

Colliers

# Memorial Regional Hospital Medical Office Building II

8266 Atlee Road, Mechanicsville, VA

 CAMPUS TOUR

 VIEW THE SPACE\*

\* Virtual rendering of Suite 223

*Well-appointed class A medical office building on the campus of Memorial Regional Medical Center*



# Memorial Regional Hospital MOB II

## Strategic location serving the Ashland/Atlee/Mechanicsville submarkets

Memorial Regional Hospital MOB II is a well-appointed class A medical office building located on the Bon Secours Memorial Regional Medical Center campus. The campus includes medical office buildings, various specialty centers, and Memorial Regional Medical Center, an award winning facility that has been serving the Greater Richmond area since opening in 1998.

The building is conveniently located near Meadowbridge Road and I-295. There are 4 suites available ranging from 1,759 SF to 2,349 SF. On the third floor a 2,349 SF lite spec suite provides an excellent opportunity for a medical office user to establish a presence on a thriving medical campus.



**8266 ATLEE ROAD,  
MECHANICSVILLE, VA**



**59,067 SF,  
3 STORY BUILDING**



**5/1,000 SF  
PARKING RATIO**

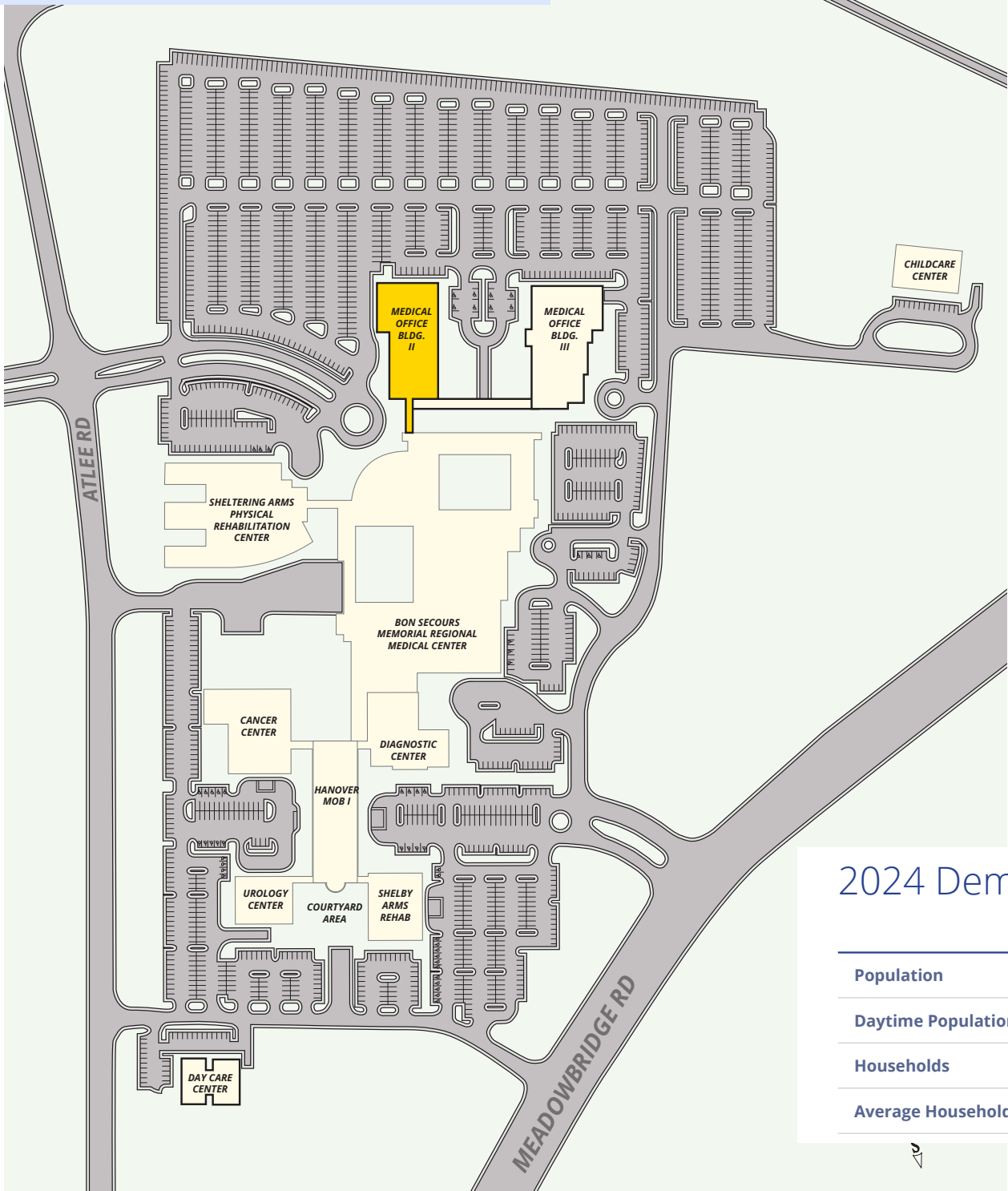


**LOCATED ON BON SECOURS  
MEMORIAL REGIONAL  
MEDICAL CENTER**





# Memorial Regional Hospital MOB II



## 2024 Demographics

	1 miles	5 miles	10 miles
<b>Population</b>	2,697	38,249	123,996
<b>Daytime Population</b>	3,982	35,788	106,776
<b>Households</b>	1,106	15,523	50,494
<b>Average Household Income</b>	\$111,413	\$115,756	\$108,474

# Memorial Regional Hospital MOB II

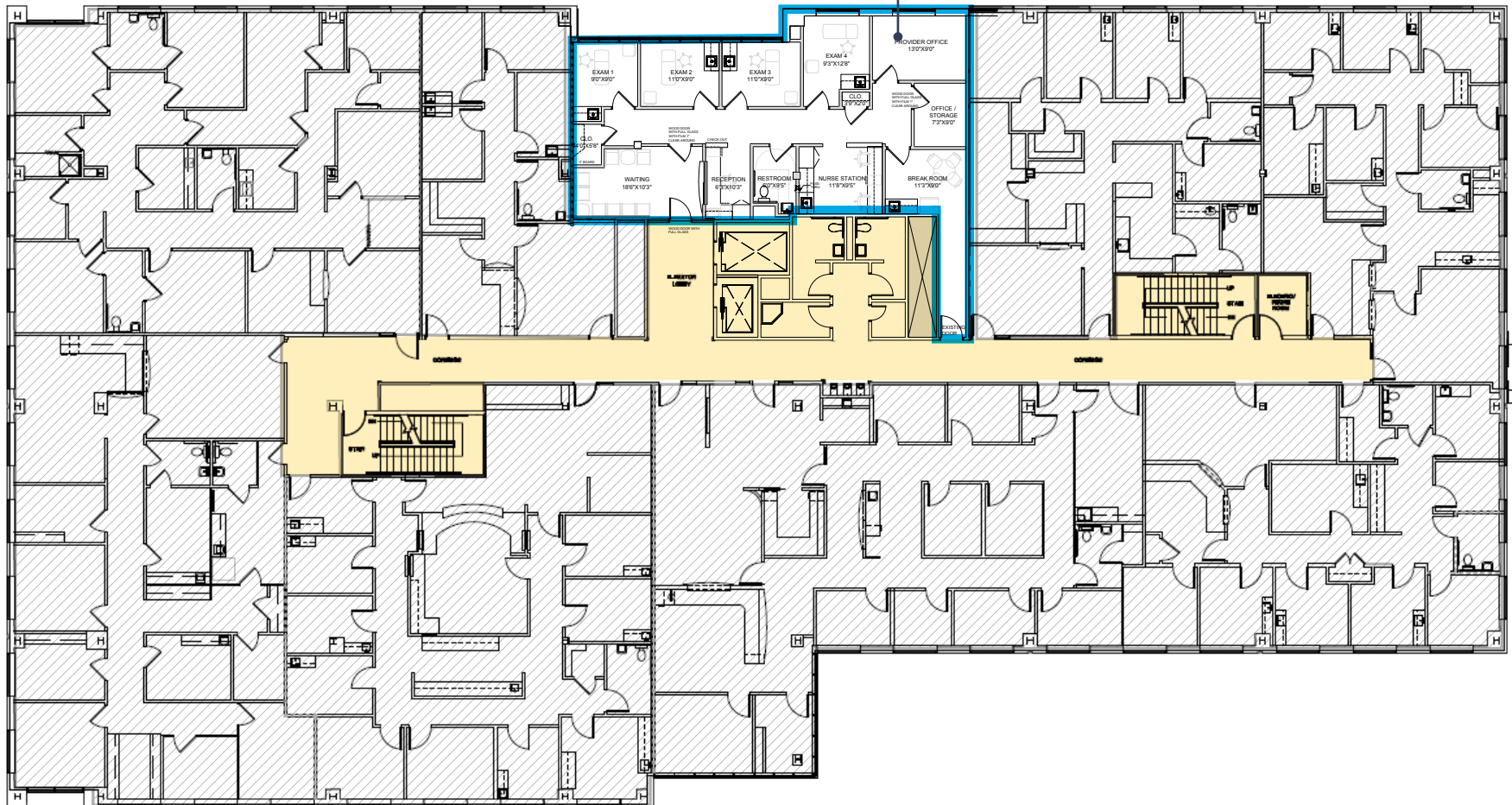
## SECOND FLOOR

Suite 223: 1,759 RSF (spec suite)



