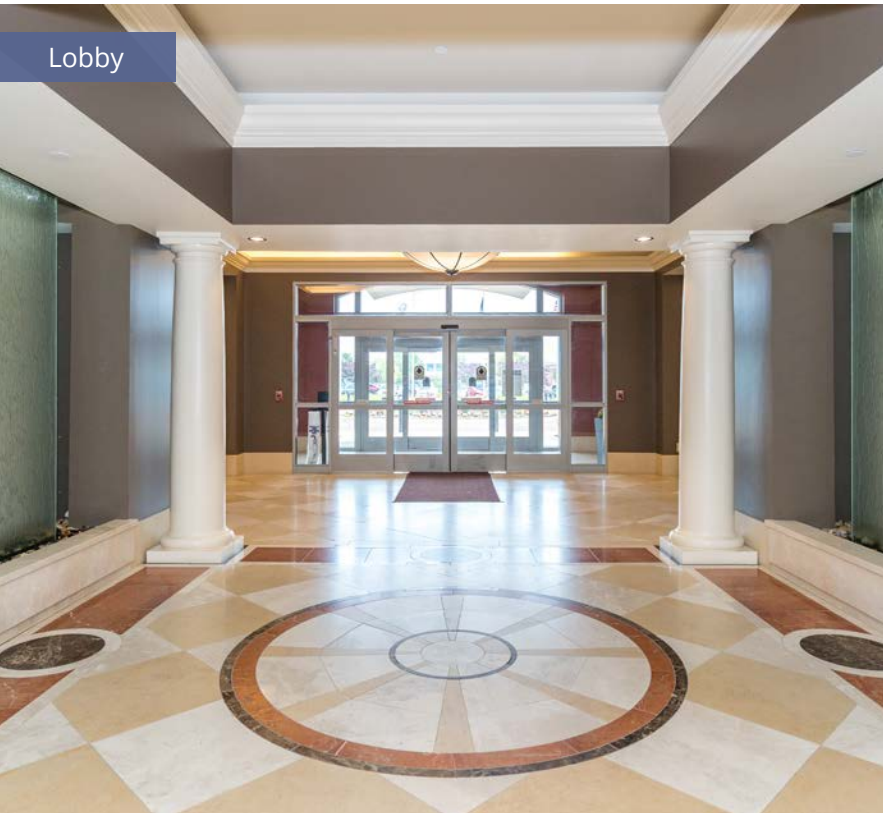


Westchester Medical Park

Building 1



Lobby



Shell Space



Westchester Medical Park

Building 2

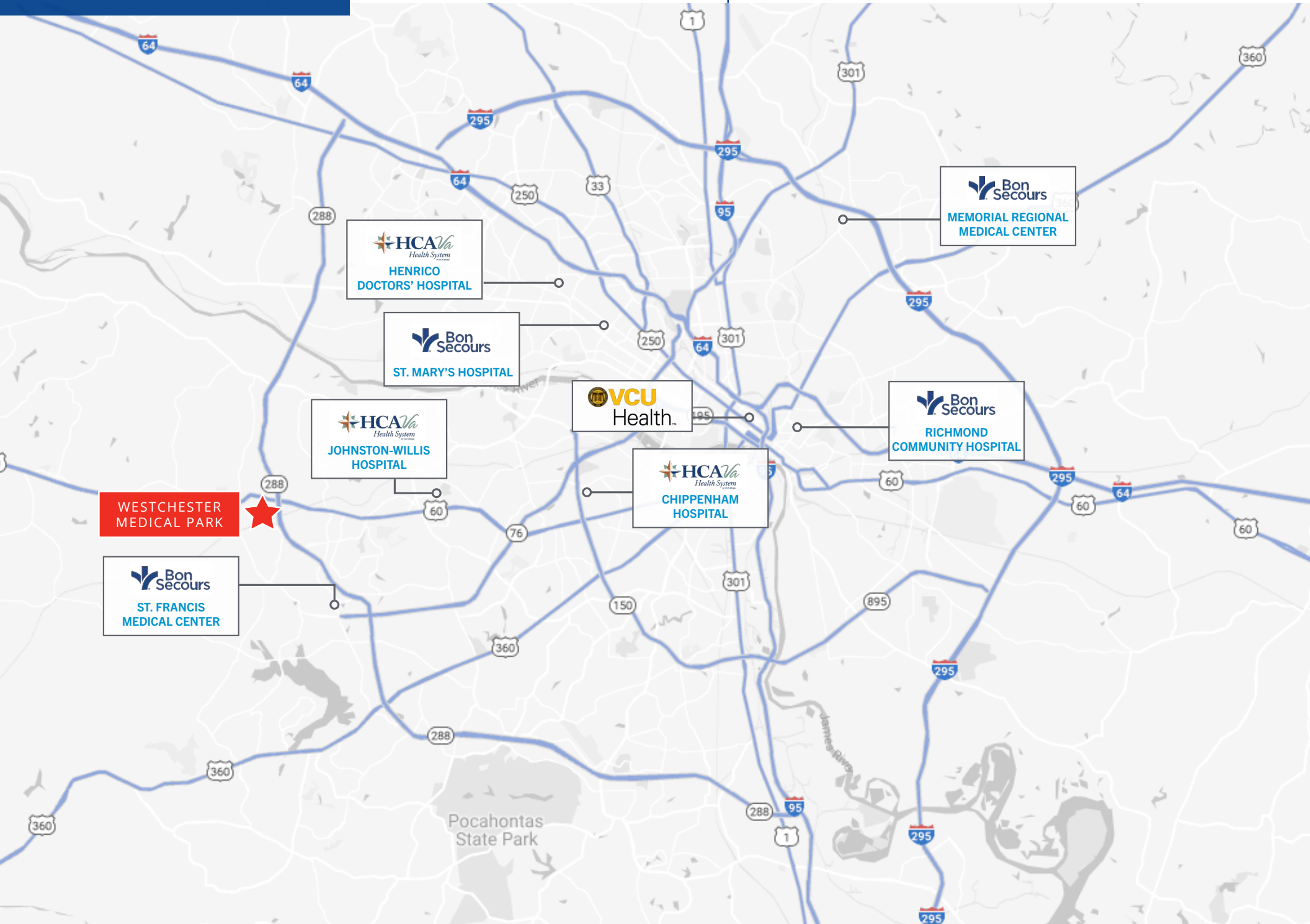


Lobby



Suite 170





Bon Secours
MEMORIAL REGIONAL
MEDICAL CENTER

HCA Va
Health System
HENRICO
DOCTORS' HOSPITAL

Bon Secours
ST. MARY'S HOSPITAL

HCA Va
Health System
JOHNSTON-WILLIS
HOSPITAL

VCU
Health

Bon Secours
RICHMOND
COMMUNITY HOSPITAL

HCA Va
Health System
CHIPPENHAM
HOSPITAL

**WESTCHESTER
MEDICAL PARK**

Bon Secours
ST. FRANCIS
MEDICAL CENTER

Pocahontas
State Park

THE AIRE AT WESTCHESTER

- 2,000 apartments, townhomes and single-family homes and 200,000 SF of commercial located on 334 acres



THE HAMLET AT WATKINS CENTER

- 283 home development



MAIN STREET HOMES

- Development Underway*
- 150 townhomes, 275 apartments



Johnston-Willis Hospital



Westchester Commons SC



CHARTER COLONY WEST

- Development Underway*
- 495 homes on 157 acres



Bon Secours St. Francis Medical Center

- LAKE ADVENTURES**
Proposed Development
- Surf pool, recreational lake, 250,000 SF of commercial and ±1,200 residential units
 - \$323M project on 105 acres

Powhite Pkwy



RIVER CITY SPORTPLEX EXPANSION
Proposed Development

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