

Offering Memorandum

Pocoshock Medical Office Complex

2500-2505 Pocoshock Place
Chesterfield, VA 23235

41,806 RSF Bon Secours
Anchored Medical
Office Complex



For More Information:

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**Building
2505**

**Building
2500**

Property Overview

Rare opportunity to purchase a 41,806 SF office/medical complex in Chesterfield County

- Building 2500: 30,589 RSF
Three (3) story, elevator served office/medical building
- Building 2505: 11,217 RSF
Two (2) story, elevator served office/medical building
- **Availability**
Suite 204: 900 SF, \$16.75 PSF, net of janitorial
- Recent building improvements; common areas renovated (2021) roof repaired/replaced (2023), various HVAC units replaced (2021-2024), chimney repaired (2024), and updated signage (2021)
- Nearby amenities include the YMCA, day care, and other dining/retail options
- Convenient access to US 360 and Chippenham Parkway
- NOI: \$528,000
- Asking Price: \$6,500,000 (8.12% Cap Rate)

Demographics	1 mile	3 mile	5 mile
2026 Population	70,289	184,014	586,585
Average HH Income	\$70,314	\$74,643	\$88,467
Daytime Employee	25,889	78,145	393,193



Building 2500



Building 2505



BUILDING 2500 - First Floor



BUILDING 2500 - Second Floor



BUILDING 2505 - First Floor

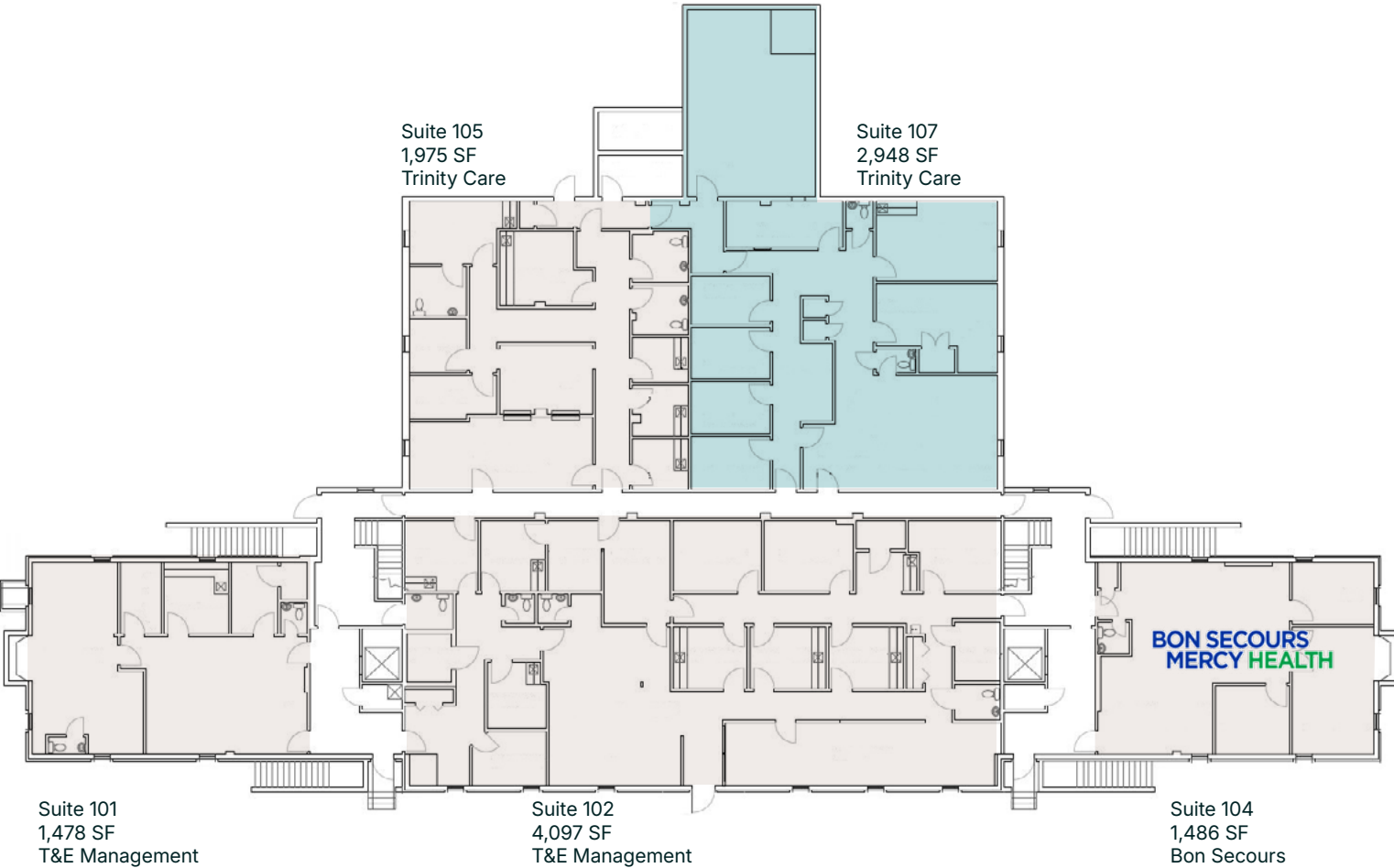


BUILDING 2505 - Second Floor



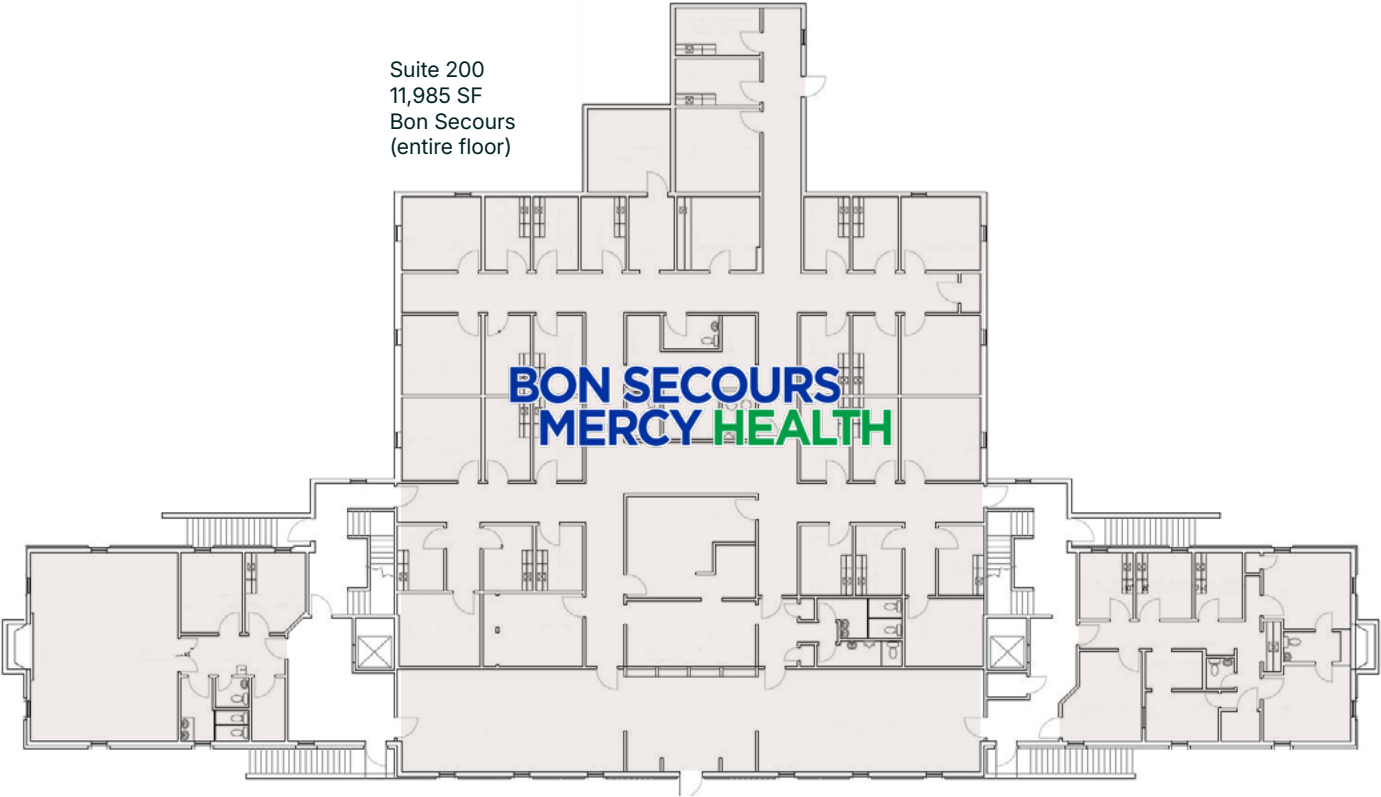
Floor Plans - Building 2500

First Floor

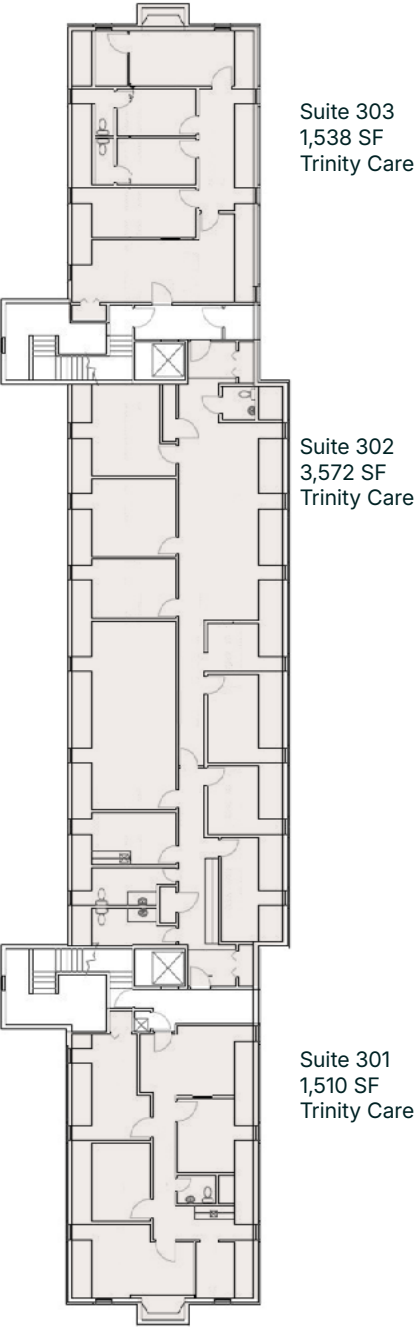


Floor Plans - Building 2500

Second Floor

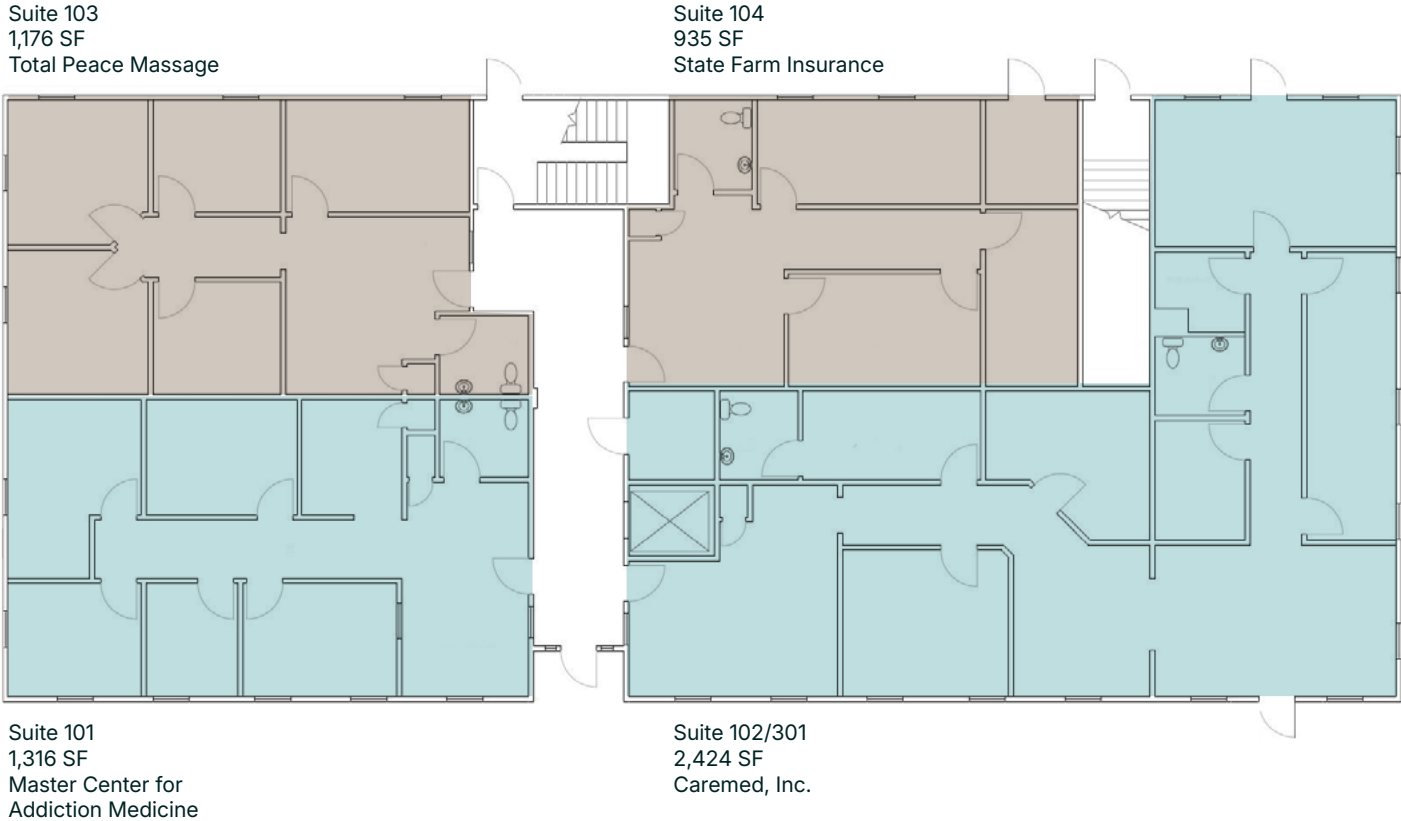


Third Floor



Floor Plans - Building 2505

First Floor

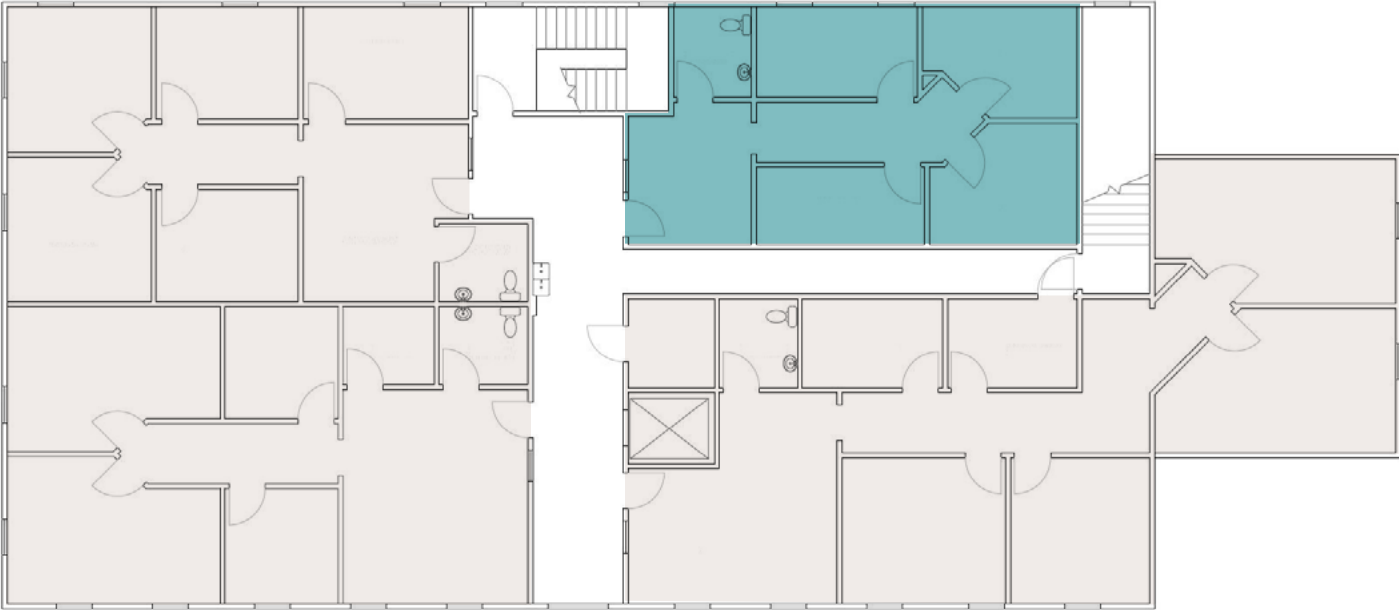


Floor Plans - Building 2505