\* Virtual rendering of Suite 223

SUITE 223  
1,759 RSF



# Memorial Regional Hospital MOB II

*\*Suite to have similar finishes to images*

## Spec Suite Finishes\*



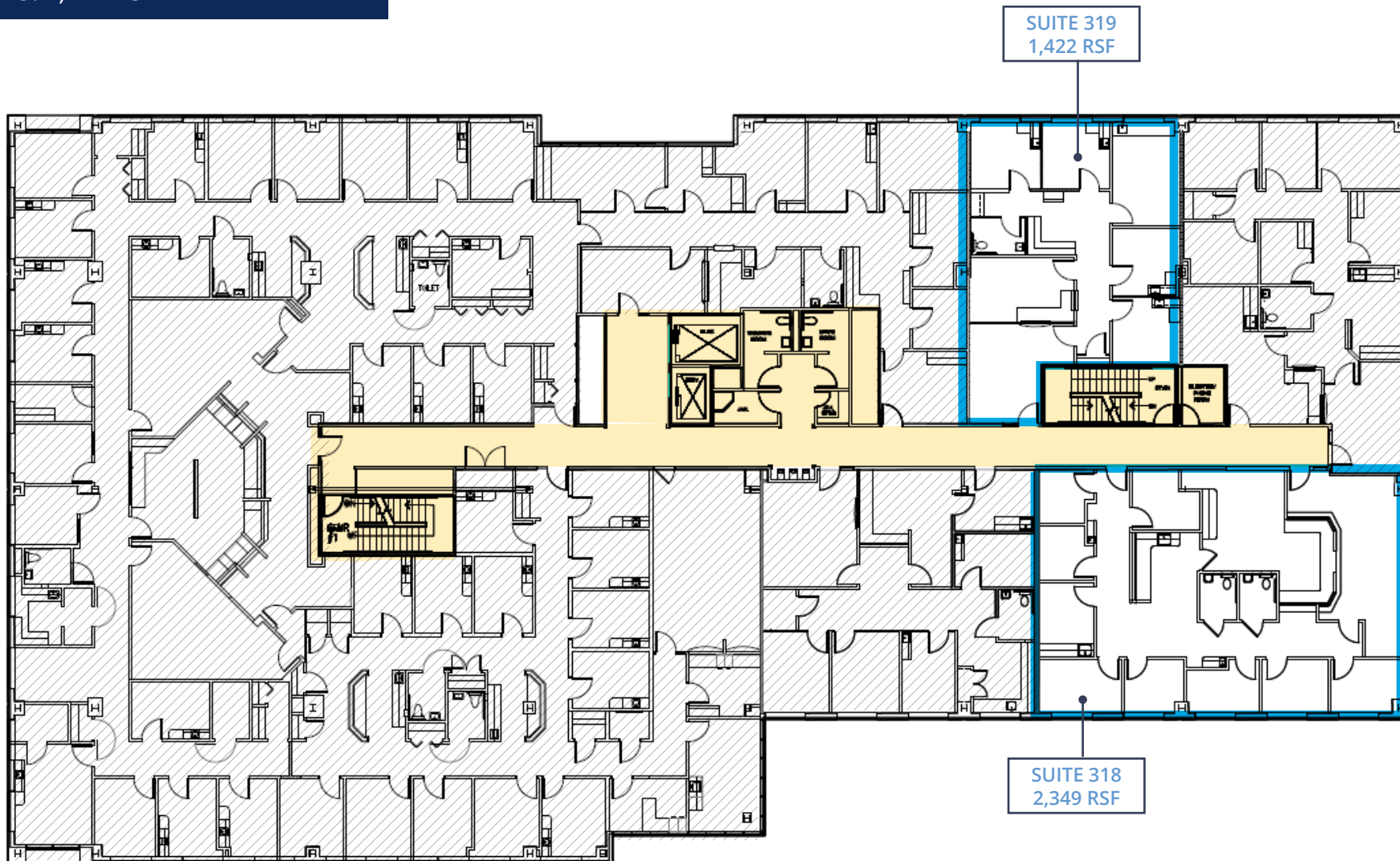


# Memorial Regional Hospital MOB II

## THIRD FLOOR

Suite 318: 2,349 RSF (lite spec suite)

