

MOB I

FOR LEASE



Watkins Medical Center

MIDLOTHIAN, VA



THALHIMER



PROPERTY OVERVIEW – MOB 1

BUILDING SPECIFICATIONS

Available Space:	MOB I – 9,677 RSF (2 nd floor) Can be demised into ±5,000 & ±4,500 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

ANNOUNCING ANCHOR TENANT



NEIGHBORING USERS



PROPERTY HIGHLIGHTS – MOB I



MOB I

- 38,000 total SF
- Early Q1 2027 delivery
- 1st floor – fully leased
- Up to 9,677 RSF available on 2nd floor with ability to demise into $\pm 5,000$ & $\pm 4,500$ SF suites

MOB II

- Up to 80,000 SF proposed
- Anchor opportunity available



CONVENIENTLY LOCATED

at Route 288 and Midlothian Turnpike



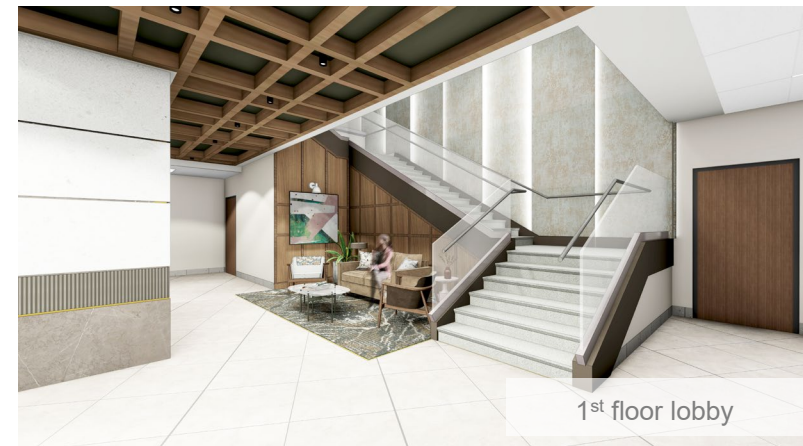
TRAFFIC COUNTS

- 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

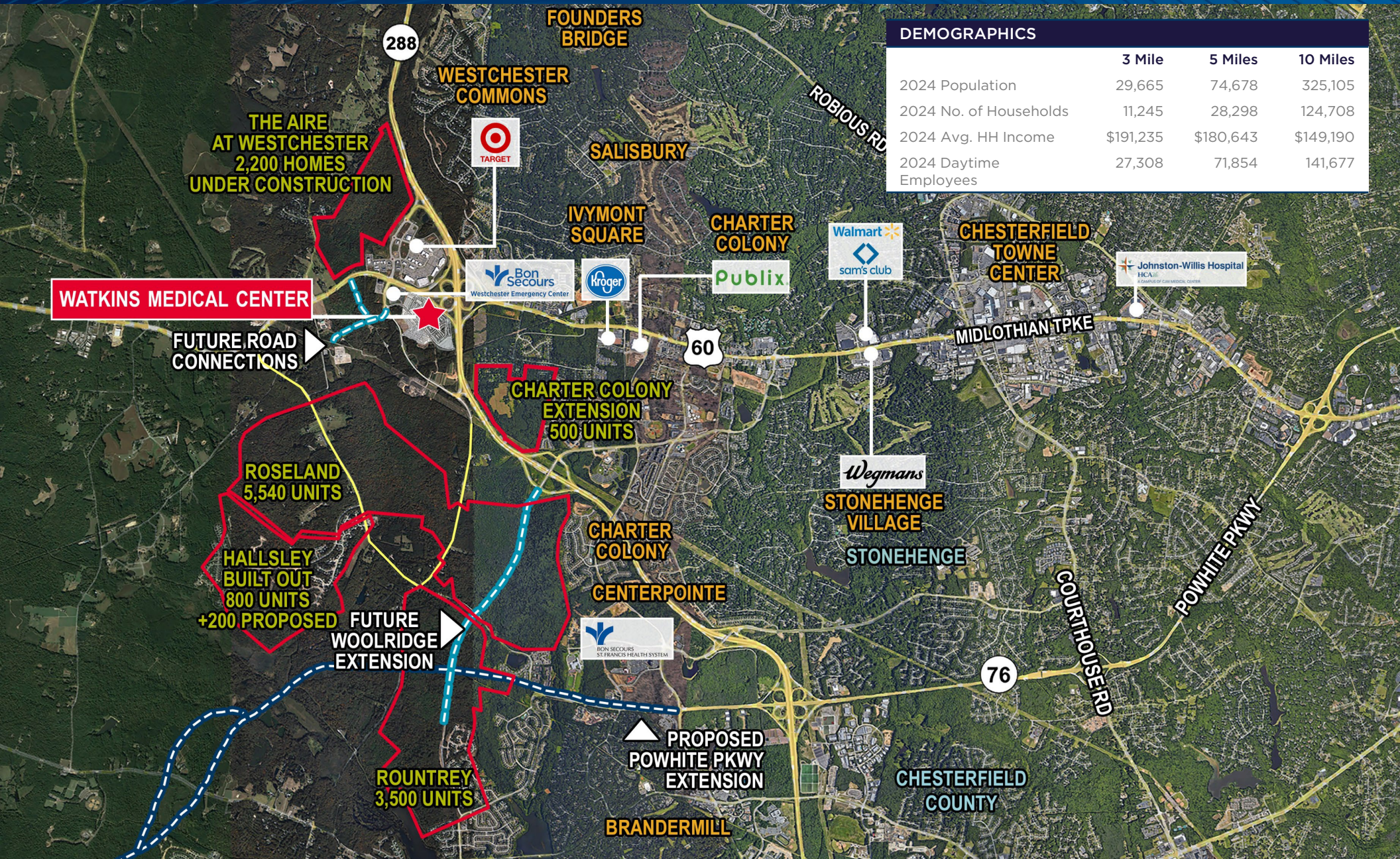
AVAILABLE SPACE – MOB I



SECOND FLOOR



LOCATION OVERVIEW – MOB I



LOCATION OVERVIEW – MOB I





Watkins Medical Center

FOR MORE INFORMATION:

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