

MEMORIAL REGIONAL MEDICAL OFFICE BUILDING 1

8220 Meadowbridge Road, Mechanicsville, VA



Creating Exceptional

Memorial Regional Medical Office Building I is a Class-A medical office building located on the campus of Bon Secours Memorial Regional Medical Center. Ranked among the country's top 10 for cardiac care and cardiac surgery, Memorial Regional Medical Center serves the residents of Hanover and Henrico Counties.

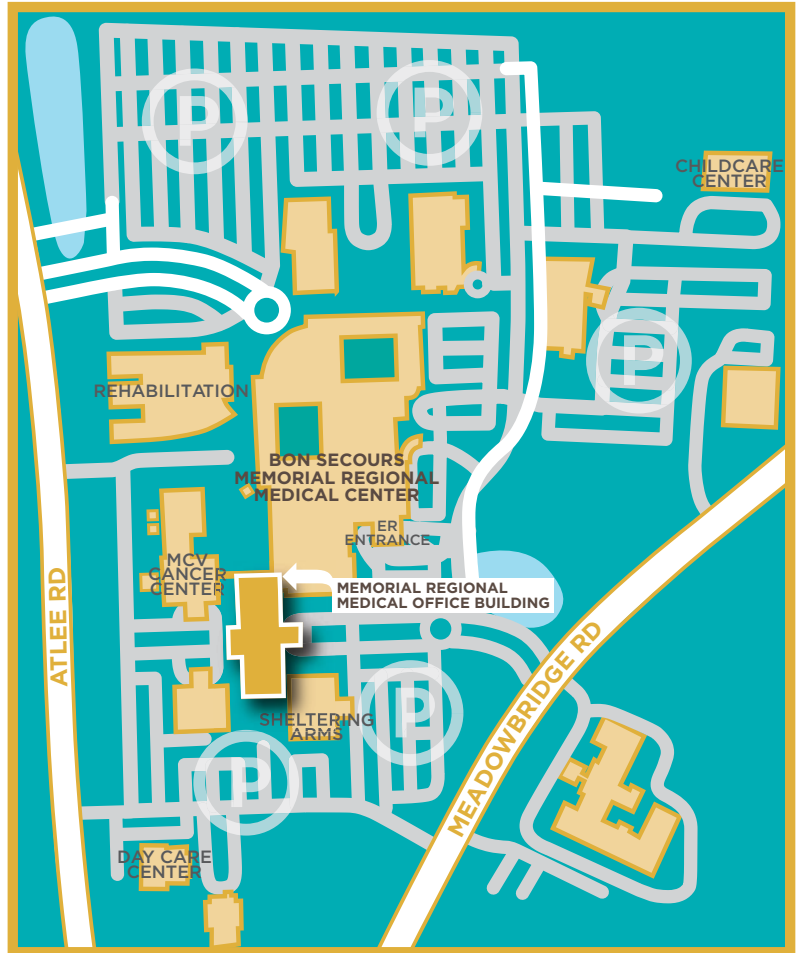
Built in 1993, Memorial Regional Medical Office Building I has provided exceptional care to the medical community for over 25 years. Directly connected to the hospital, Memorial Regional Medical Office Building I is uniquely situated to provide its physicians and patients with convenient access to the many services offered at Bon Secours Memorial Regional Medical Center including the new state-of-the-art hybrid operating room.

Lillibridge continues to raise the bar and provide the medical community an exceptional place of care for its physicians and their patients for decades to come.



LOCATION MAPS

Bon Secours Regional Medical Center Campus Map



Aerial Map



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Memorial Regional Medical Office Building I is on the campus of Bon Secours Regional Medical Center. The Medical Center is ranked among the country's top 10 for cardiac care and cardiac surgery and America's 50 Best Hospitals (Healthgrades). In addition to its easy access to the state-of-the-art hospital, MRMC MOB 1's location is commuter-friendly making it ideal for physicians and their patients.



