

Second Gen Medical Office Building



Significant upgrades include:

- New HVAC System with HEPA & iWave filtration systems
- Upgraded LED lighting in all ceiling fixtures
- Fully-equipped kitchen/break room
- Custom administrative & medical cabinetwork throughout
- Natural light/windows in most all offices
- Three exterior exits.
- Separate staff and patient restrooms (3)
- 13 deeded parking spaces (6.5:1 parking ratio)
- Generous tenant allowance available
- AVAILABLE MARCH, 2022
- INSPECTION BY APPOINTMENT ONLY



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PROPERTY SUMMARY

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113



Property Summary

Available SF:	2,016
Building SF:	2,016
Land:	0.29 Acres
Lease Rate:	\$19.50
Rentable SF:	2,016
Type:	Medical Office

Property Overview

Well-maintained and very functional floor plan for a wide variety of medical practices. Originally built for 2-physician practice with ample reception, physicians' offices, exam rooms, admin space, breakroom and restrooms for staff & patients. Two private access/egress exits in addition to main entrance for patients.

Building has recently upgraded HVAC system with HEPA and iWave filtration systems and all ceiling lighting has been recently upgraded to LED lighting. Lease rate includes allowance for repainting throughout and carpet replacement where required.

Location Overview

Less than a mile from 288/Midlothian Interchange and midway between two major commercial concentrations of Winterfield Crossing & Westchester Commons. Good access from Sommerville Court and visibility from Midlothian Turnpike traffic (37,000 ADT). Zip Code 23113 is the wealthiest zip code in the Richmond/Petersburg MSA and is one of the most rapidly growing multifamily markets in Richmond. (see pages in report).

PROPERTY PHOTOS

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113



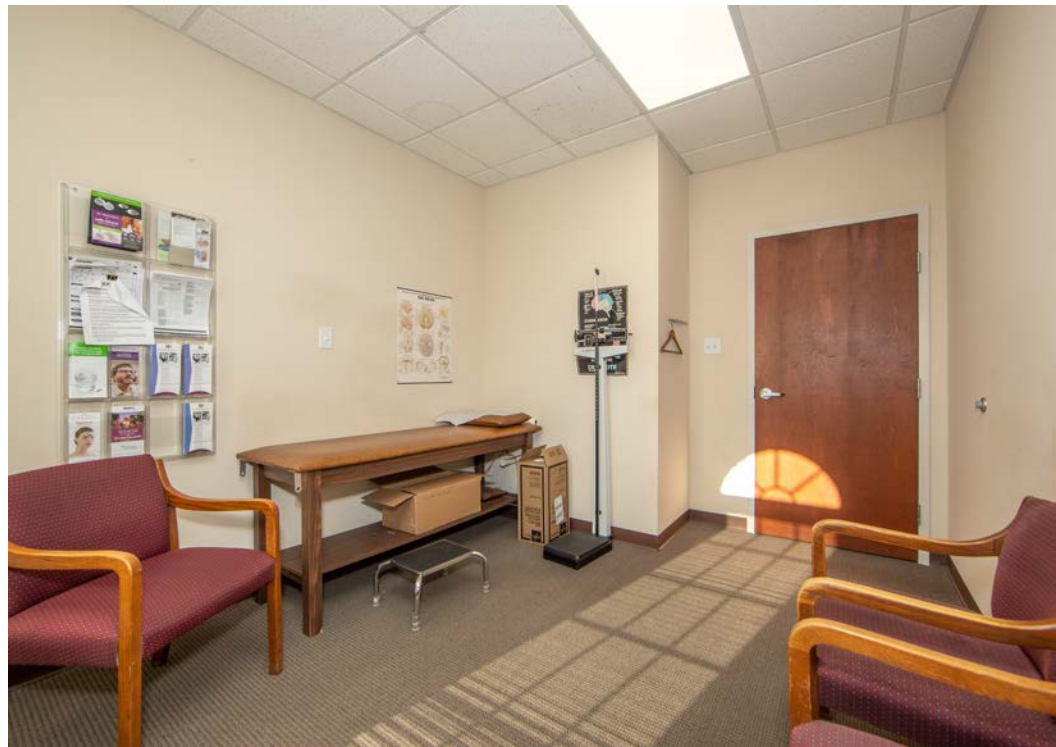
PROPERTY PHOTOS

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14355 Sommerville Court | Midlothian, VA 23113



