

ST. MARY'S MEDICAL OFFICE BUILDING NORTH

5855 Bremo Road, Richmond, VA



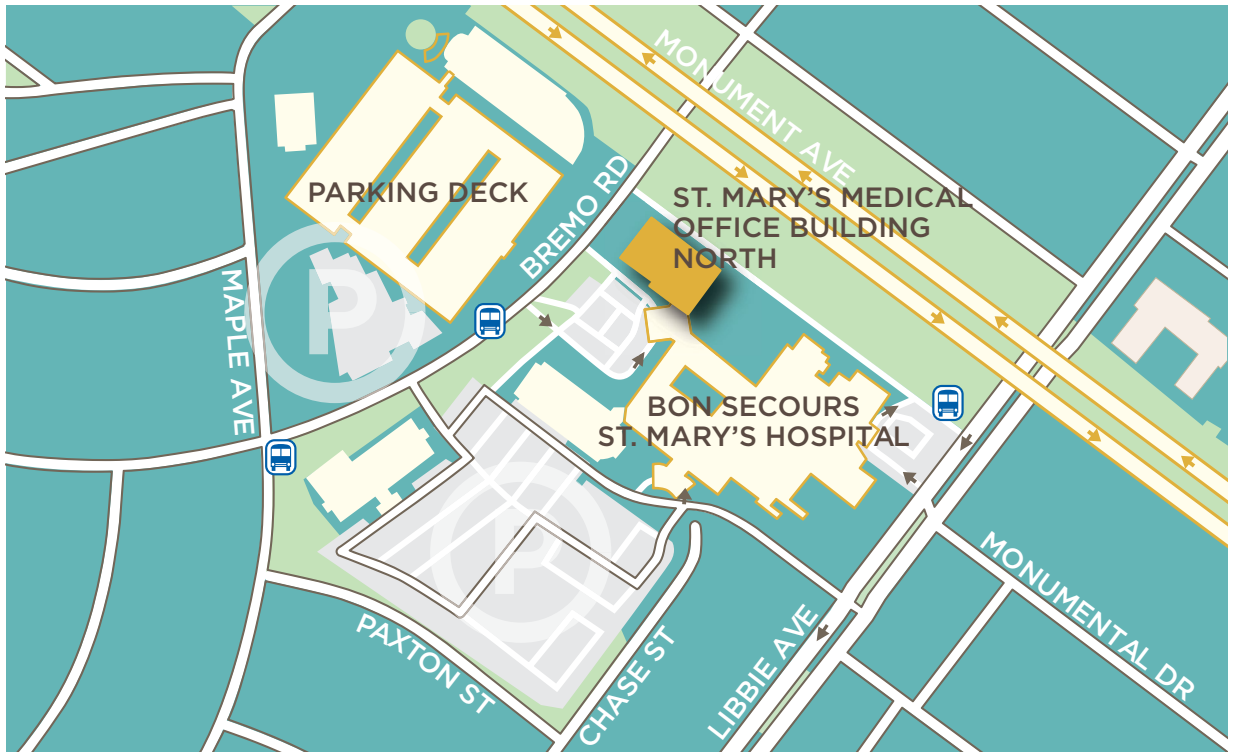
Creating Exceptional

As one of Richmond's largest medical real estate owners, Lillibridge Healthcare Services is pleased to present the opportunity to lease medical office space on floors six and seven of St. Mary's Medical Office Building North. The building offers tenants and patients convenient access to Bon Secours St. Mary's Hospital with connections on the first and second floors.