TRANSPORTATION



INTERSTATE

Interstate 295	4 min drive	1.2 mi
Interstate 95	9 min drive	5 mi



AIRPORT

Richmond International Airport	22 min drive	14 mi
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DOWNTOWN

Downtown Richmond	15 min drive	9 mi
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DEMOGRAPHICS



MEMORIAL REGIONAL
MEDICAL OFFICE BUILDING I

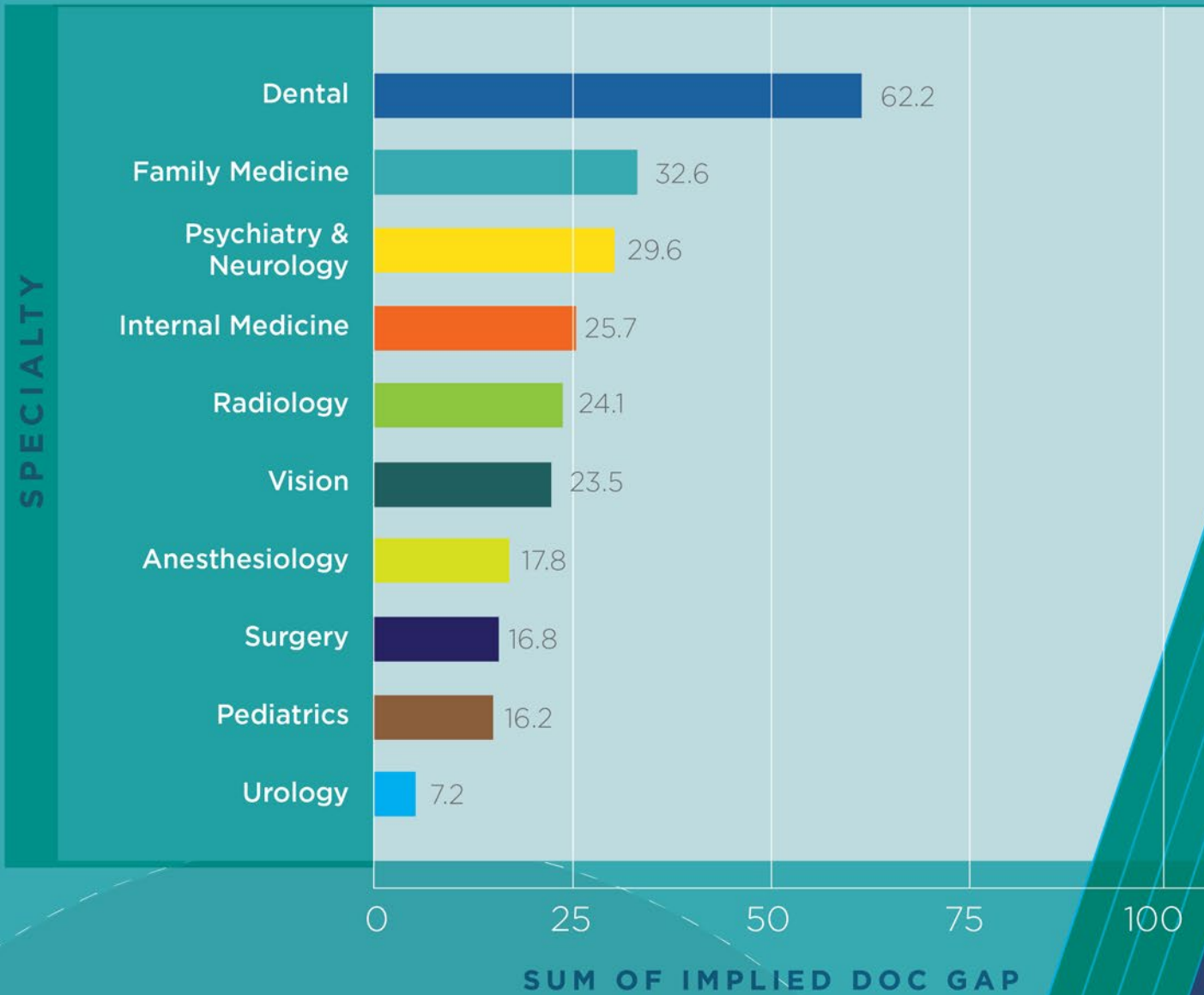
POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2023 Total Population	4,203	126,440
2028 Total Population	4,358	128,815
Population Growth 2023-2028	0.7%	0.4%
Average Age	44.1	41
HOUSEHOLDS	1 Mile	5 Mile
2023 Total Households	1,647	50,359
2028 Total Households	1,714	51,253
Growth 2021-2026	0.8%	0.4%
Average Household Size	2.60	2.50
Median Home Value	268,639	250,688
Median Year Built	1986	1978

SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 5-Mile Radius

10 MILE POPULATION FOR LOCATION IS 129,886



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

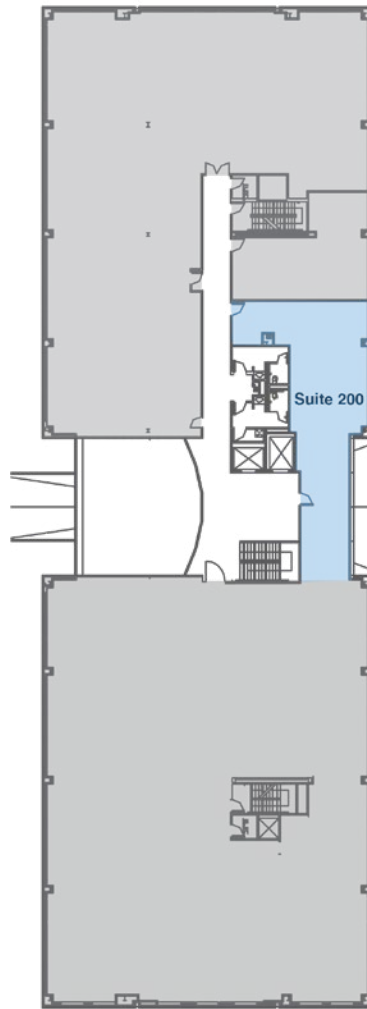
Data provided by Revistamed.com

AVAILABLE SPACE

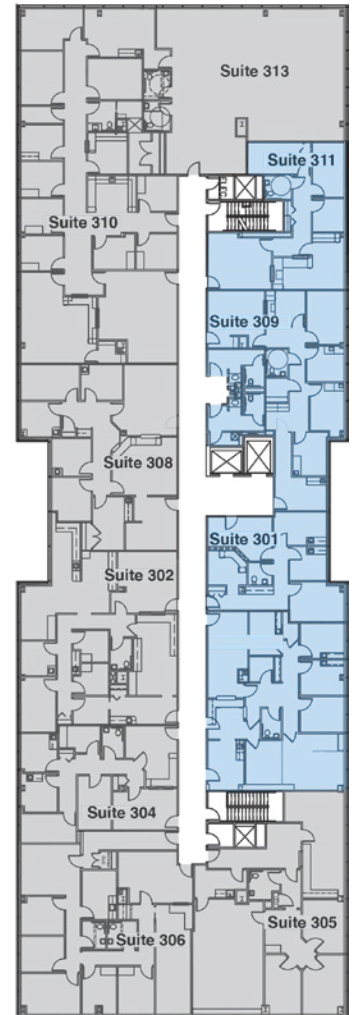
57,246 SF BUILDING

- Three-story Class-A medical office building
- Located on Bon Secours Memorial Regional Medical Center campus with direct access to the hospital
- Balanced mix of healthcare specialties
- Efficient floor plate
- Competitive lease package
- On-site management staff
- 24/7 on-call maintenance
- Conveniently located by I-295 & I-95
- Ample surface parking with complimentary valet parking

