



Watkins Medical Center



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

Total Size:	115,000 SF across 2 buildings
Rental Rate:	\$37.00/SF NNN
Property Type:	Class A Medical Office
Parking Ratio:	5.0 spaces per 1,000 SF
Standards:	<ul style="list-style-type: none">• LEED energy efficiency• Brick, steel & glass construction

NEIGHBORING USERS



ANNOUNCING



PROPERTY HIGHLIGHTS



MOB I & II – 40,000 SF up to 75,000 SF
Anchor spaces available



NEW CONSTRUCTION
Summer 2026 delivery



CONVENIENTLY LOCATED
at Route 288 and Midlothian Turnpike



TRAFFIC COUNTS

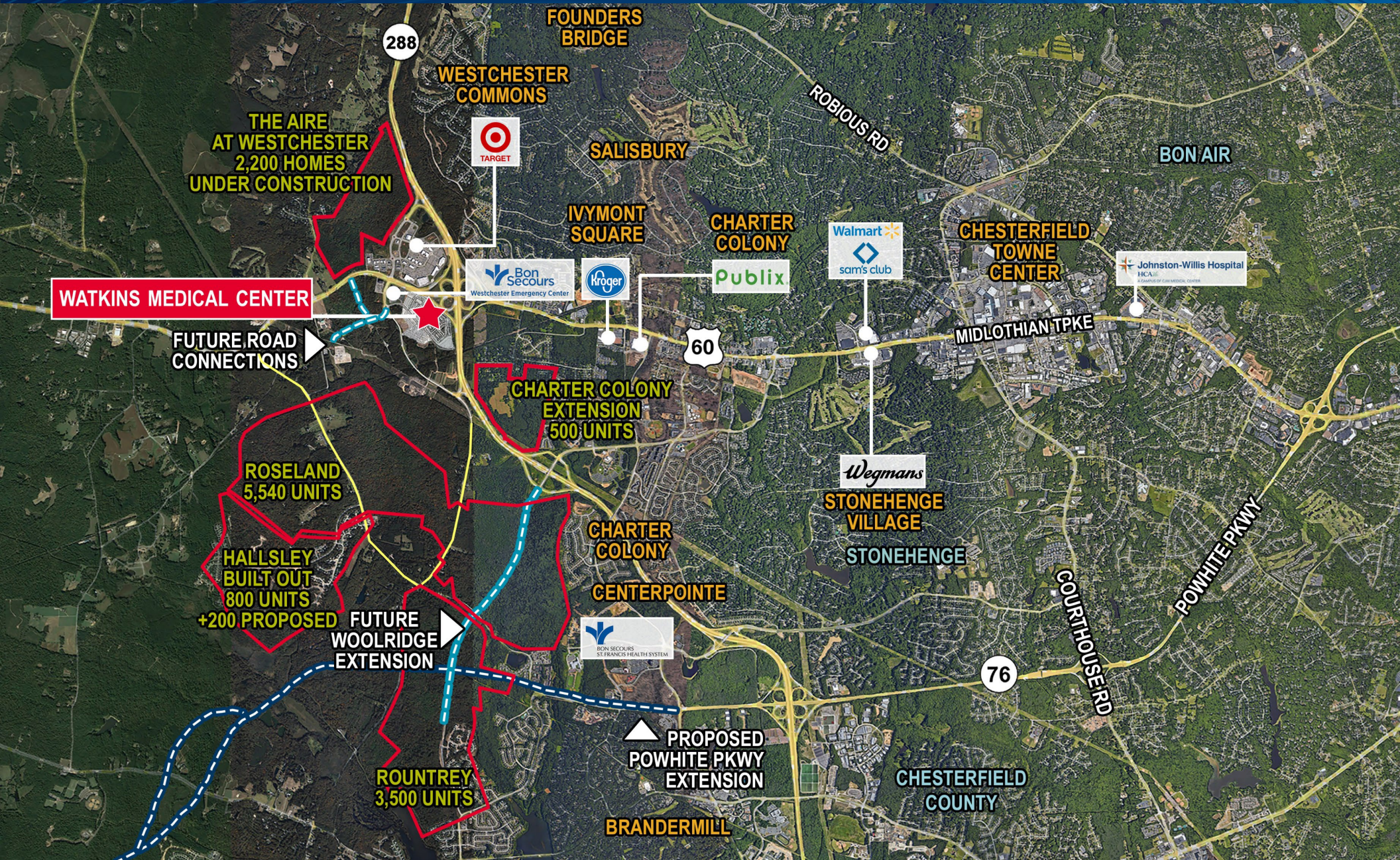
- Midlothian Turnpike – **35,000 VPD**
- Route 288 – **47,000 VPD**



BEST-IN-CLASS DEVELOPER
“Lingerfelt has a proven track record of working hand-in-hand with equity partners and tenants to deliver quality assets”



LOCATION OVERVIEW



LOCATION OVERVIEW





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FOR MORE INFORMATION:

DAVID M. SMITH, CCIM

Senior Vice President
804 697 3466
david.smith@thalhimer.com

AMY BRODERICK

Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO

Vice President
804 344 7169
kate.hosko@thalhimer.com



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