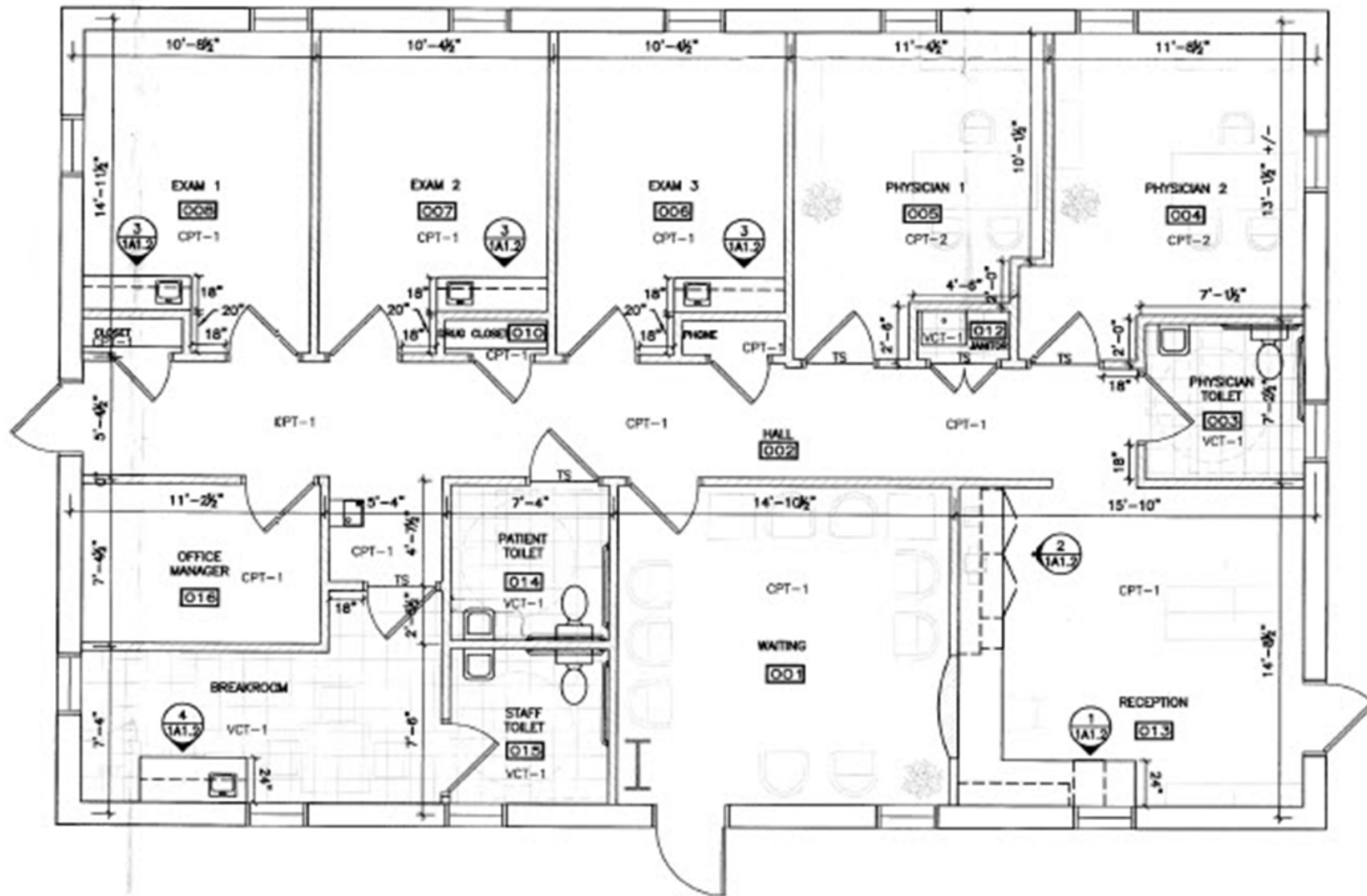
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