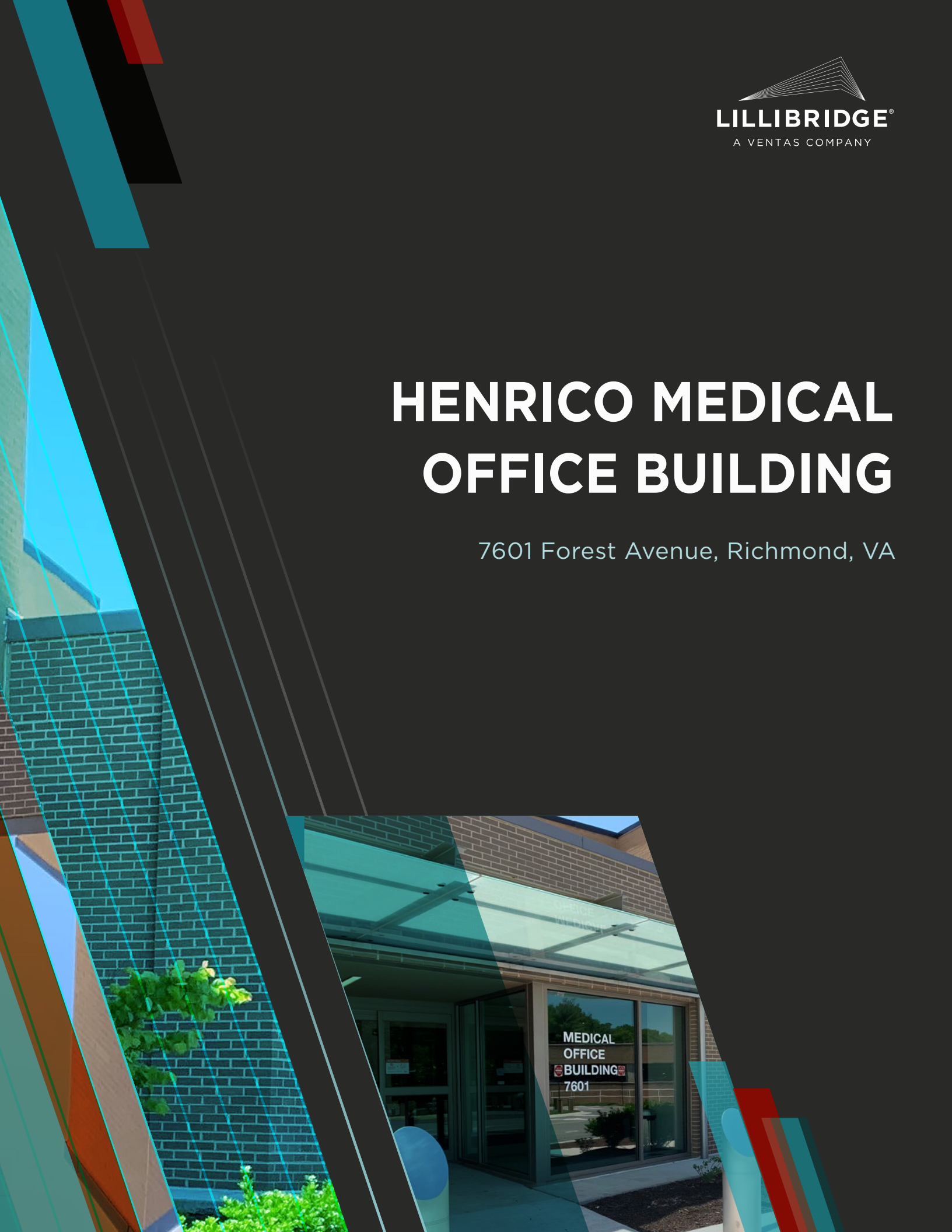


HENRICO MEDICAL OFFICE BUILDING

7601 Forest Avenue, Richmond, VA



Creating Exceptional

Henrico Medical Office Building is a Class-A medical office building located on the campus of HCA's - Henrico Doctors Hospital Campus. The 3-story building is attached to the main hospital on the first and second floors. Major specialties located on the HCA Forest Campus include the new Women's Center, Birthing Center and the Sarah Cannon Cancer Institute.