2ND FLOOR PLAN



3RD FLOOR PLAN

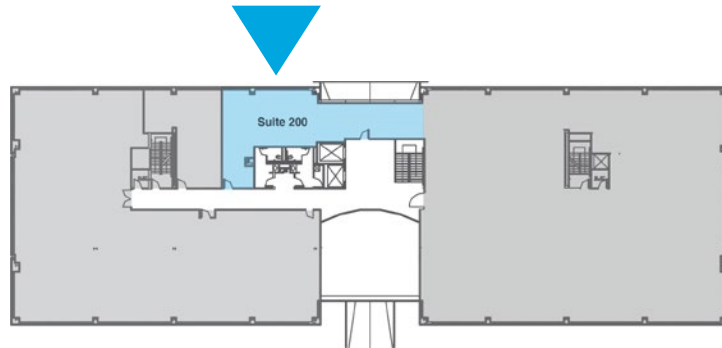
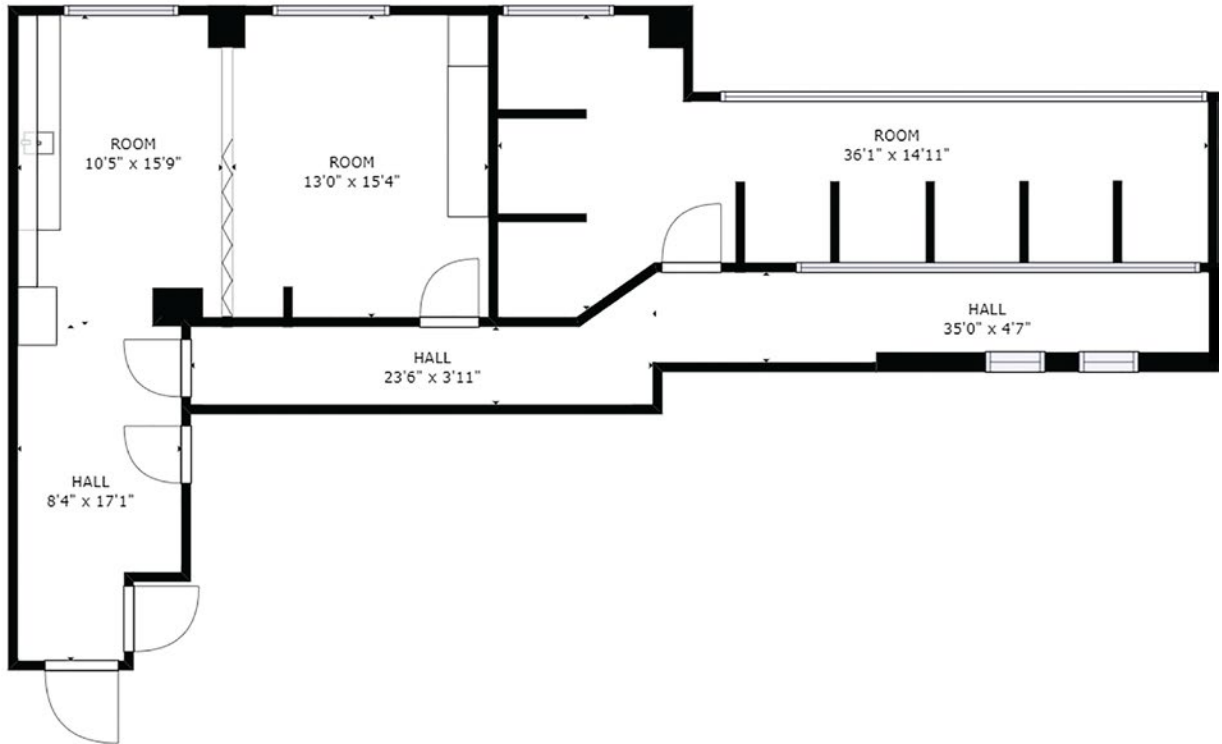


For Leasing Information

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

SUITE PLAN

SUITE 200
1,428 SF

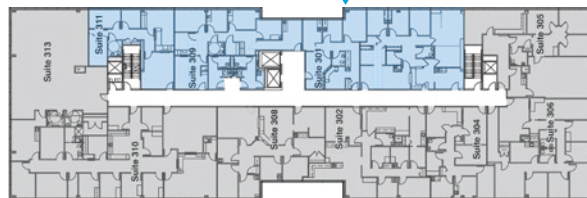
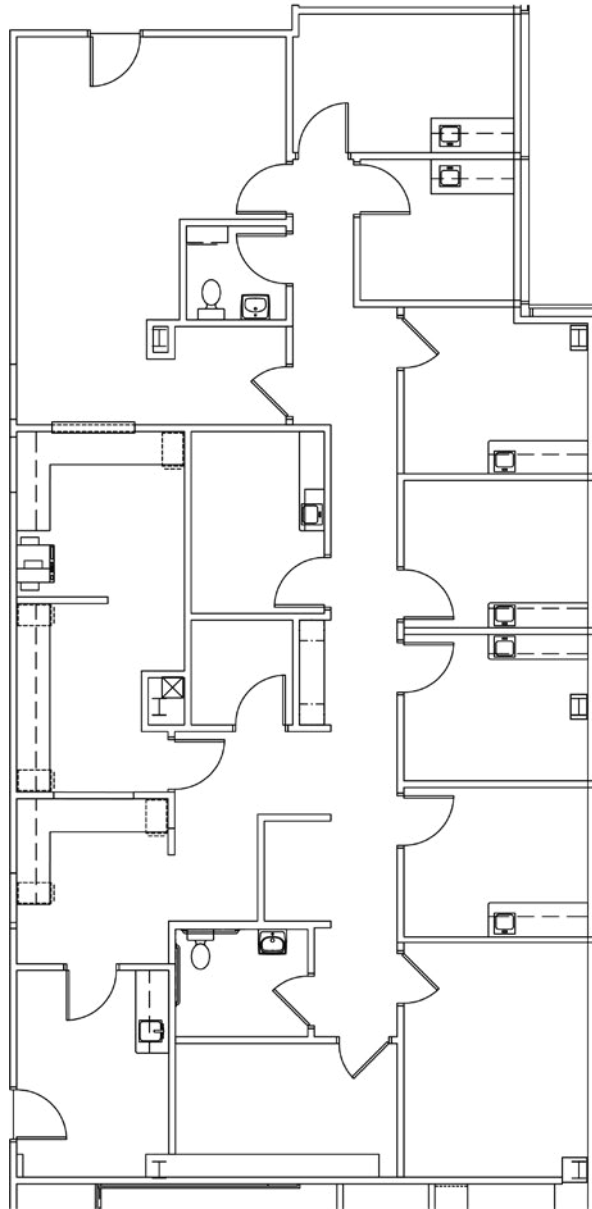