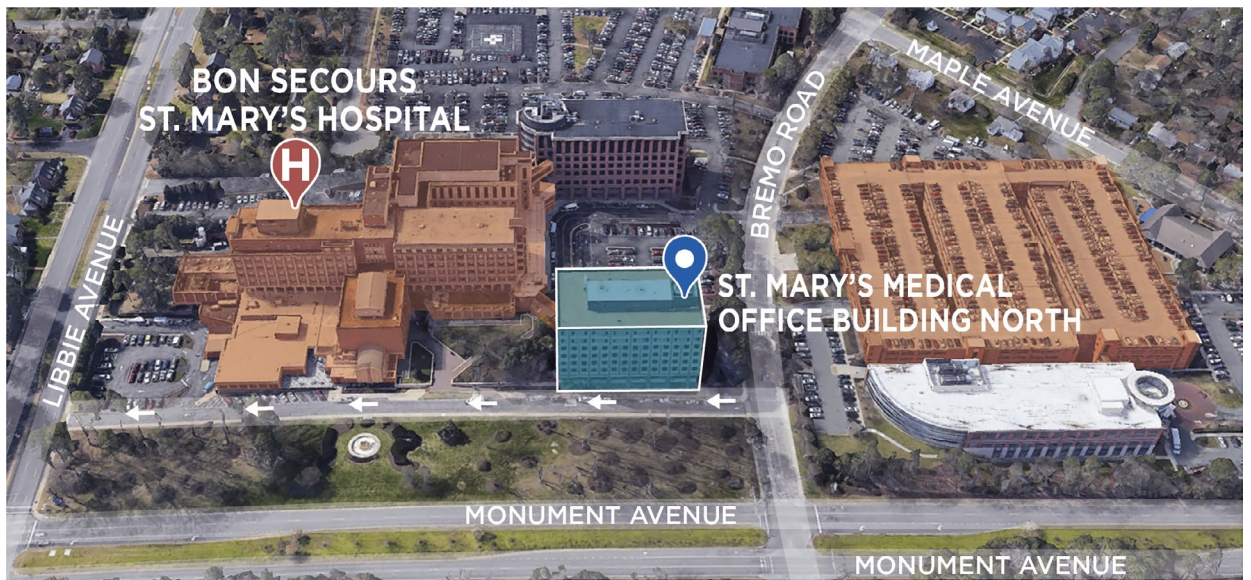
Built in 1968 St. Mary's Medical Office Building North has provided exceptional care to the medical community for over 50 years. The medical office building is uniquely positioned in the epicenter of Virginia's best neighborhoods to live including Monument Avenue Park, Willow Lawn, Westhampton, and Three Chopt. St. Mary's Medical Office Building North's central location and accessibility to the Hospital's services make it a special opportunity among all others.



Bon Secours St. Mary's Hospital Campus Map



Aerial Map



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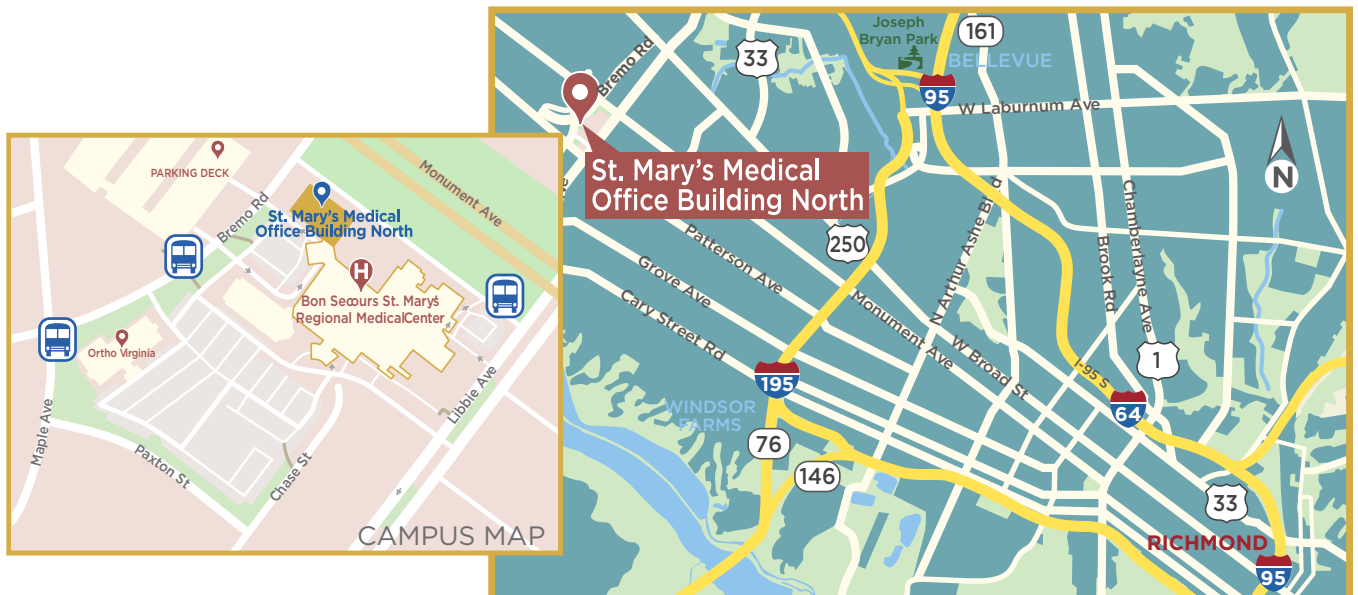
Bon Secours St. Mary's Hospital is a proud member of the National Association of Children's Hospitals and Related Institutions (NACHRI). St. Mary's was named a Top 50 Cardiovascular Hospital in the nation by Thomson Reuters and was recognized by Healthgrades for being ranked among the top 5% in the nation.