Henrico Medical Office Building features free covered parking adjacent to the building. Additionally, the property's location is ideal for commuters being on the GRTC Transit System route and having easy access to I-64 and I-95.

Henrico Medical Office Building is managed by Lillibridge Healthcare Services, a leading medical office operator in Richmond. 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.



HCA Henrico Doctors' Hospital Campus Map



Aerial Map



HENRICO MEDICAL OFFICE BUILDING

7601 Forest Avenue, Richmond, VA 23229

Henrico Medical Office Building I is on the campus of HCA's Henrico Doctors' Hospital. The HCA Forest Campus is home to the new Women's Center and Birthing Center and the Sarah Cannon Cancer Institute. In addition to its easy access to a state-of-the-art hospital, Henrico Medical Office Building's location is commuter-friendly making it ideal for physicians and their patients.



TRANSPORTATION		
PUBLIC TRANSPORTATION		
BUS Stop 908 (NEAR NORTH ENTRANCE)	2 min walk	450 ft
INTERSTATE		
Interstate 64	3 min drive	.5 mi
Interstate 95	9 min drive	6.1 mi
AIRPORT		
Richmond International Airport	21 min drive	17 mi
DOWNTOWN MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Richmond	21 min drive	17 mi



DEMOGRAPHICS



HENRICO
MEDICAL OFFICE BUILDING

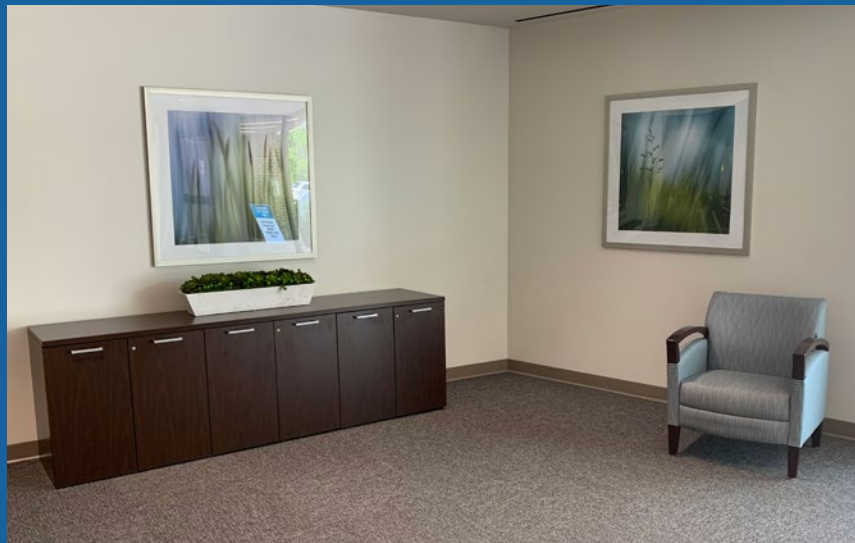
POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2023 Total Population	9,257	211,543
2028 Total Population	9,170	211,547
Population Growth 2023-2028	-0.94%	0.00%
Average Age	40.90	40.50
HOUSEHOLDS	1 Mile	5 Mile
2023 Total Households	3,947	91,612
2028 Total Households	3,911	91,576
Growth 2023-2028	-0.91%	-0.04%
Average Household Size	2.30	2.30
Median Home Value	\$262,473	\$307,469
Median Year Built	1958	1974

AVAILABLE SPACE

38,637 SF BUILDING

- Three-story Class-A medical office building
- Located on HCA's Doctors' Hospital Campus
- Directly connected to Henrico Doctors Hospital
- Medical suites available
- Covered parking and free valet available
- Competitive lease package
- Located on GRTC transit system route
- Attached to newly renovated birthing and women's center
- Easy access to I-64, I-95 and Downtown Richmond

