

# Tower Medical Building

13520-13540 Hull Street Road, Midlothian, VA



3,645 to 12,336 SF Outpatient Medical Space Available for Lease beginning 1/1/27

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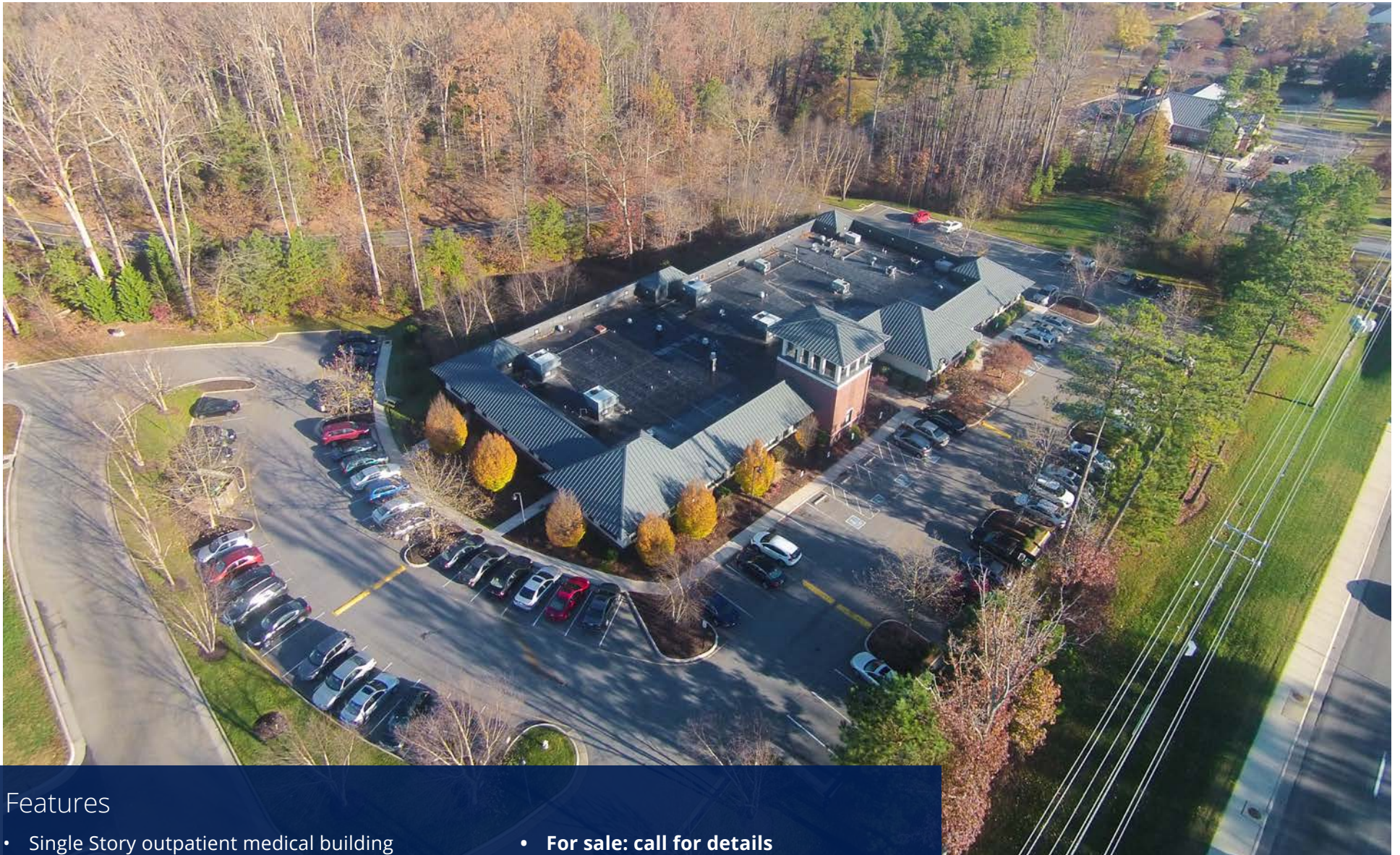
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**Colliers**