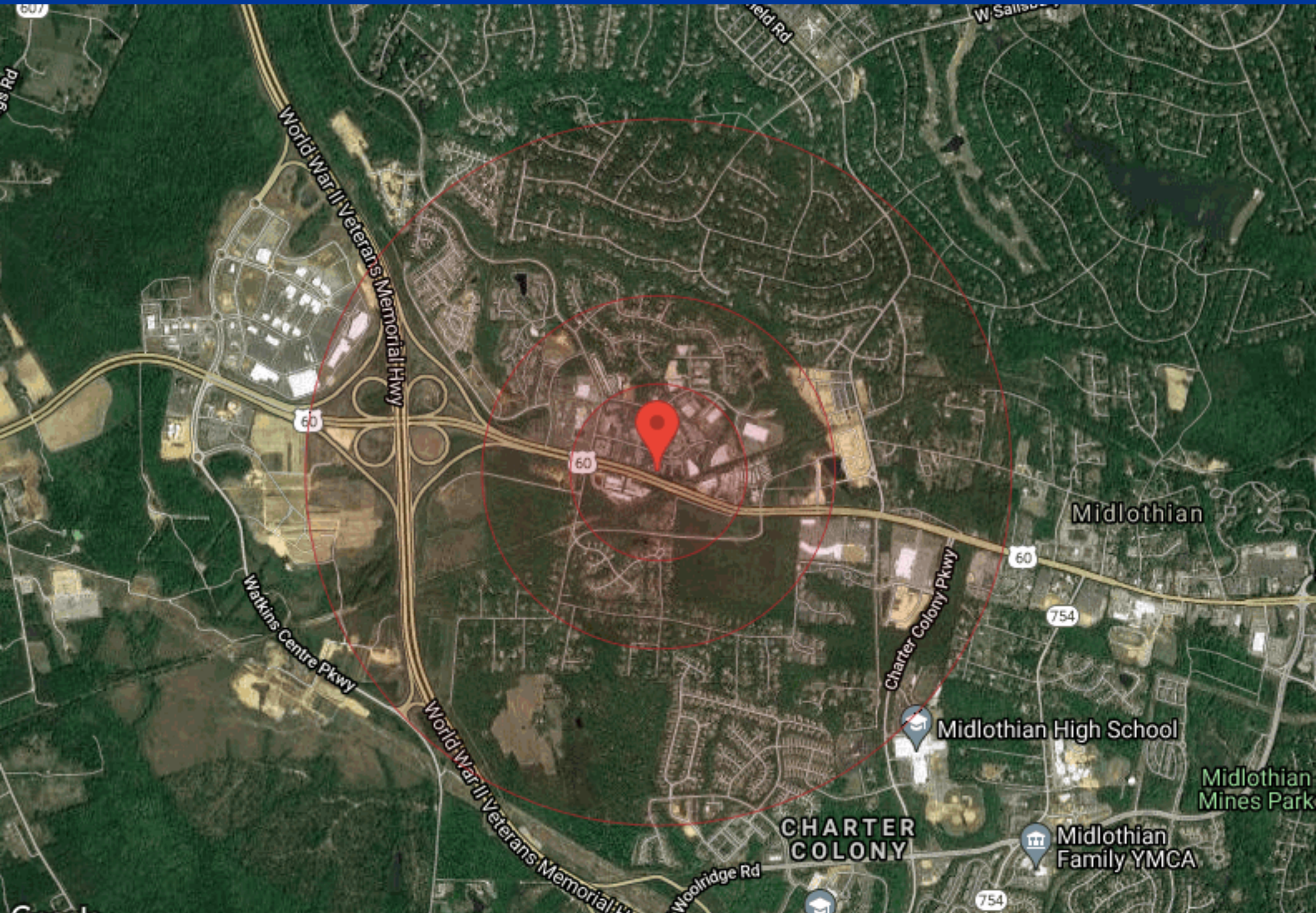
BUILDING FLOOR PLAN

