

**MOB II**

FOR LEASE



# Watkins Medical Center

**ANCHOR  
POSTION  
AVAILABLE**



# 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

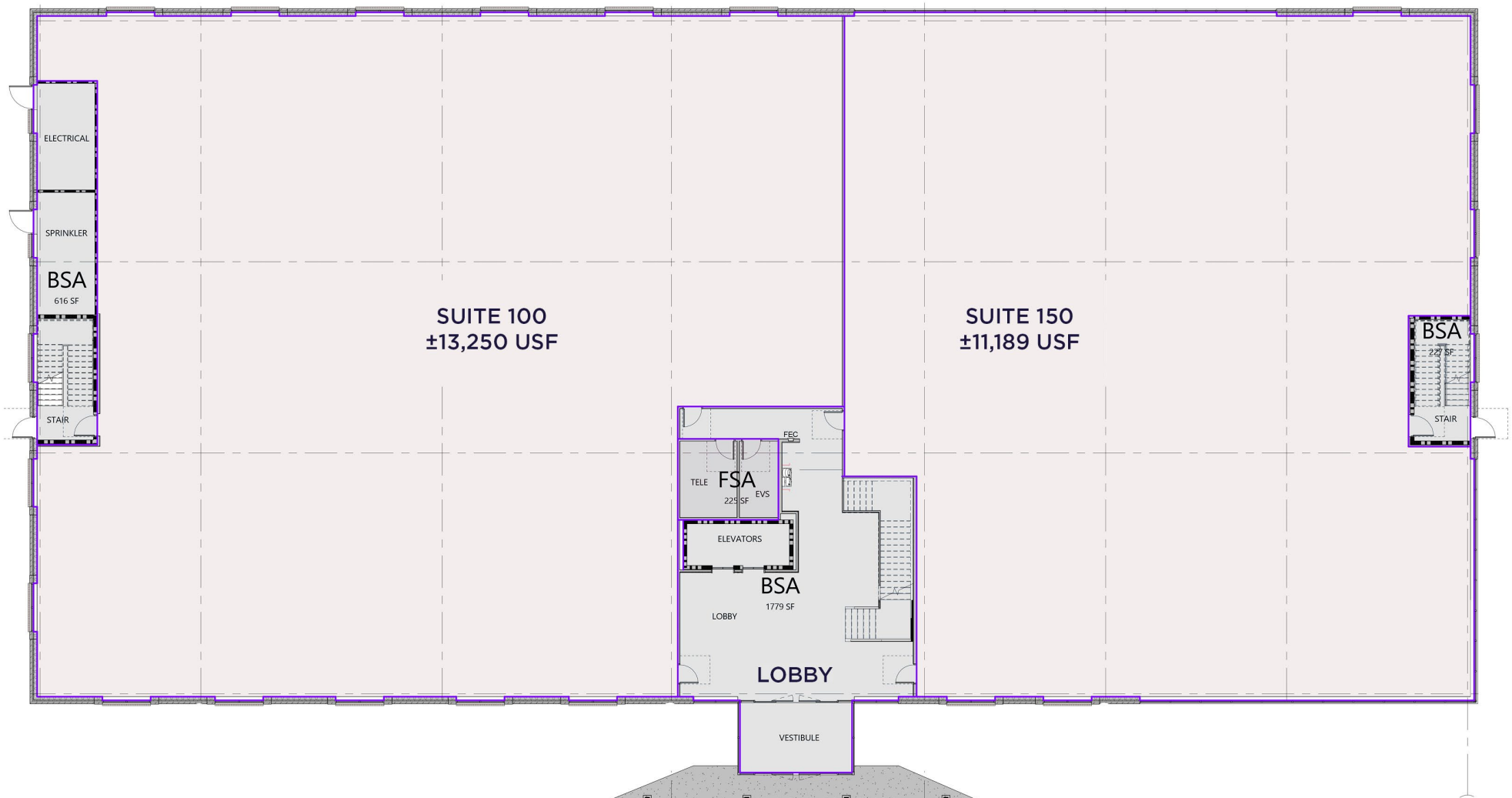