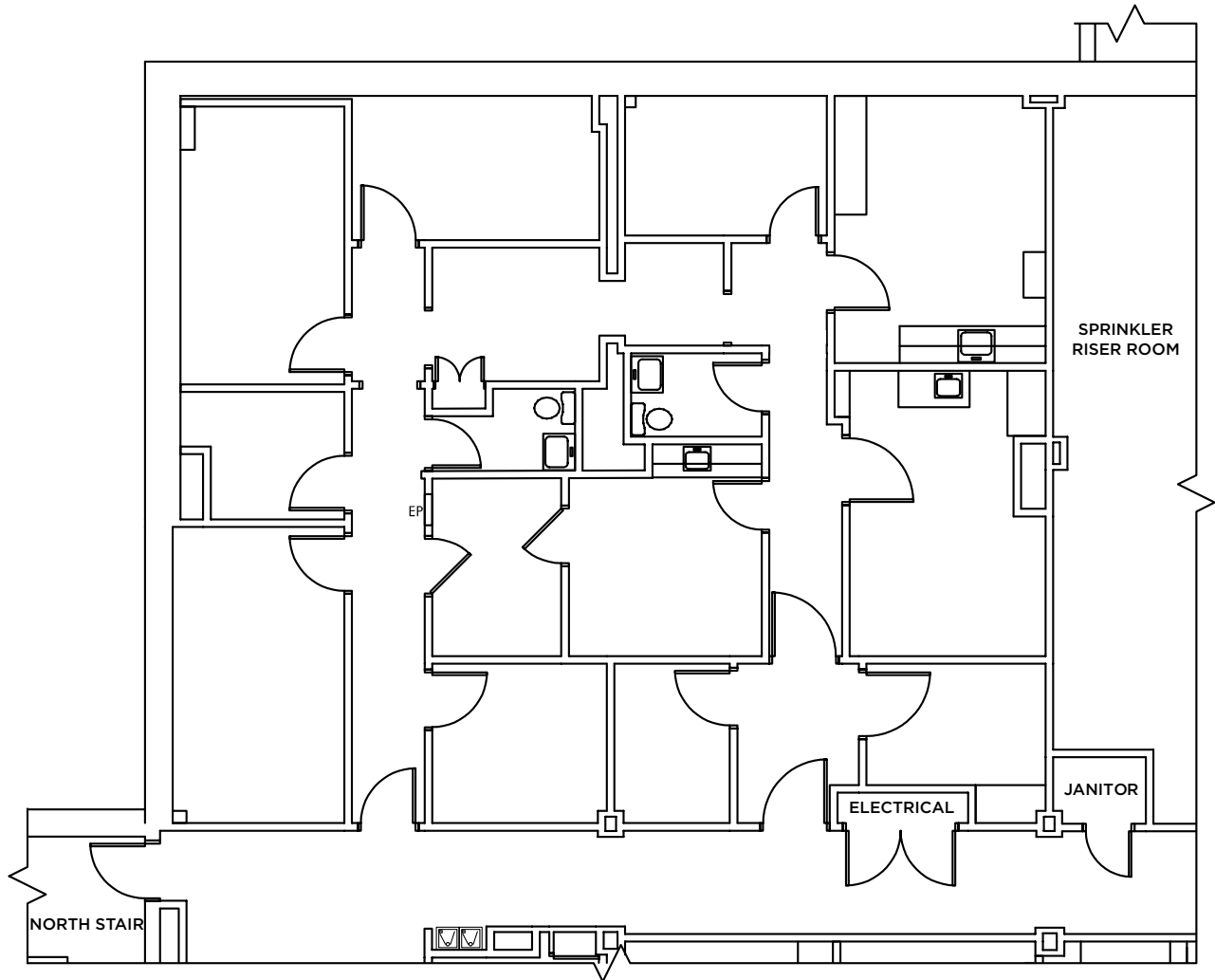


For Leasing Information

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

SUITE PLAN

SUITE 110 2,097 RSF

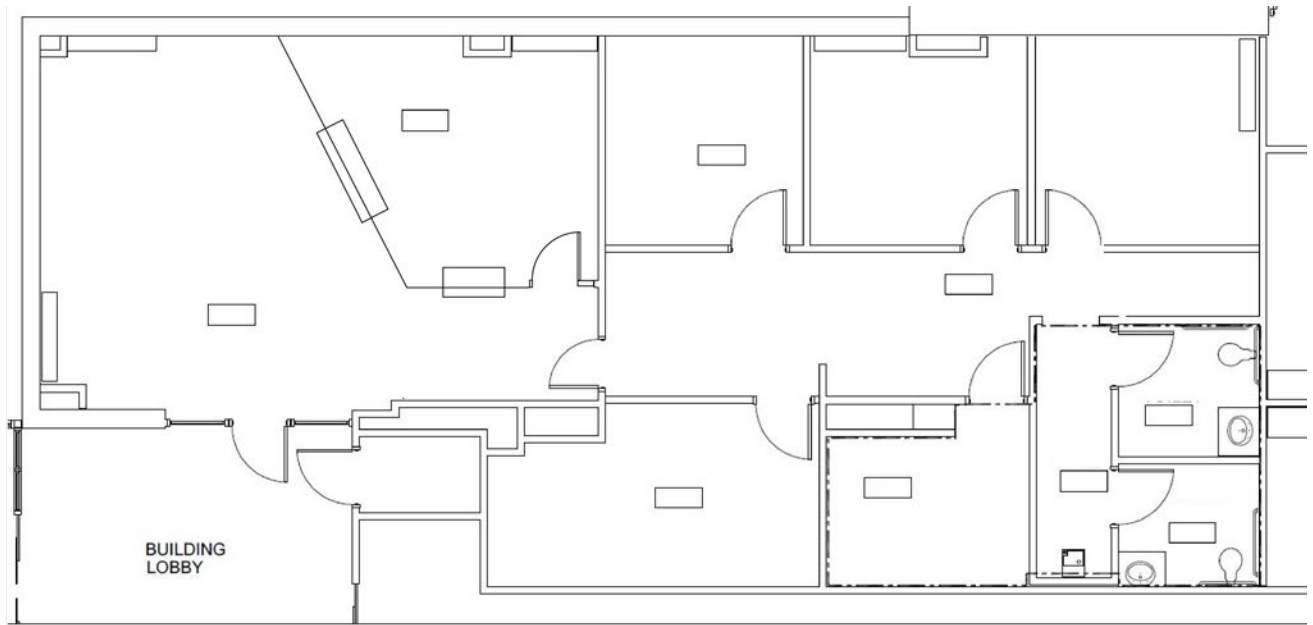


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SUITE PLAN

SUITE 227
2,071 RSF



For Leasing Information

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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

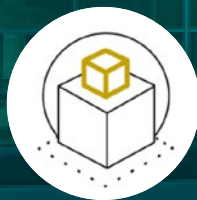