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113



BUSINESS MAP

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113



WEALTHIEST ZIP CODES IN RICHMOND METRO

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113

ZipCode	City	Population	Growth	Age	Income per household
23113	Midlothian VA	23,857	0%	44.10	\$84,460.00
23103	Manakin Sabot VA	5,143	9%	50.60	\$80,164.00
23116	Mechanicsville VA	28,717	5%	41.20	\$74,319.00
23838	Chesterfield VA	16,033	4%	43.50	\$73,963.00
23059	Glen Allen VA	33,022	3%	37.40	\$73,668.00
23120	Moseley VA	7,013	14%	38.20	\$69,412.00
23233	Henrico VA	29,118	0%	38.20	\$67,917.00
23146	Rockville VA	2,942	-5%	45.10	\$66,475.00
23236	Richmond VA	27,274	5%	41.10	\$64,847.00
23102	Maidens VA	2,626	-1%	47.00	\$64,492.00
23112	Midlothian VA	48,406	2%	36.50	\$63,519.00
23836	Chester VA	13,390	14%	39.50	\$62,604.00
23141	Quinton VA	6,568	1%	42.60	\$62,127.00
23832	Chesterfield VA	35,325	4%	36.70	\$61,738.00

Cities in Numbers

- All Cities
- Most Populated Cities
- Least Populated Cities
- Growing Cities
- Declining Cities
- Younger Crowd Cities
- Older Crowd Cities
- Highest Income Cities
- Lowest Income Cities

Counties in Numbers

- All Counties
- Most Populated Counties
- Least Populated Counties
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Zip Codes in Numbers

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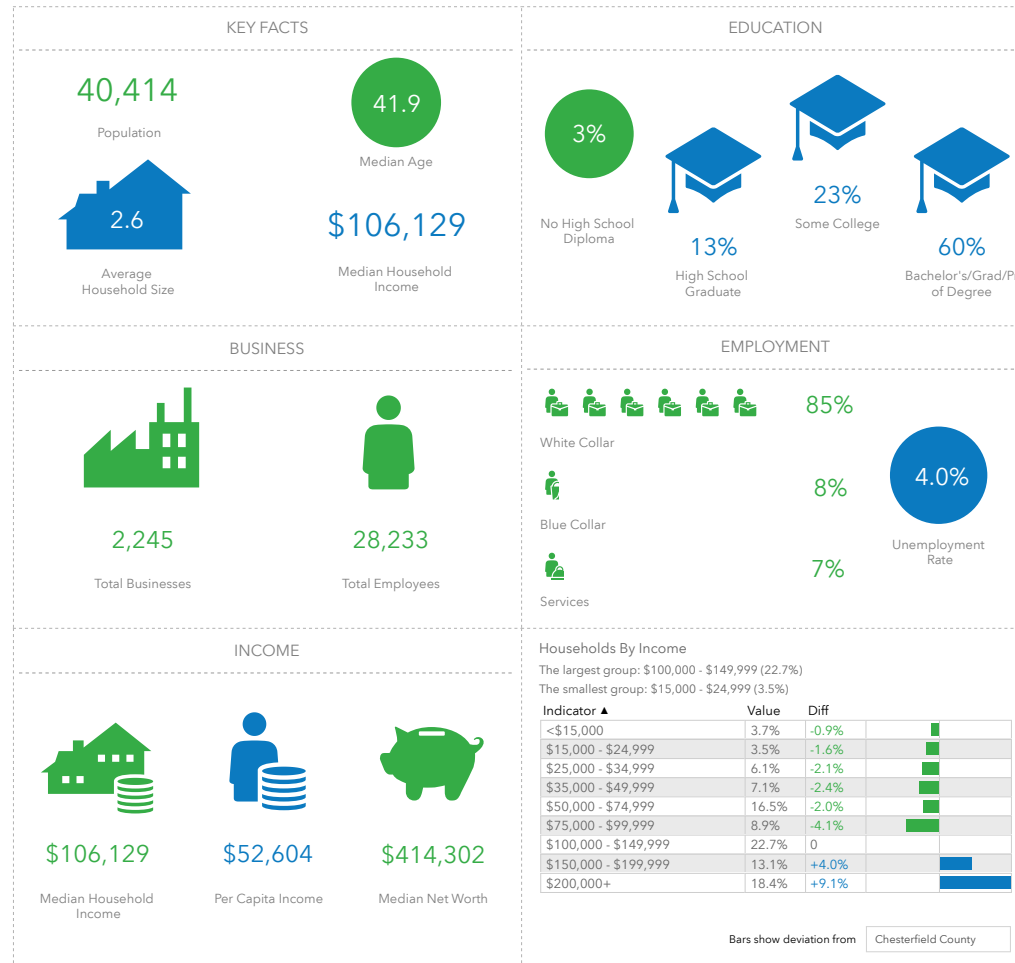
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ArcGIS Business Analyst

Key Facts for 14355 Sommerville Ct.