Second Floor

Suite 203
1,218 SF
Atteville Massage

Suite 204
900 SF
AVAILABLE (Seller willing to offset income loss, if vacant at closing,
subject to agreeable sale terms)



Suite 201
1,362 SF
Trinity Youth & Family

Suite 202
1,885 SF
Hearts of Healing Counseling Services

Tenant Overview

BON SECOURS MERCY HEALTH

(13,471 RSF/ 32.2% GLA)

Chesterfield Family Practice is owned and managed by Bon Secours/Mercy Health and has occupied the entirety of the 2nd floor at 2500 Pocoshock for more than a decade. Bon Secours/Mercy Health is one of the largest health care systems in the United States with over 60,000 employees in 48 hospitals providing a wide array of health care services and solutions through hospitals, physician practices, and clinical care sites. In addition to a sizable presence in the Great Richmond area, Chesterfield Family Practice operates in the local Chesterfield community as a provider of primary care health services for people of all ages.

www.bsmhealth.org



(5,575 RSF/13.3% GLA)

Essential Speech and ABA Therapy is a franchised healthcare practice that brings ABA Therapy, Speech Therapy and Occupational Therapy together under one roof for children aged 18 months to 6 years old on the autism spectrum. Essential Speech and ABA Therapy currently has twelve (12) locations in four (4) states; Virginia, Georgia, Texas, and Mexico.

www.trinitycareva.com



(9,569 RSF/22.9% GLA)

Trinity Care provides compassionate, innovative, and evidence-based counseling for individuals with mental, behavioral, or emotional impairments in the metro Richmond area.

www.trinitycareva.com



(2,424 RSF/5.8% GLA)

Caremed is a locally owned and operated In-Home healthcare agency founded in 1997 that provides services with certified Nurse Aides, personal care aides, LPN's and RN's. Specializing in programs such as Alzheimer's Dementia, Fall Prevention Personal Care and Stroke Recovery, Their programs are designed to improve the quality of life for patients as they function within the home.

www.caremedcares.com

Market Overview

2500–2505 Pocoshock Place
Chesterfield County, VA 23235

The Pocoshock Professional Office Complex is located within Chesterfield County's established Southside medical and professional services corridor, a submarket characterized by stable residential demographics and consistent demand for healthcare and office-based services. The property benefits from its positioning within a mature trade area where zoning constraints and limited new supply support long-term occupancy and tenant retention.