# AVAILABLE SPACE - MOB I



## FIRST FLOOR

UP TO 25,000 USF | FLEXIBLE DEMISING

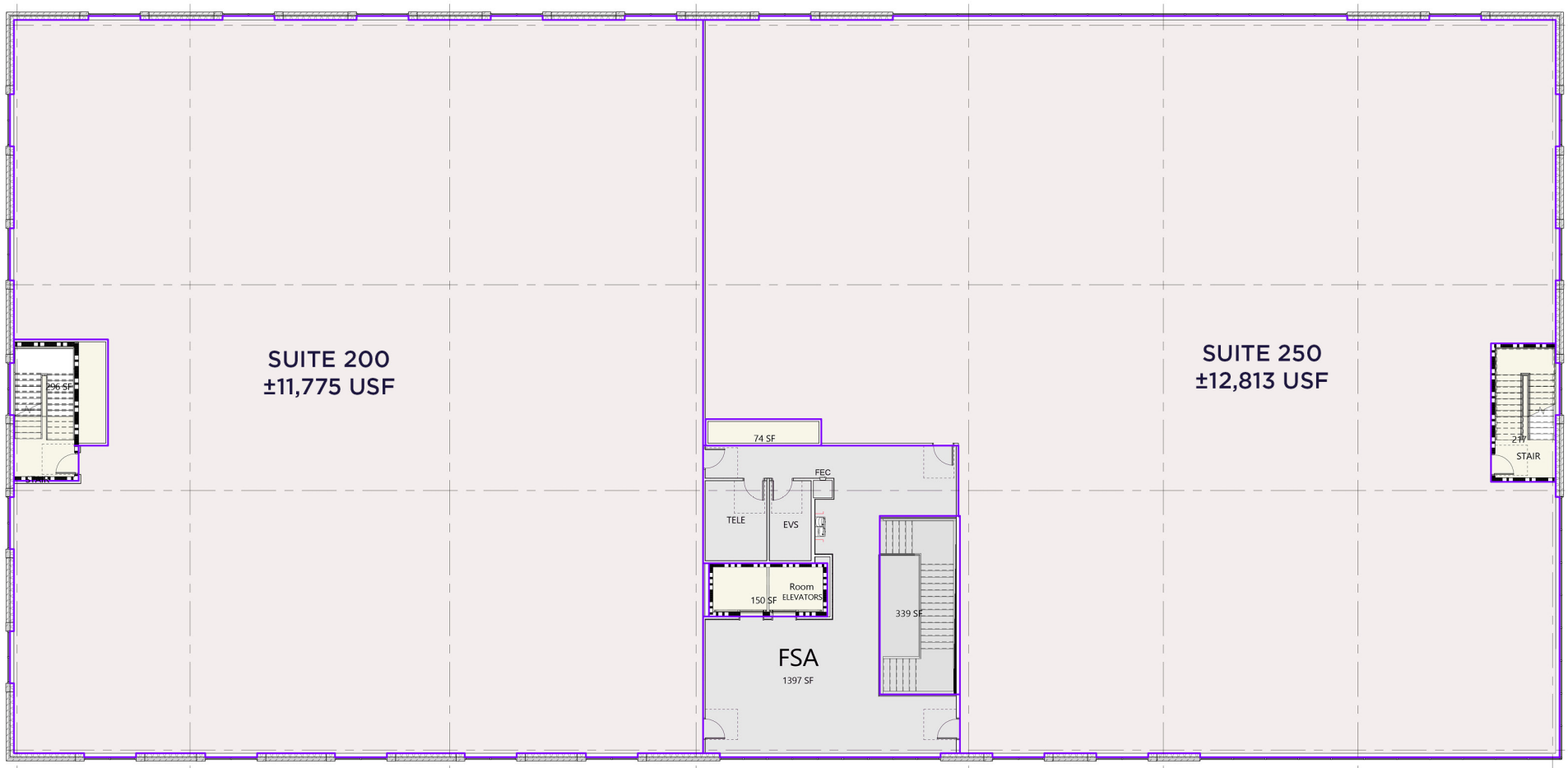


# AVAILABLE SPACE – MOB I



## SECOND FLOOR

UP TO 25,000 USF | FLEXIBLE DEMISING