In addition to its easy access to the state-of-the-art hospital, St. Mary's Medical Office Building North's location is commuter-friendly making it ideal for physicians and the patients they serve.



TRANSPORTATION

PUBLIC TRANSPORTATION		
BUS 76, 79 (NEAR MAIN ENTRANCE)	1 min walk	7 ft
INTERSTATE		
Interstate 195	10 min drive	5.4 mi
Interstate 95	10 min drive	6.2 mi
AIRPORT		
Richmond International Airport	22 min drive	14 mi
DOWNTOWN		
Downtown Richmond	MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING	
	12 min drive	6.5 mi



DEMOGRAPHICS



ST. MARY'S MEDICAL
OFFICE BUILDING NORTH

POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2021 Total Population	10,710	250,052
2026 Total Population	10,959	255,256
Population Growth 2021-2026	2.32%	2.08%
Average Age	40.90	38.90
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	4,793	109,497
2026 Total Households	4,900	111,752
Growth 2021-2026	2.23%	2.06%
Average Household Size	2.20	2.20
Median Home Value	350,413	278,988
Median Year Built	1953	1964

AVAILABLE SPACE

120,000 SF BUILDING

- Managed by Lillibridge Healthcare Services, a leading healthcare real estate owner and management firm in Richmond
- Available spaces on floors 6 and 7
- Direct access to Bon Secours St. Mary's Hospital Campus, Richmond
- Balanced mix of healthcare specialties
- Covered parking deck, surface parking, and free valet parking
- Cafeteria, gift shop and Starbucks on-site
- Centrally located in Henrico County- Easy access to I-64 and Downtown Richmond
- 24/7 on call maintenance
- Competitive lease package



For Leasing Information

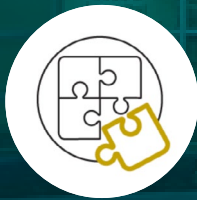
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

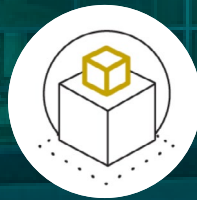
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

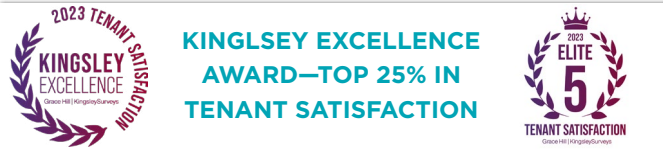
As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



ESG ACHIEVEMENTS

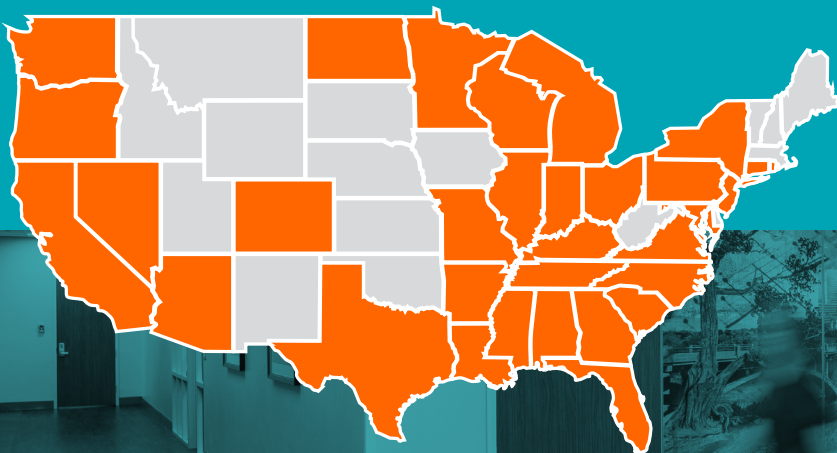


CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**ST. MARY'S MEDICAL
OFFICE BUILDING NORTH**

Regional Leasing Director:

TYLER MILLER

tyler.miller@lillibridge.com

(804) 836-4473



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654