

# New Construction Office Condo Last Remaining Unit

Medical or general office located at the 288 interchange

EXCLUSIVE LISTING

## FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## CREEKMORE OFFICE PARK 12868 PATTERSON AVE

RICHMOND, VA 23238

 **\$1,400,000**

### PROPERTY HIGHLIGHTS

- ✓ Incredible opportunity for an owner occupant or tenant
- ✓ Owner will provide a turnkey buildout
- ✓ One 6,000 square foot space available
- ✓ Subdividable - 3,000 SF call agents for pricing

CHRIS CORRADA | 804.833.7909  
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Last remaining unit in Goochland’s newest office park located just west of the 288 interchange and West Creek on Patterson Avenue.

Join Whole Health Physicians, Central Virginia Physical Therapy and New Field Incorporated in this beautiful high-end office community.

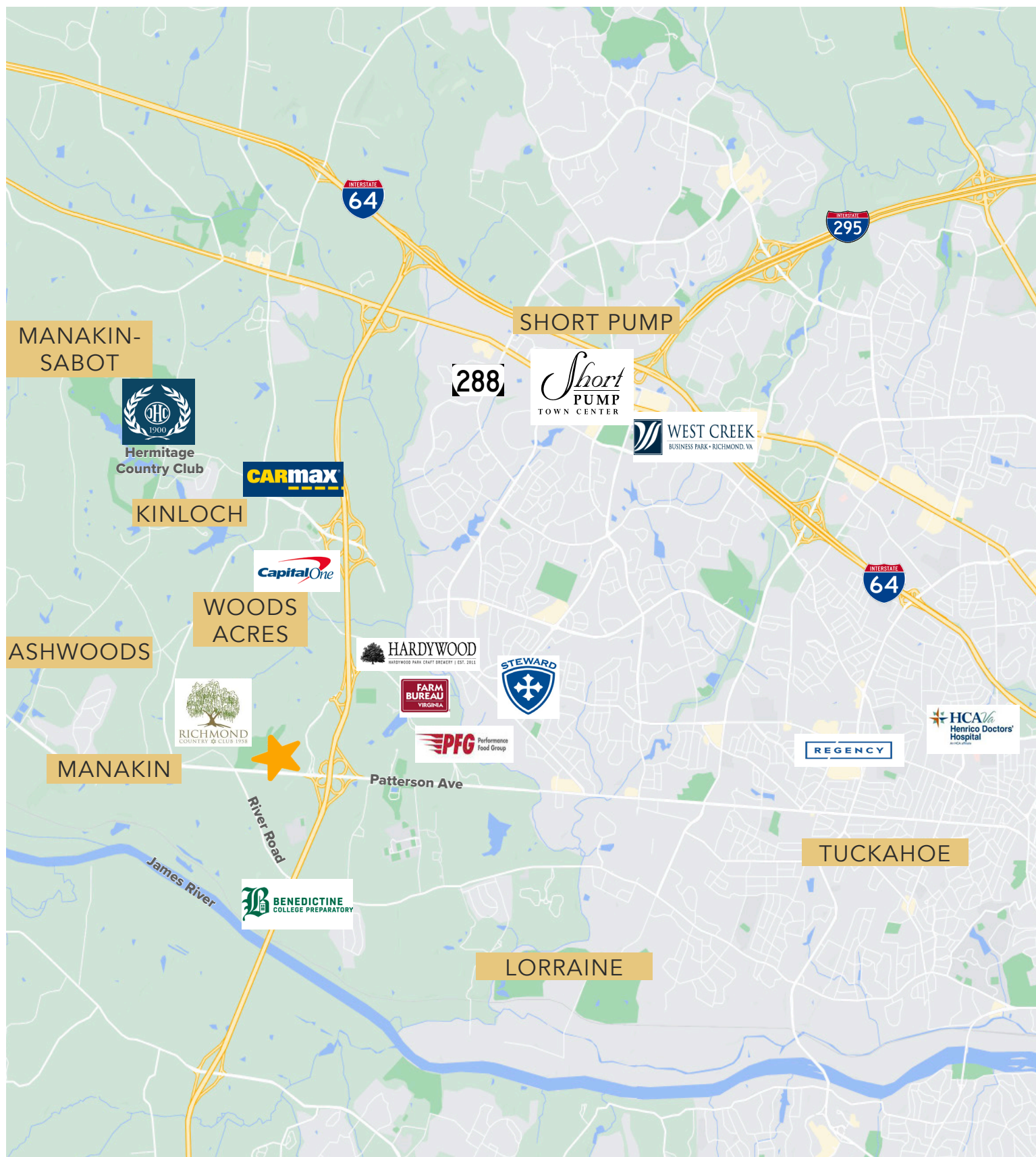
Convenient to all parts of the city, the last remaining 6,000 square foot unit is currently in shell condition ready to be designed to your specifications. The owner will coordinate your design and turnkey your buildout to make sure you get exactly what your business needs. Insulated concrete construction ensures an extremely energy efficient envelope keeping energy costs low and employees comfortable.

“ We absolutely love our new building in Creekmore Office Park! The location is perfect, quiet, yet still close to everything and being in a single-story building with its own parking is wonderful for us and our patients. From start to finish, we could not be happier with how it turned out.”

Dr. Brian Neely  
Whole Health Physicians

QUICK FACTS	
ADDRESS	12868 Patterson Ave, RVA 23238
PID	63-43-0-CV4-0
ZONING	R-O
GBA	6,000 SF Total
LOT SIZE	0.504 AC Total
YEAR BUILT	2023
SALE PRICE	\$1,400,000







**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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