# 20,067 SF Class A Medical Building with Direct Frontage on Hull Street



## Features

- Single Story outpatient medical building located on Hull Street
- 5.39/1,000 SF Parking
- 6 miles from St Francis Medical Center
- Beautiful architecture and landscaping

- **For sale: call for details**

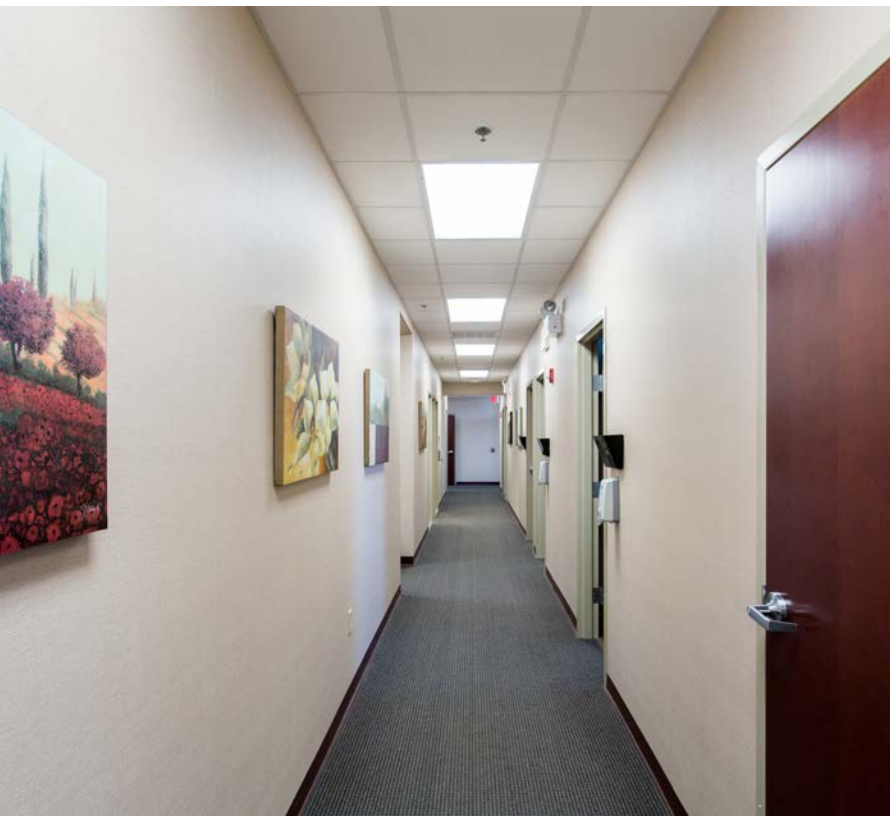
## Available Suites:

- Suite 3540 - 12,336 SF
- Suite 3520 - 3,645 SF

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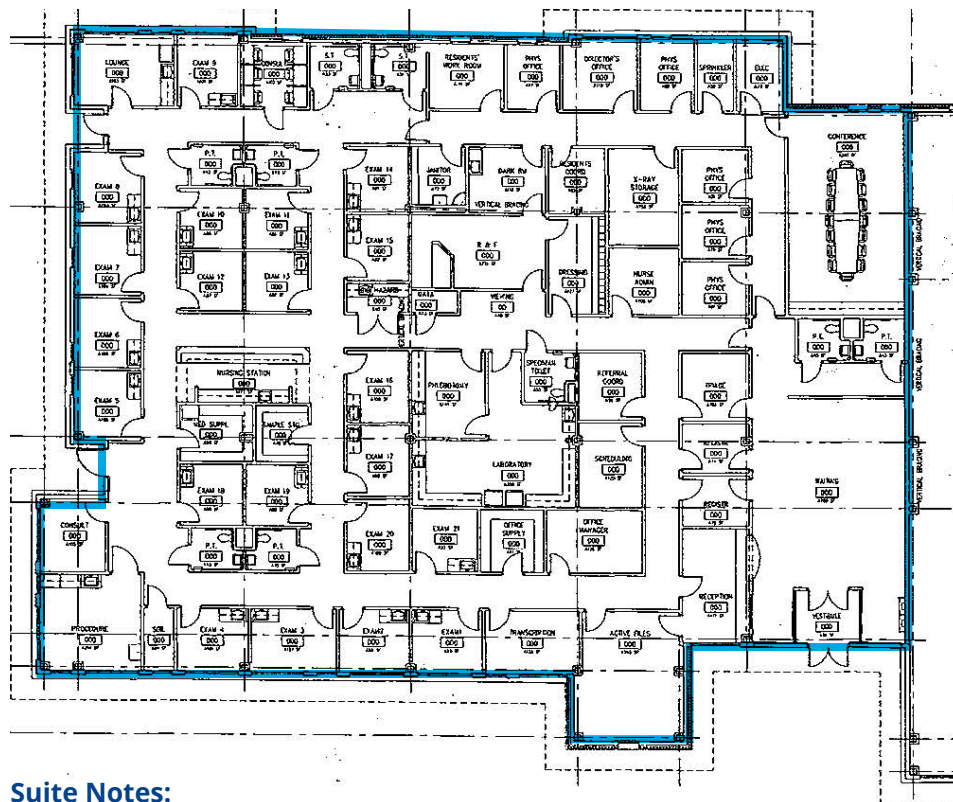
Tower Medical Building  
Interior Photos



# Tower Medical Building

Available Suites

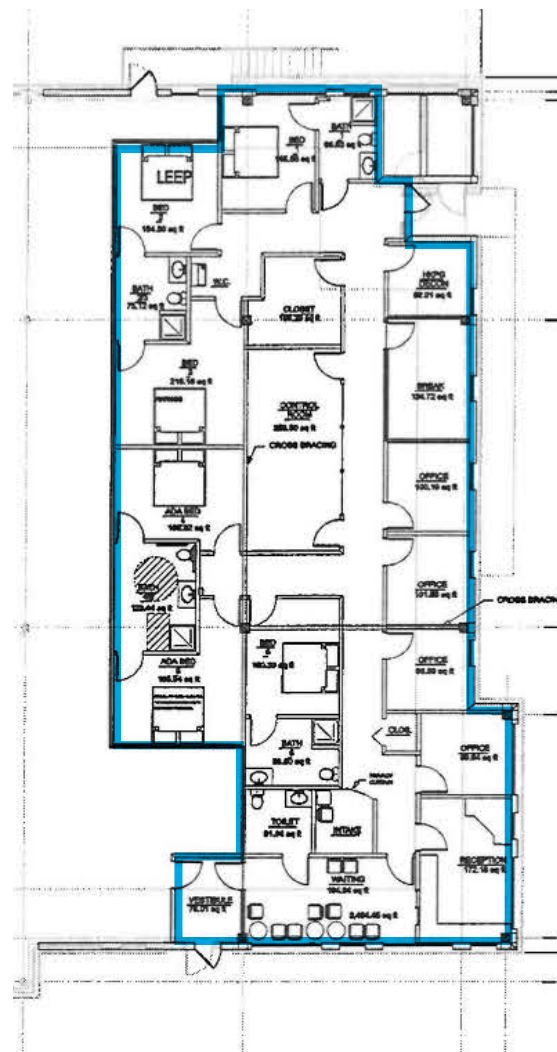
## Suite 3540 - 12,336 SF



### Suite Notes:

- 21 exams rooms
- 9 physician offices
- Lab
- X-ray room

## Suite 3520 - 3,645 SF



### Suite Notes:

- Currently designed for sleep disorder center
- 13 private rooms







# Tower Medical Building

## Demand Drivers



### 2024 Demographics

	1 miles	5 miles	10 miles
Population	6,272	110,912	296,027
Daytime Population	7,089	80,794	262,398
Households	2,667	40,256	110,703
Average Household Income	\$154,527	\$151,816	\$139,021

