



THALHIMER

CLASS A MEDICAL/OFFICE FOR LEASE West Creek Medical Park

West Broad Street & Route 288 | Goochland County, Virginia

ANNOUNCING NEW TENANTS



**SHELTERING ARMS /
VCU HEALTH
REHABILITATION
HOSPITAL
UNDER CONSTRUCTION**



**PROPOSED
CONTINUOUS
CARE RETIREMENT
COMMUNITY**



**2016 PROJECT
WINNER
MEDICAL/OFFICE**



**ONLY 2 SPACES
LEFT!**



The Richmond Region's Perfectly Located Medical Campus

For more information, contact:

DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com
OWNER/AGENT

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



West Creek Medical Park
www.westcreekmedicalpark.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CLASS A MEDICAL/OFFICE FOR LEASE
West Creek Medical Park

West Broad Street & Route 288 | Goochland County, Virginia

Dedicated Medical Community

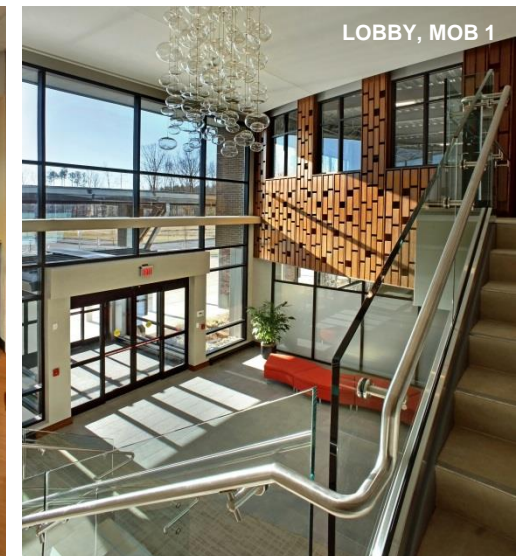
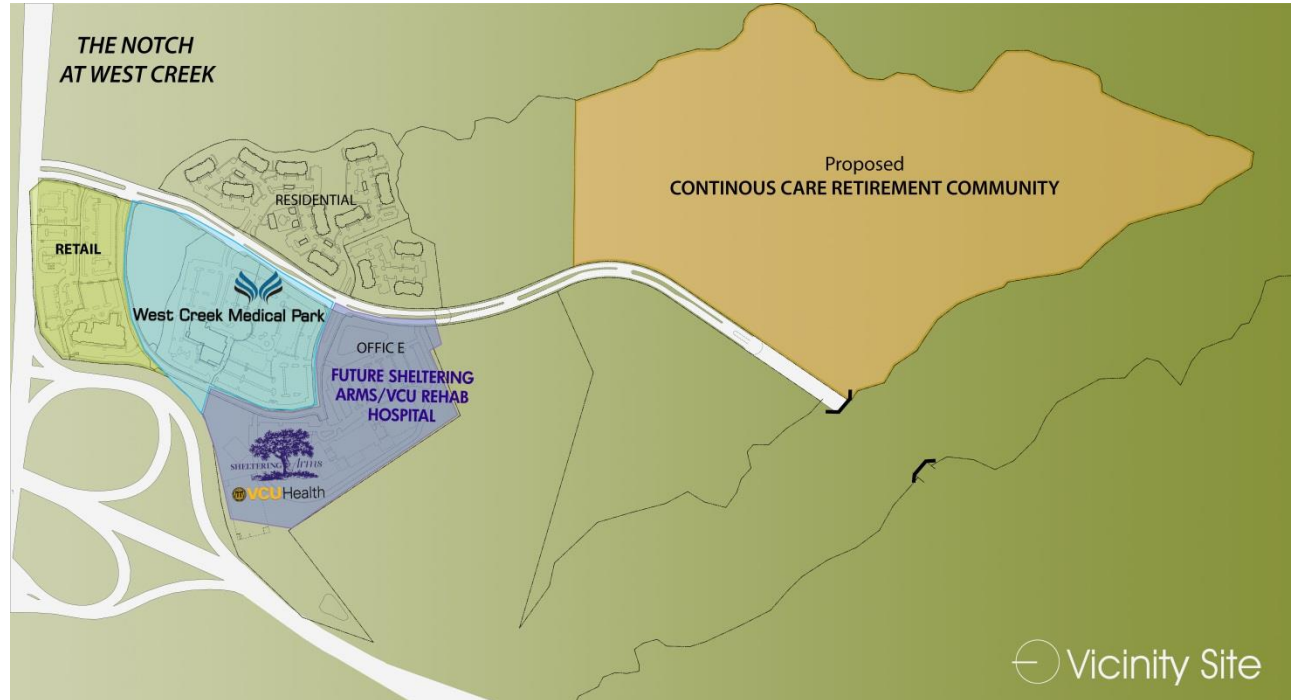
We've developed a state-of-the-art campus dedicated strictly to bringing the practice of medicine out of the typical hospital environment and into the community. This innovative medical campus has an unmatched location at Rt. 288 and West Broad Street, with easy and convenient access to all of the communities in Richmond and surrounding counties.

*Full-service, CMS certified
 Ambulatory Surgery Center
 (COPN approved).*

- 2 Operating Rooms
- 4 Major Procedure Rooms
- 1 Endoscopy Procedure Room

Building Specifications

Total Size	±180,000 SF across 2-3 buildings
Available SF	
MOB 1 (MEDARVA)	72,970 SF, three-stories
MOB 2 & 3	Up to 107,030 SF (Proposed)
Rental Rate	\$24.50/SF NNN
Property Type	Class A medical/office
Parking Ratio	5.0 spaces per 1,000 SF
Features	<ul style="list-style-type: none"> • Ready for tenant up-fit • Sustainable design (LEED certified) • Brick & glass facade • Excellent access and exposure • Two additional building pads available • 8 minutes to Robious Road • 15 minutes to Mechanicsville



CLASS A MEDICAL/OFFICE FOR LEASE
West Creek Medical Park

West Broad Street & Route 288 | Goochland County, Virginia

Join Peerless Medical Professionals

Physicians at the top of their respective specialties continue to depart hospital-centered locations, migrating to communities that better serve their patients.

Commonwealth Primary Care and Virginia Cardiovascular Specialists will soon join **MEDARVA West Creek Surgery Center, National Spine and Pain Centers, Richmond Gastroenterology Associates, Virginia Physicians for Women, Richmond Plastic Surgeons, West End Facial Plastic Surgery and Virginia Oculofacial Surgeons** in West Creek Medical Park. **VCU-Shelting Arms Rehabilitation Hospital** is under construction and scheduled for completion in 2020. **Erickson Living** has announced plans to develop a 1,450 unit continuous care retirement community on 95 acres just south of West Creek Medical Park. The Notch at West Creek has truly become the state-of-the-art development for medicine in the RVA market.



Join Tenants

For more information, contact:

DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com
OWNER/AGENT

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



West Creek Medical Park
www.westcreekmedicalpark.com

CLASS A MEDICAL/OFFICE FOR LEASE West Creek Medical Park

West Broad Street & Route 288 | Goochland County, Virginia

Perfectly Located: Avoid Congestion of the West End and Short Pump