Medical Office
Buildings



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.

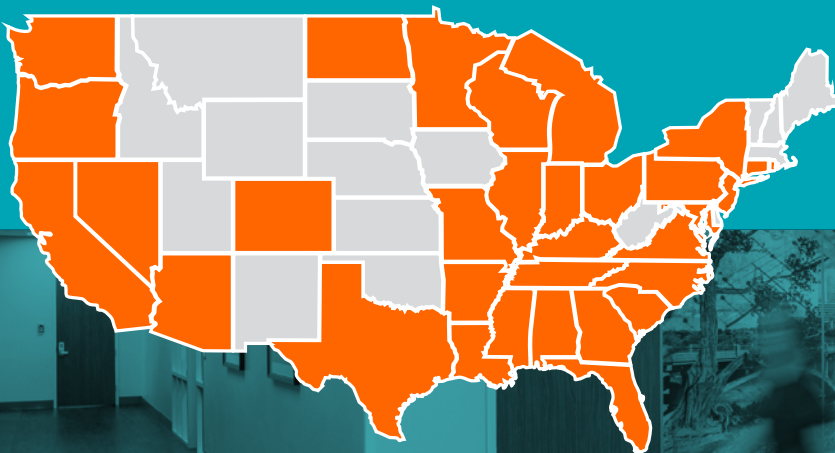
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their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



HENRICO MEDICAL OFFICE BUILDING

MEDICAL
OFFICE
BUILDING
7601

Regional Leasing Director:

TYLER MILLER

tyler.miller@lillibridge.com

(804) 836-4473



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