



THALHIMER

OFFICE FOR LEASE

Bon Secours Short Pump Medical Plaza

12320 W. Broad Street | Richmond, VA 23233

TWO SPACES AVAILABLE



Now Leasing | Class A Medical Office Space

For more information, contact:

AMY BRODERICK

Vice President

804 344 7189

amy.broderick@thalhimer.com

BIRCK TURNBULL

Senior Vice President

804 697 3493

birck.turnbull@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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Property Features

- CLASS A MEDICAL OFFICE SPACE
- Excellent Short Pump location
- New construction; open April 2018

Specifications

Total Size	47,000 SF
Available Spaces	1,718 SF – Second Floor 1,152 SF – First Floor
Rental Rate	\$24.50 PSF, NNN
Lease Term	10 years
Parking	5:1000

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,282	61,665	134,798
No. of Households	3,095	21,530	51,077
Avg. HH Income	\$130,791	\$134,076	\$114,971
Daytime Population	13,811	68,420	131,310
Bachelor's Degree +	75.8%	67.3%	58.1%

Services Offered

24/7 Emergency Department



Outpatient Imaging Center



Bon Secours Primary Care Practice



Wellness Education Center



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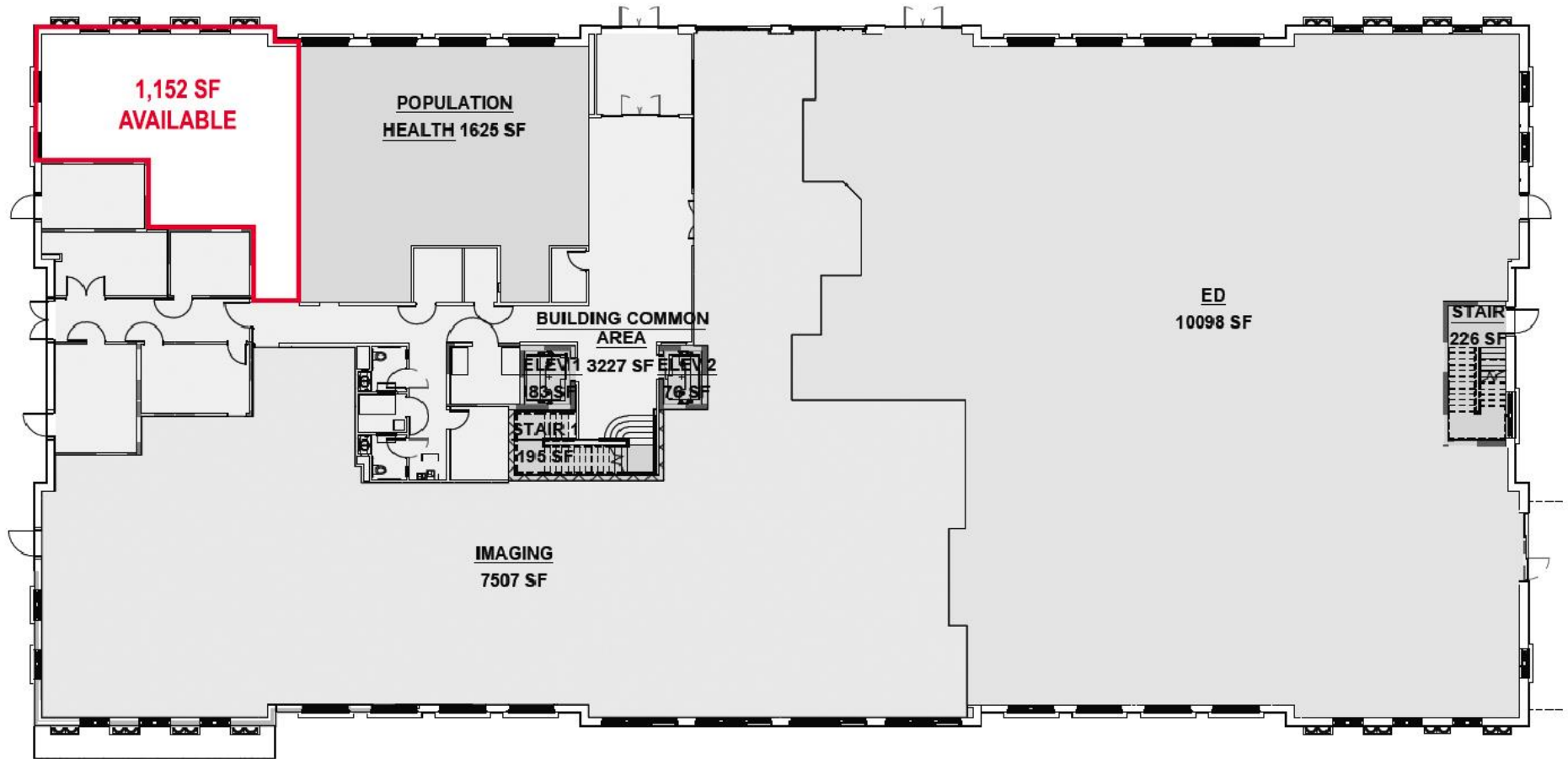
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First Floor



