



THALHIMER

OFFICE FOR LEASE

Memorial Regional Medical Center

8196 Meadowbridge Road | Hanover County, Virginia

2,544 SF AVAILABLE



Three-Story Class A MOB

For more information, contact:

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

Developed by:



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, express 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.

Property Features

- Three-story class A MOB
- 3rd floor space
- Parking – 5 per 1,000 SF
- Convenient patient pickup

Specifications

Total Size	58,819 SF building
Available SF	2,544 RSF on third floor
Timing	Available immediately
Rental Rate	\$24.50 PSF, NNN
Annual Rent Escalations	3%
Term	7-10 years

Tenants

- Bon Secours Primary Care
- Bon Secours Occupational Health
- Bon Secours Physical Therapy/Sports Performance
- Ortho Virginia
- Ortho Virginia Physical Therapy
- Ortho After Hours



For more information, contact:

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

Developed by:



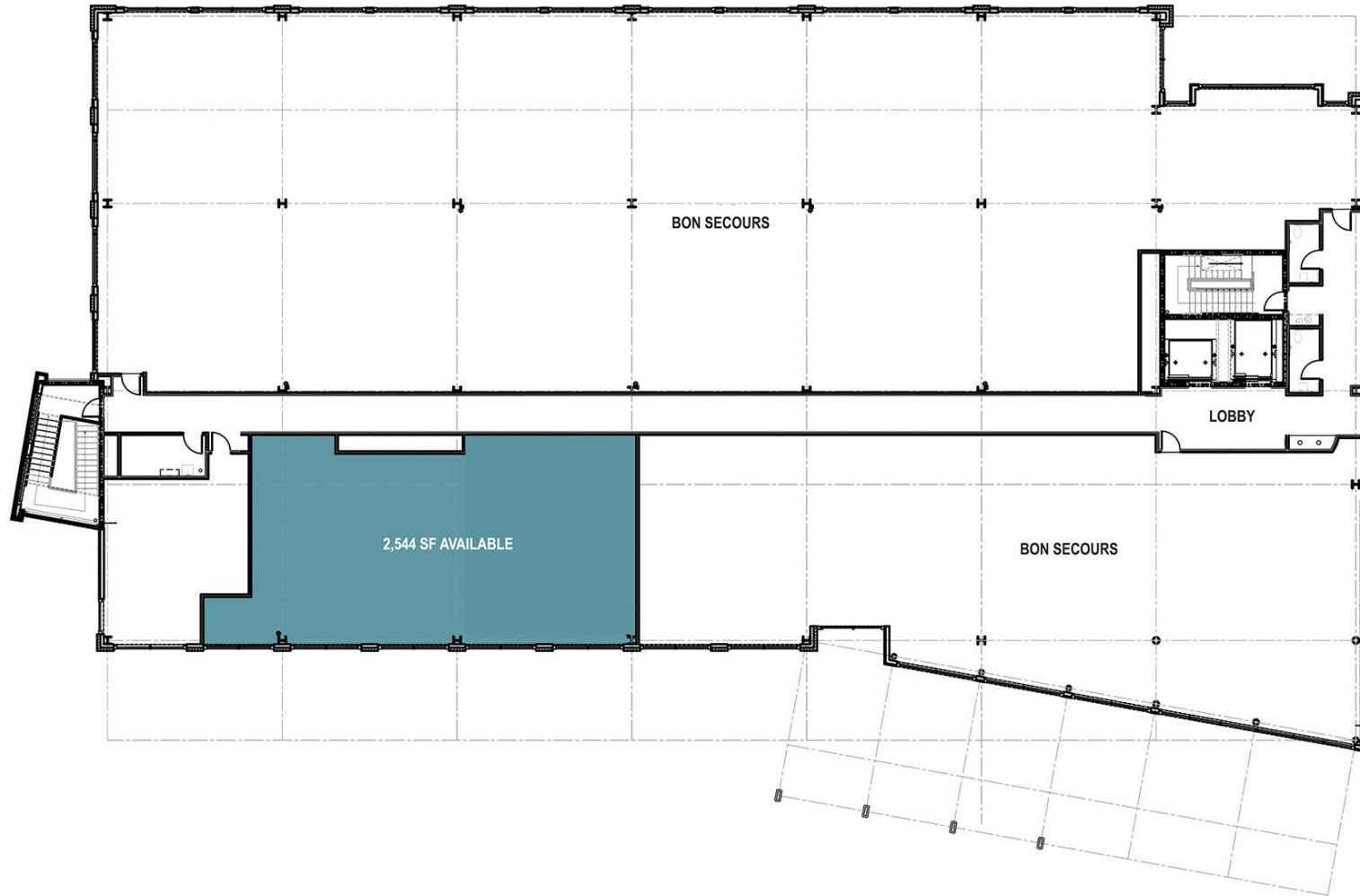
Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 www.thalhimer.com



THALHIMER

OFFICE FOR LEASE
Memorial Regional Medical Center
8196 Meadowbridge Road | Hanover County, Virginia

THIRD FLOOR
2,544 SF



For more information, contact:

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



Developed by:



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, express 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.