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SUITE PLAN

SUITE 301
2,807 SF



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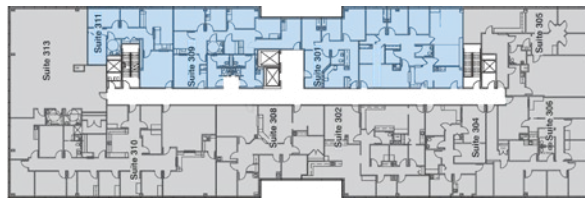
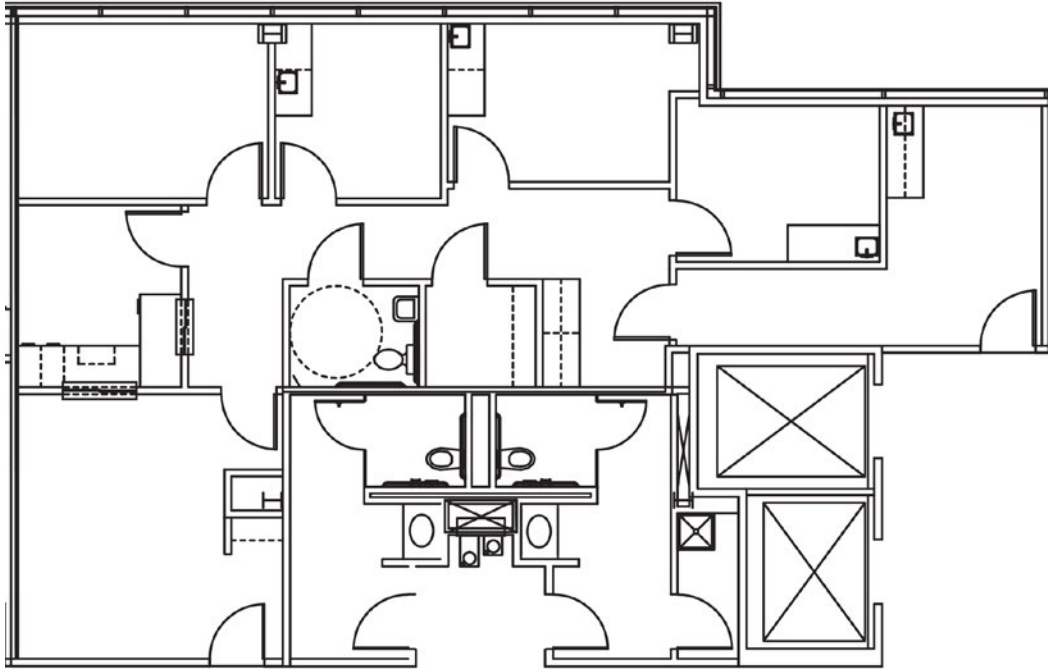
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SUITE PLAN