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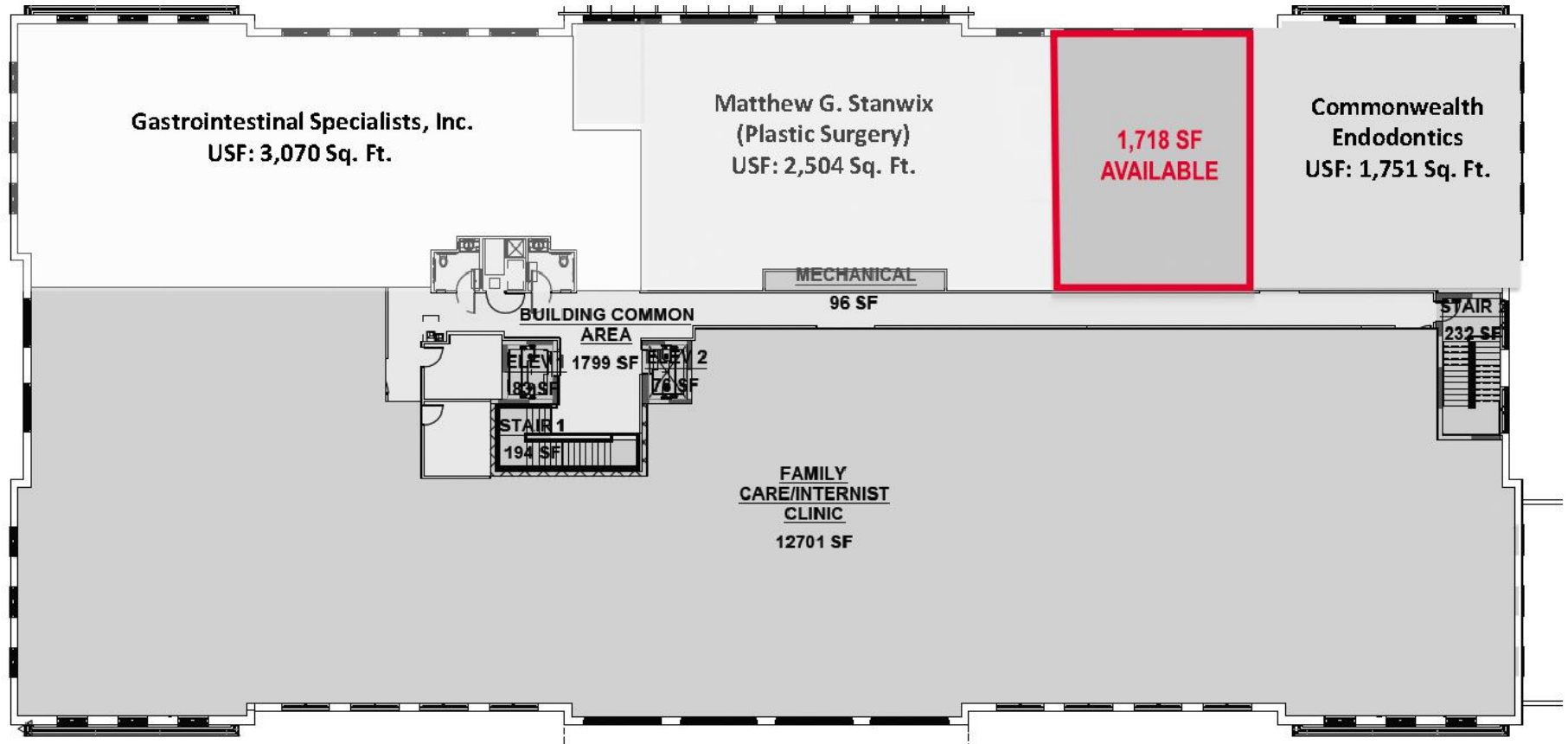
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Second Floor



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