Suite 319: 1,422 RSF



# Memorial Regional Hospital MOB II

SUITE 318





# Memorial Regional Hospital MOB II



Medical Office  
Bldg. III

Medical Office  
Bldg. II

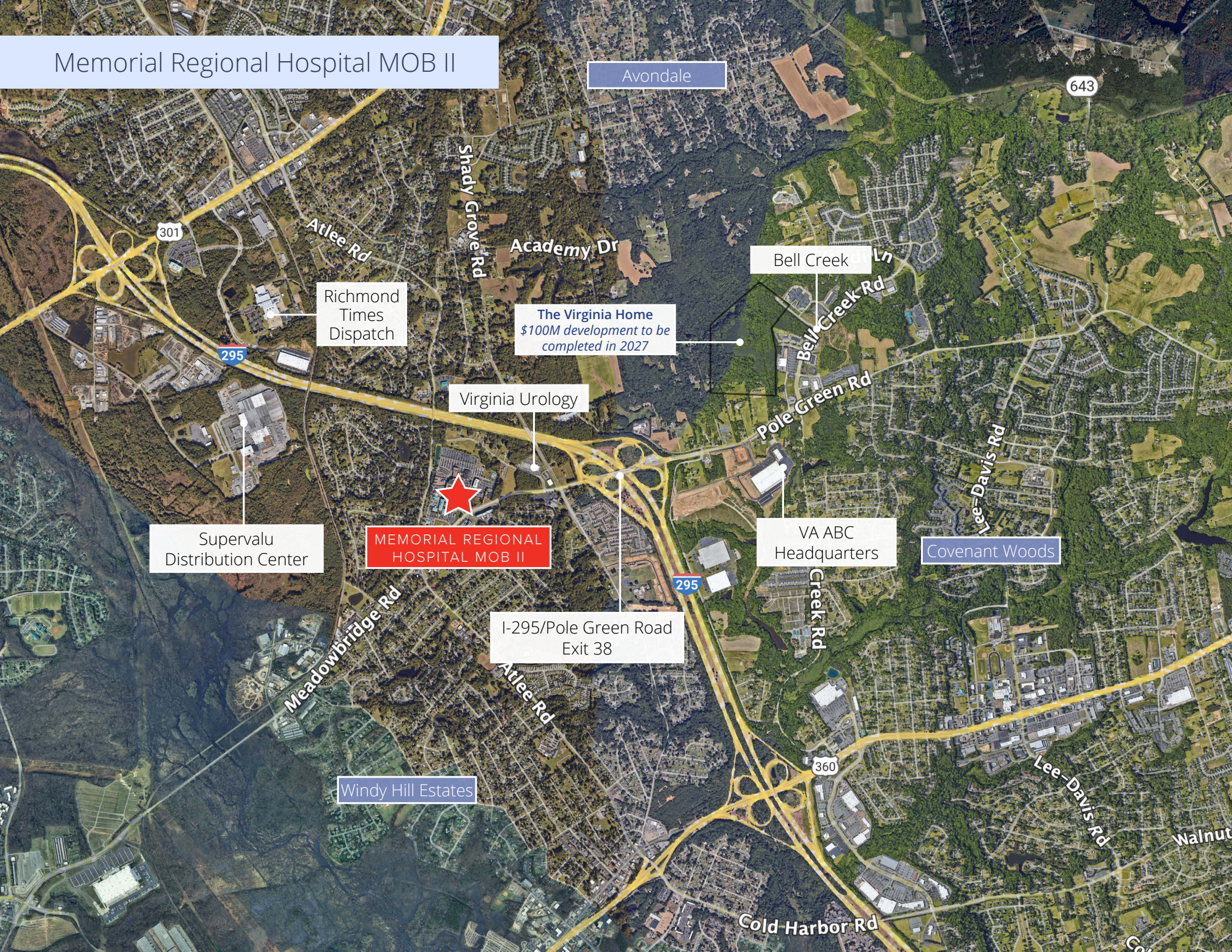
Bon Secours  
Memorial Regional  
Medical Center

Meadowbridge Road

Atlee Road



# Memorial Regional Hospital MOB II



Avondale

643

301

Atlee Rd

Shady Grove Rd

Academy Dr

Bell Creek Ln

Richmond Times Dispatch

The Virginia Home  
\$100M development to be completed in 2027

Bell Creek Rd

295

Virginia Urology

Pole Green Rd

Supervalu Distribution Center

MEMORIAL REGIONAL HOSPITAL MOB II

VA ABC Headquarters

Covenant Woods

295

I-295/Pole Green Road Exit 38

Creek Rd

Meadowbridge Rd

Windy Hill Estates

Atlee Rd

360

Lee-Davis Rd

Walnut

Cold Harbor Rd

Co





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