SUITE 309

1,433 SF

5,379 SF Contiguous



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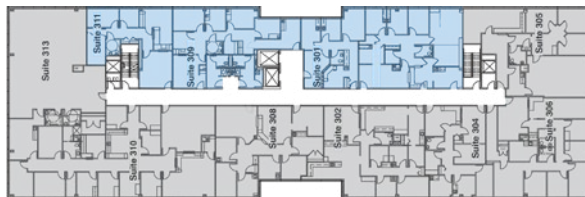
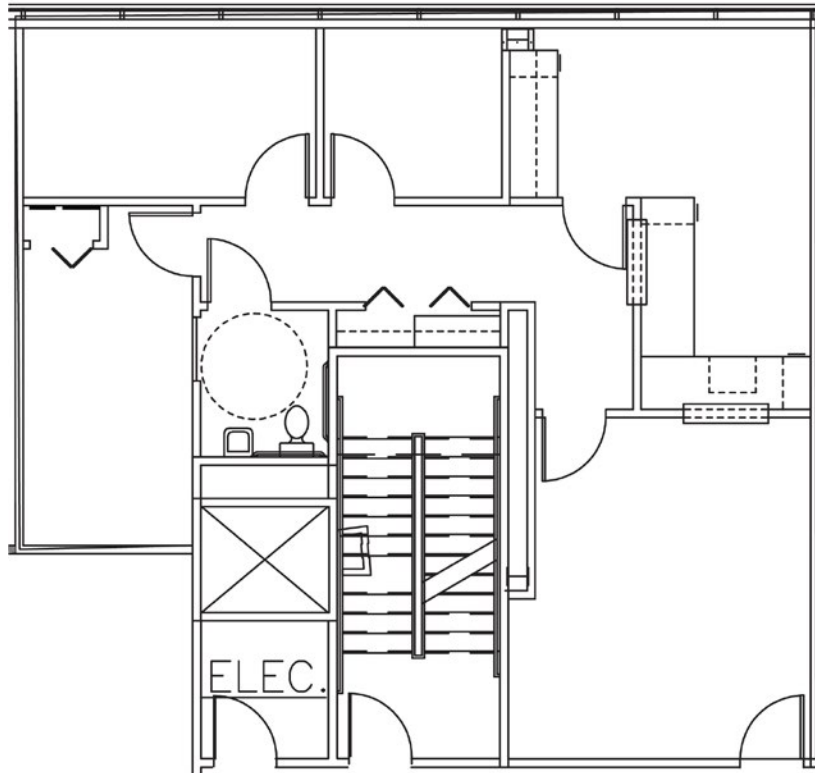
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SUITE PLAN

SUITE 311

1,139 SF

5,379 SF Contiguous



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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

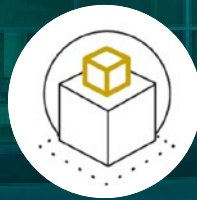
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



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.

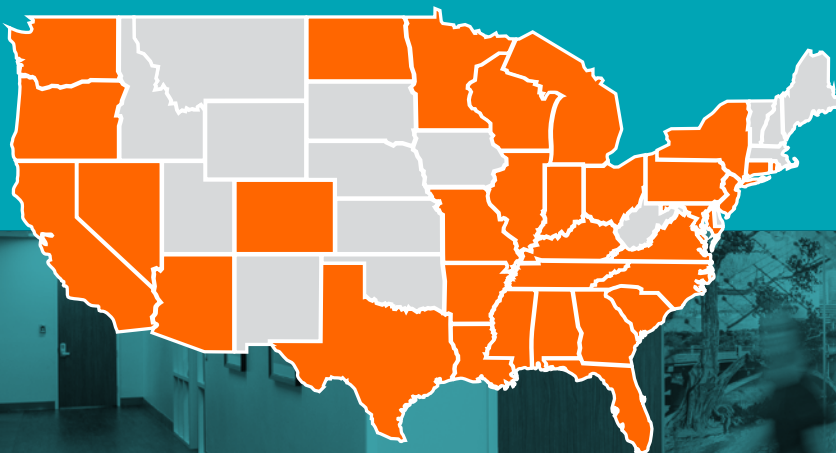
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their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

	<p>KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION</p>	
	<p>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</p>	
<p>ESG ACHIEVEMENTS</p>		
	<p>IREM CERTIFIED SUSTAINABLE PROPERTY</p>	
	<p>CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR</p>	

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.



**MEMORIAL REGIONAL
MEDICAL OFFICE BUILDING I**

Regional Leasing Director:

TYLER MILLER

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