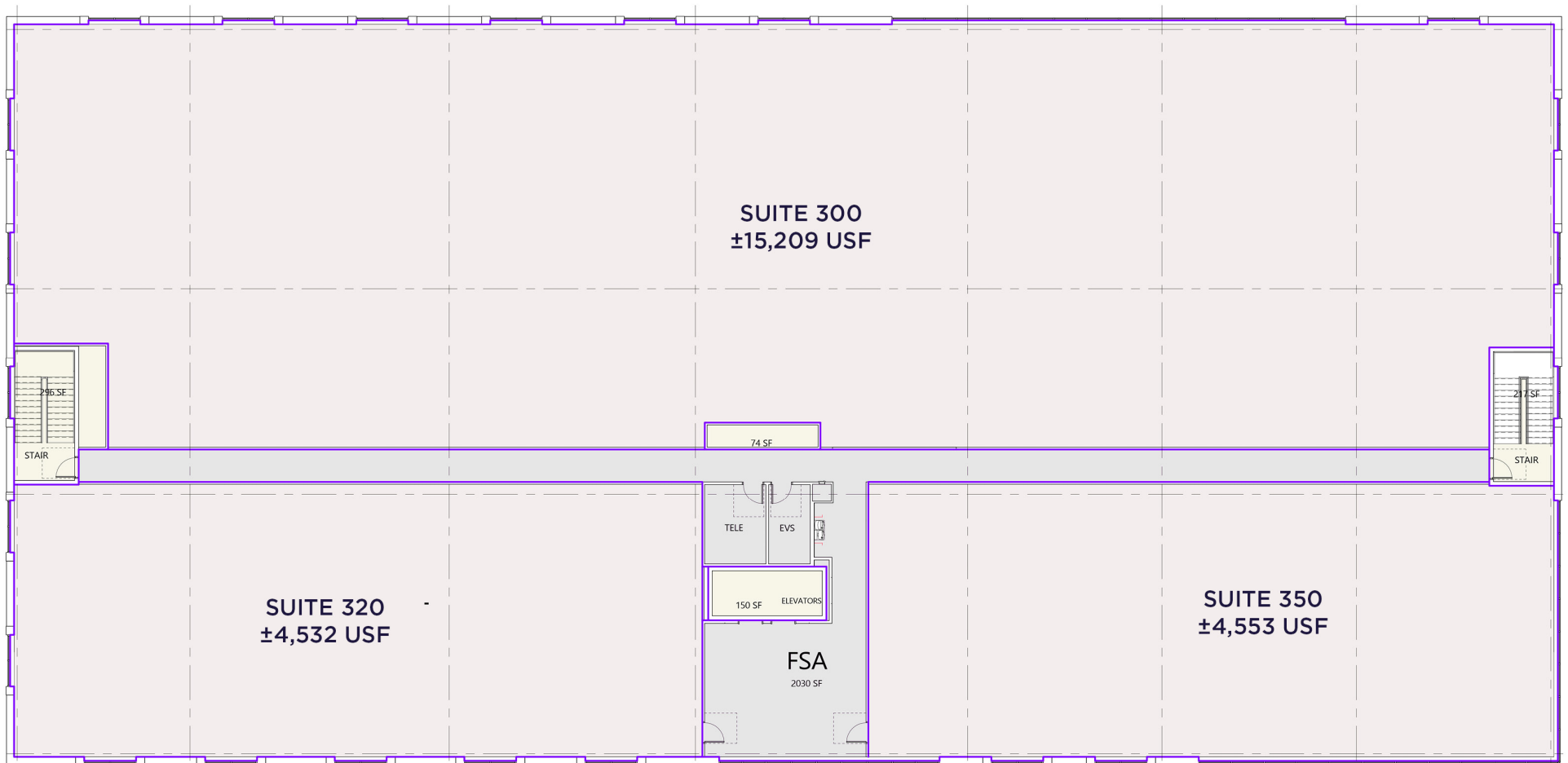


# AVAILABLE SPACE - MOB I



## 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

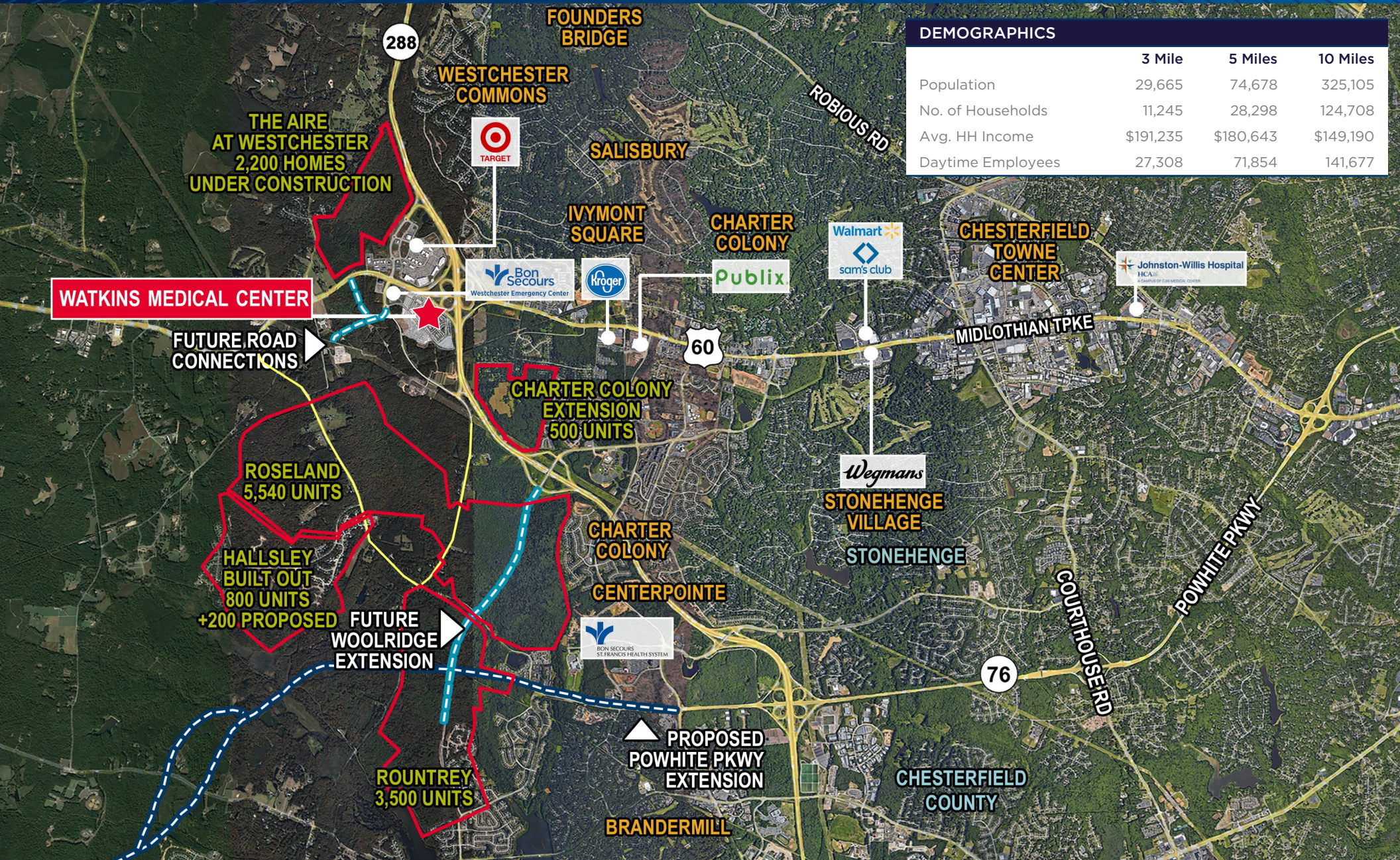


1<sup>st</sup> floor lobby



2<sup>nd</sup> floor lobby

# LOCATION OVERVIEW – MOB II



# LOCATION OVERVIEW – MOB II





# Watkins Medical Center

## FOR MORE INFORMATION:

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