Healthcare-Driven Demand Fundamentals

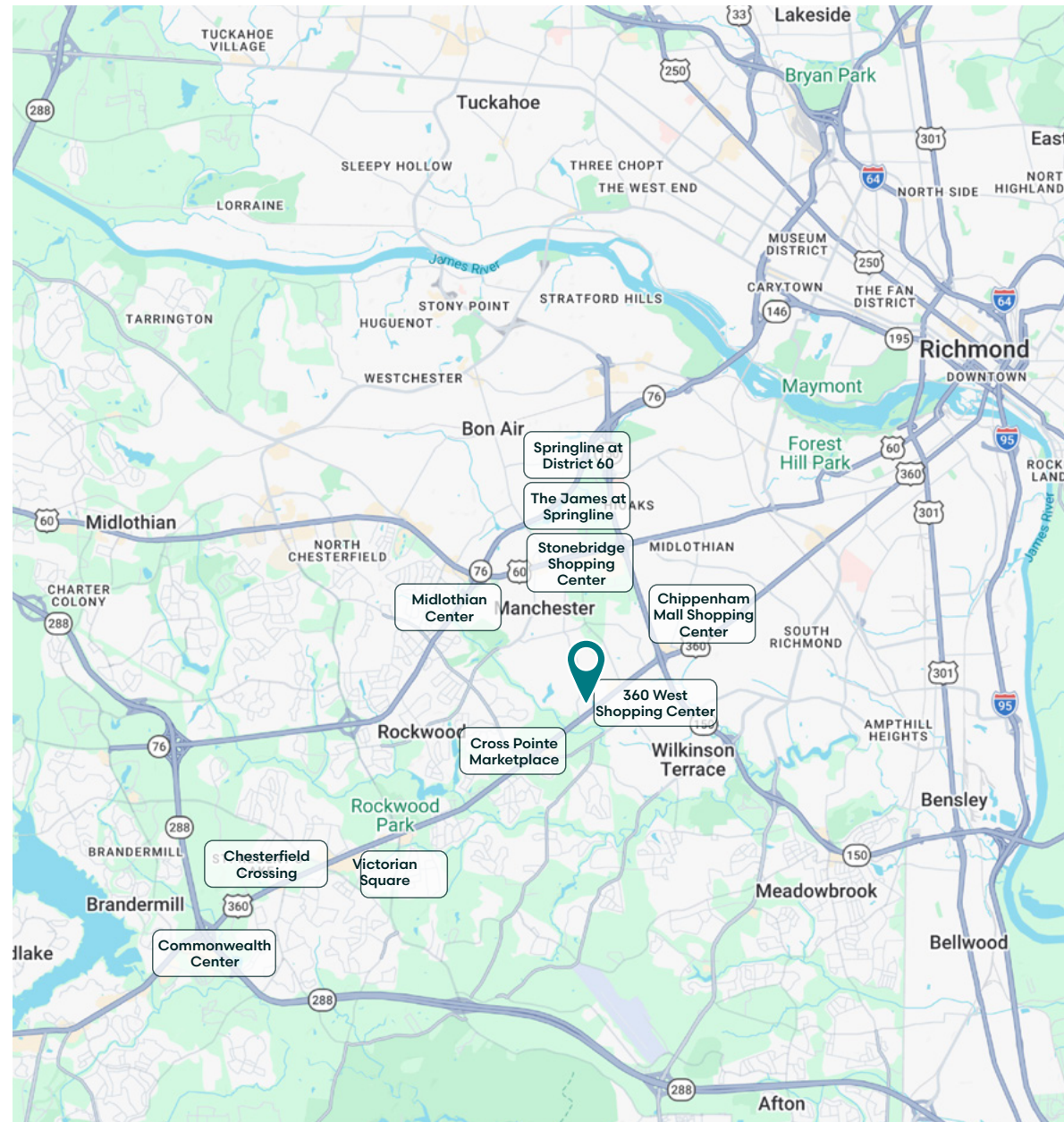
The Pocoshock submarket has developed as a neighborhood-serving medical and professional node, anchored by primary care, behavioral health, and specialty service providers. The presence of Bon Secours-affiliated medical users within the complex reinforces the location's credibility and long-term relevance for healthcare tenancy, a sector that historically demonstrates resilience through economic cycles. These fundamentals support durable cash flow and minimize leasing volatility for ownership.

Strategic Southside Accessibility

The property offers convenient access to U.S. Route 360 (Hull Street Road) and Chippenham Parkway (Route 150), providing efficient connectivity throughout Chesterfield County, Southside Richmond, and nearby Midlothian population centers. This accessibility supports both employee commuting and patient draw while avoiding the congestion and pricing pressures associated with larger office parks and downtown locations.

Infill Location with Limited Competitive Supply

Surrounding land use is primarily built-out with established residential neighborhoods, institutional uses, and neighborhood retail, creating a natural barrier to significant competing medical office development. As a result, well-maintained assets in this submarket continue to attract demand from healthcare and professional users seeking proximity to patients rather than visibility along major retail corridors.



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