14355 Sommerville Ct, Midlothian, Virginia, 23113 (10 minutes)
14355 Sommerville Ct, Midlothian, Virginia, 23113
Drive time of 10 minutes

Prepared by Jim Tucker, CCIM
Latitude: 37.50782
Longitude: -77.67378



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KEY AREA FACTS

Sommerville Medical Building
14355 Sommerville Court | Midlothian, VA 23113

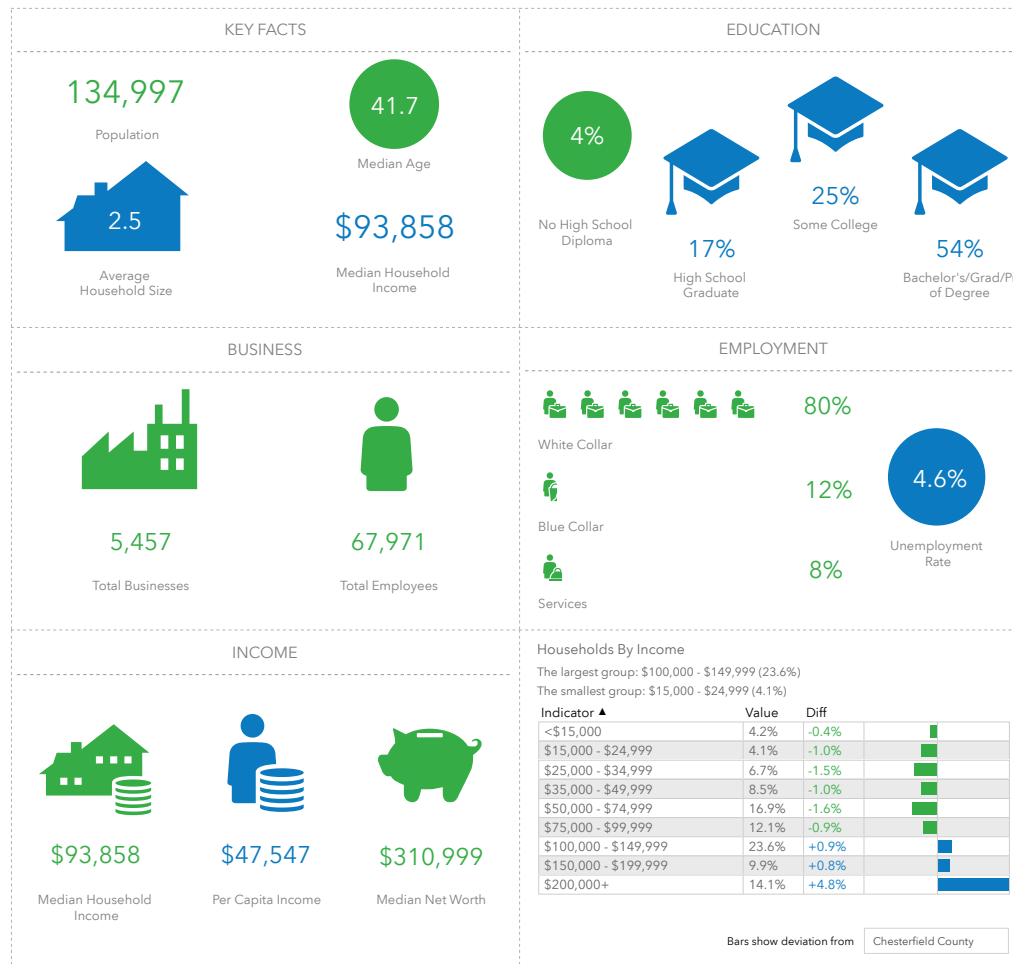
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ArcGIS Business Analyst

Key Facts for 14355 Sommerville Ct.

14355 Sommerville Ct, Midlothian, Virginia, 23113 (15 minutes)
14355 Sommerville Ct, Midlothian, Virginia, 23113
Drive time of 15 minutes

Prepared by Jim Tucker, CCIM
Latitude: 37.50782
Longitude: -77.67378



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**Jim Tucker, CCIM**

Investment Broker/Marketing Strategist

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.