



THALHIMER

OFFICE/MEDICAL SUITES FOR LEASE
Stony Point Medical Office Building
8700 Stony Point Parkway | Richmond, VA

**MEDARVA
WELCOMES**



The Name to Trust in Heart Care
VIRGINIA CARDIOVASCULAR SPECIALISTS

THREE MEDICAL SUITES AVAILABLE



Home of Virginia's Largest and Only Full-Service ASC

For more information, contact:

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

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.



OFFICE/MEDICAL SUITES FOR LEASE

Stony Point Medical Office Building

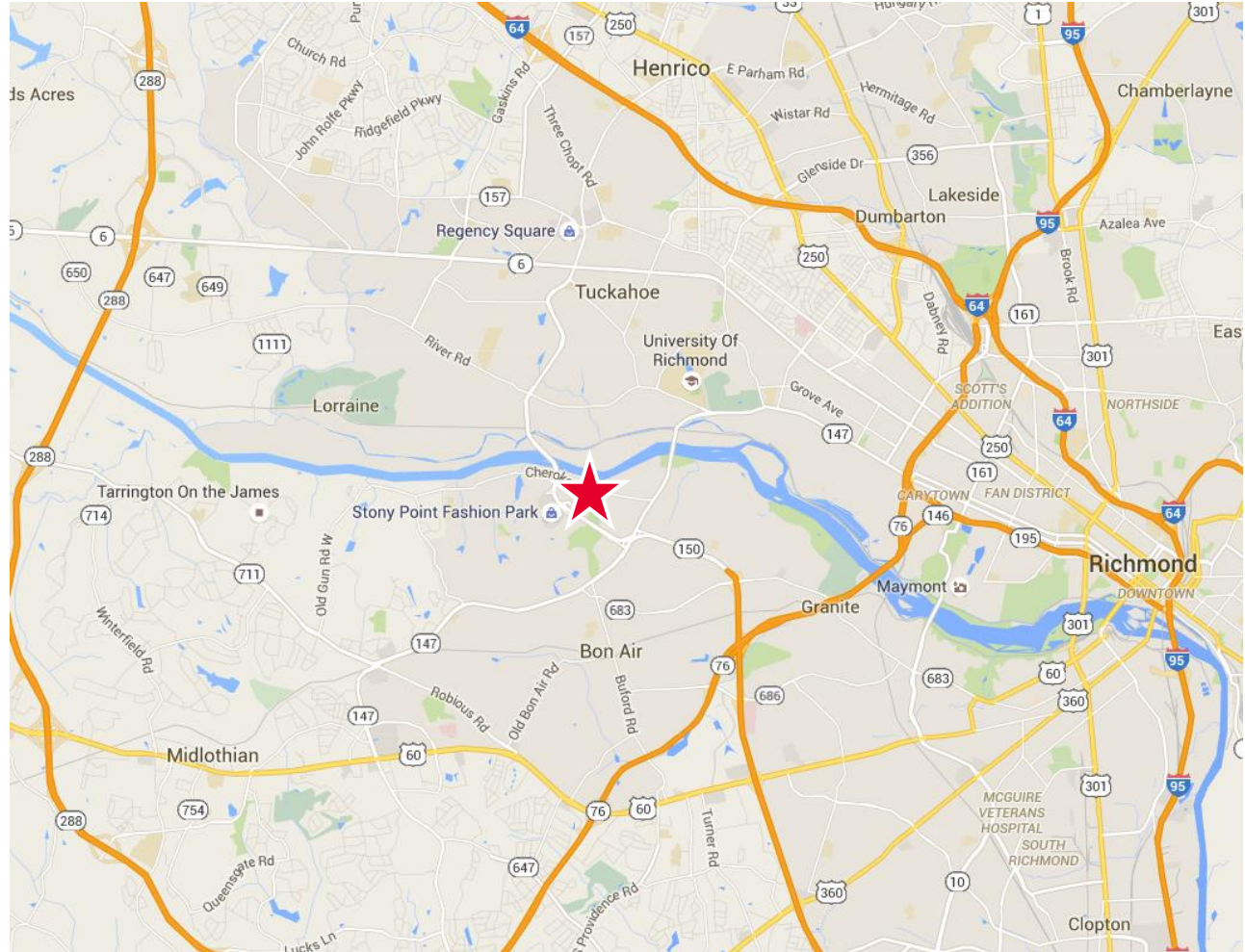
8700 Stony Point Parkway | Richmond, VA

The Premier Medical Hub South of the River

Stony Point Surgery Center has become a bastion for independent physicians who have a passion for working close to the community and providing better outcomes for their patients. Join an environment where it's easy to collaborate and work with other physicians who think like you do.