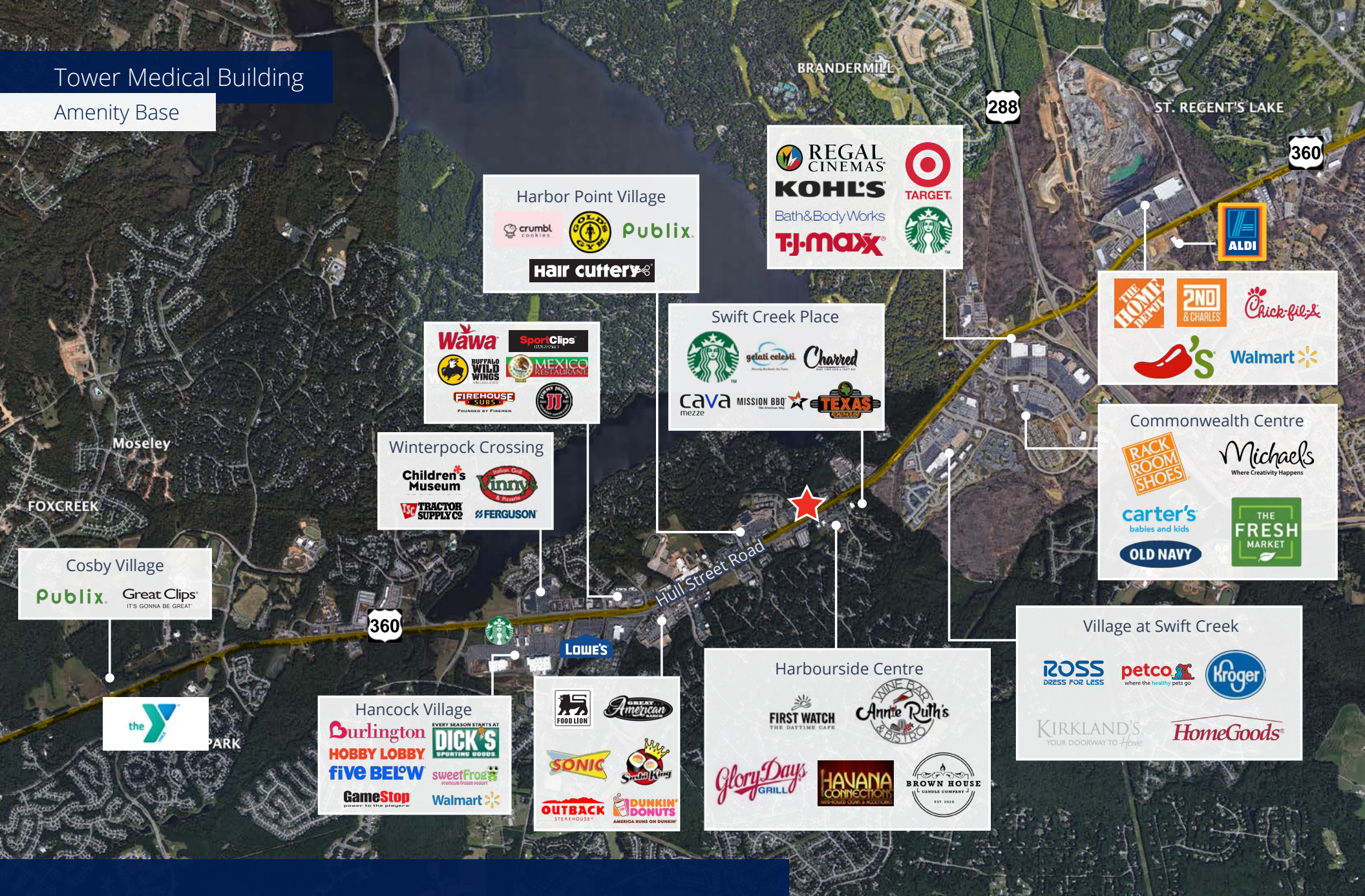
### Traffic Counts

Hull Street Rd	77,000
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## Amenity Base



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