Specifications

Total Building Size	81,000 SF
Available SF	8,010 SF total on first & second floors (no core factor)
First Floor	Suite 103: 1,815 usable SF
First Floor	Suite 130: 2,500 usable SF
Second Floor	Suite 230: 3,695 usable SF (subdividable)
Timing	Available immediately
Rental Rate	\$20.00/SF NNN – applied to useable
Year Built	2003
No. of Floors	Two (2) with elevators
Parking	366 surface spaces (4.41/1,000 SF)
Location	Convenient to the West End and NW Chesterfield. Located along Stony Point Parkway, just off the Chippenham Parkway & Huguenot Road interchange.



For more information, contact:

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

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.



THALHIMER

OFFICE/MEDICAL SUITES FOR LEASE
Stony Point Medical Office Building
8700 Stony Point Parkway | Richmond, VA

Easy Access from Entire Region



98% Patient Satisfaction Scores



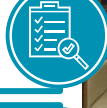
Highest ASC Volume in Virginia



0.02% Infection Rate



20-Minute Turnover of Operating Rooms



Full-time Patient Greeter



Street Level Parking with Lighting



High Patient Population



For more information, contact:

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

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.

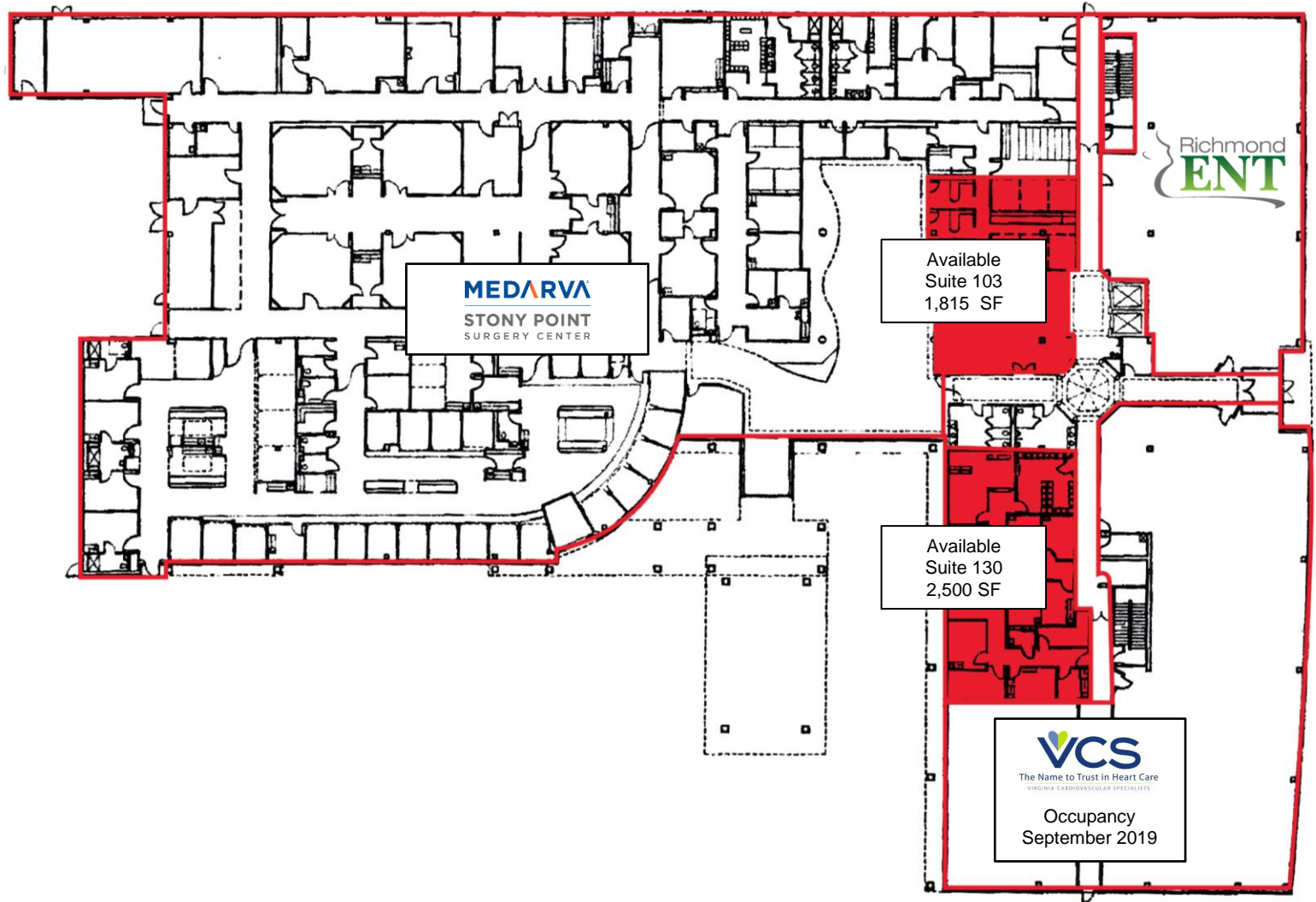


THALHIMER

OFFICE/MEDICAL SUITES FOR LEASE Stony Point Medical Office Building

8700 Stony Point Parkway | Richmond, VA

FIRST FLOOR
UP TO 2,500 SF AVAILABLE



For more information, contact:

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

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

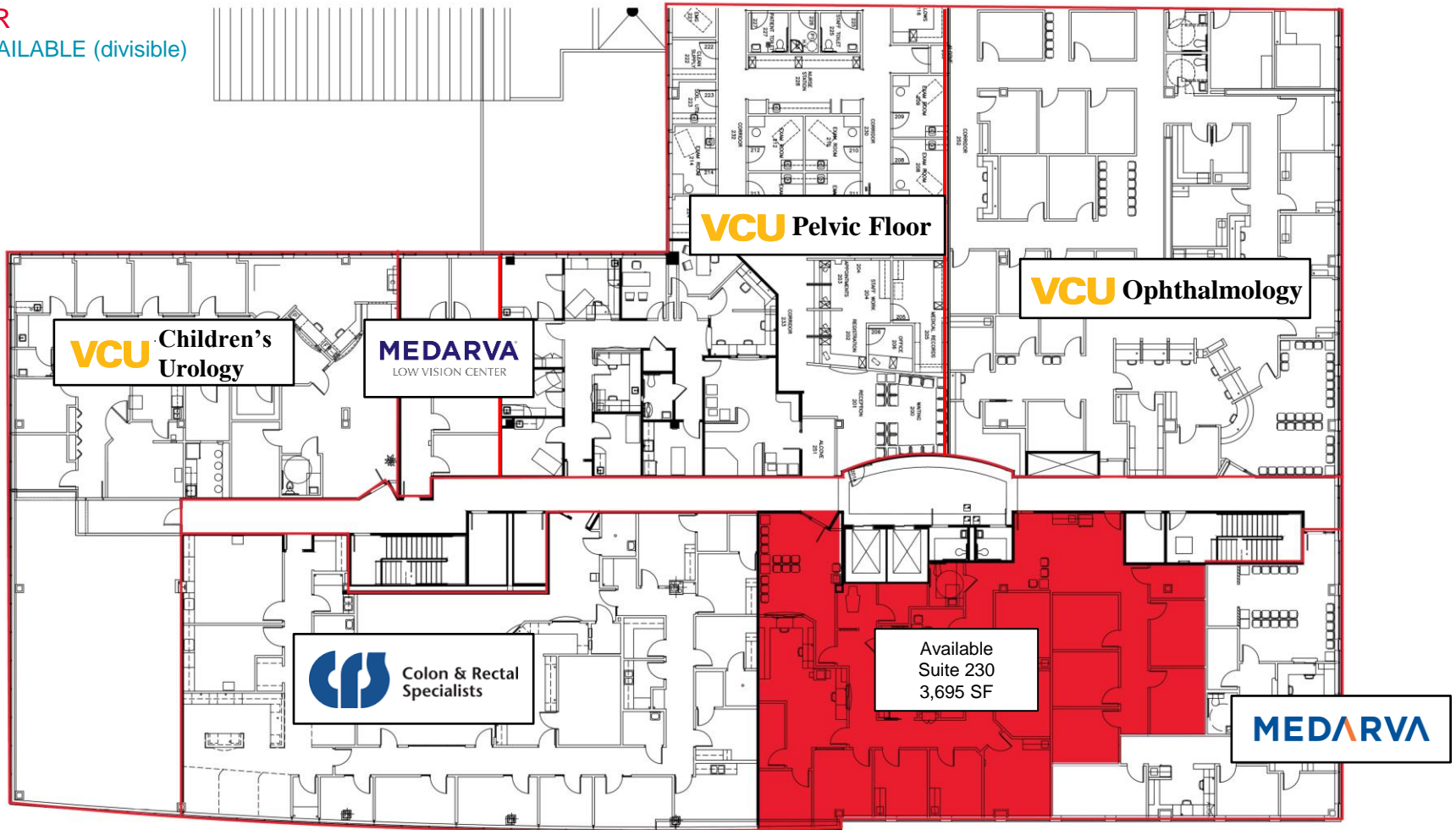
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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.



OFFICE/MEDICAL SUITES FOR LEASE
Stony Point Medical Office Building
 8700 Stony Point Parkway | Richmond, VA

SECOND FLOOR
 UP TO 3,695 SF AVAILABLE (divisible)



For more information, contact:

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

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.