



WEST CREEK MEDICAL PARK

1300-1600 WILKES RIDGE DRIVE, HENRICO, VA 23233

NOW LEASING!



NEW MEDICAL OFFICE BUILDING NEAR SHORT PUMP INTERSECTION OF I-288 & W. BROAD ST

PROPERTY FEATURES

- ▶ Two (2) story, 40,000 SF brick medical office building located in Short Pump at intersection of I-288 & W. Broad St
- ▶ Generous tenant improvement allowance, flexible lease terms
- ▶ Excellent access to I-288 (1.5 miles) and I-64 (2.0 miles)
- ▶ Monument signage available
- ▶ One of Richmond's hottest development areas
- ▶ Growing population of 50,000+ in the immediate area, expected to increase with more residential and commercial developments in the pipeline

PROPERTY FEATURES

Space Available	Medical Office	± 2,585 SF – 6,940 SF
	Build to Suit	Up to 20,000 SF

Nearby:



MEDARVA Healthcare, Drive Shack, Residence Inn by Marriott, Wawa, Audi Richmond, Cabela's, Wegman's, ALDI, Bon Secours Emergency Center, CareNow Urgent Care, Truist Bank, Short Pump Town Center, REI, Whole Foods, American Family Fitness, Commonwealth Primary Care, VCU Health, West End Facial Plastic Surgery, VA Physicians for Women, Goddard School, Virginia Eye Institute



PROPERTY CONTACT

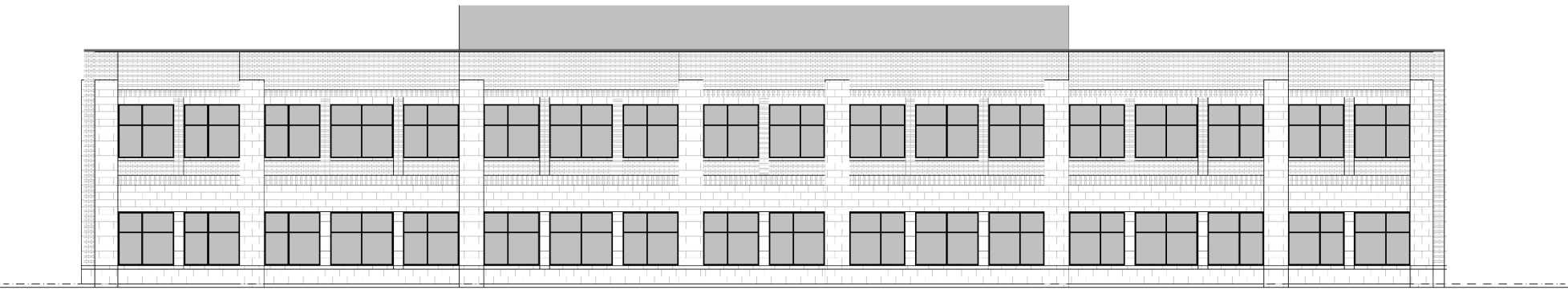
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Plus Management, LLC
13281 River's Bend Blvd, Suite 201, Chester, VA 23836

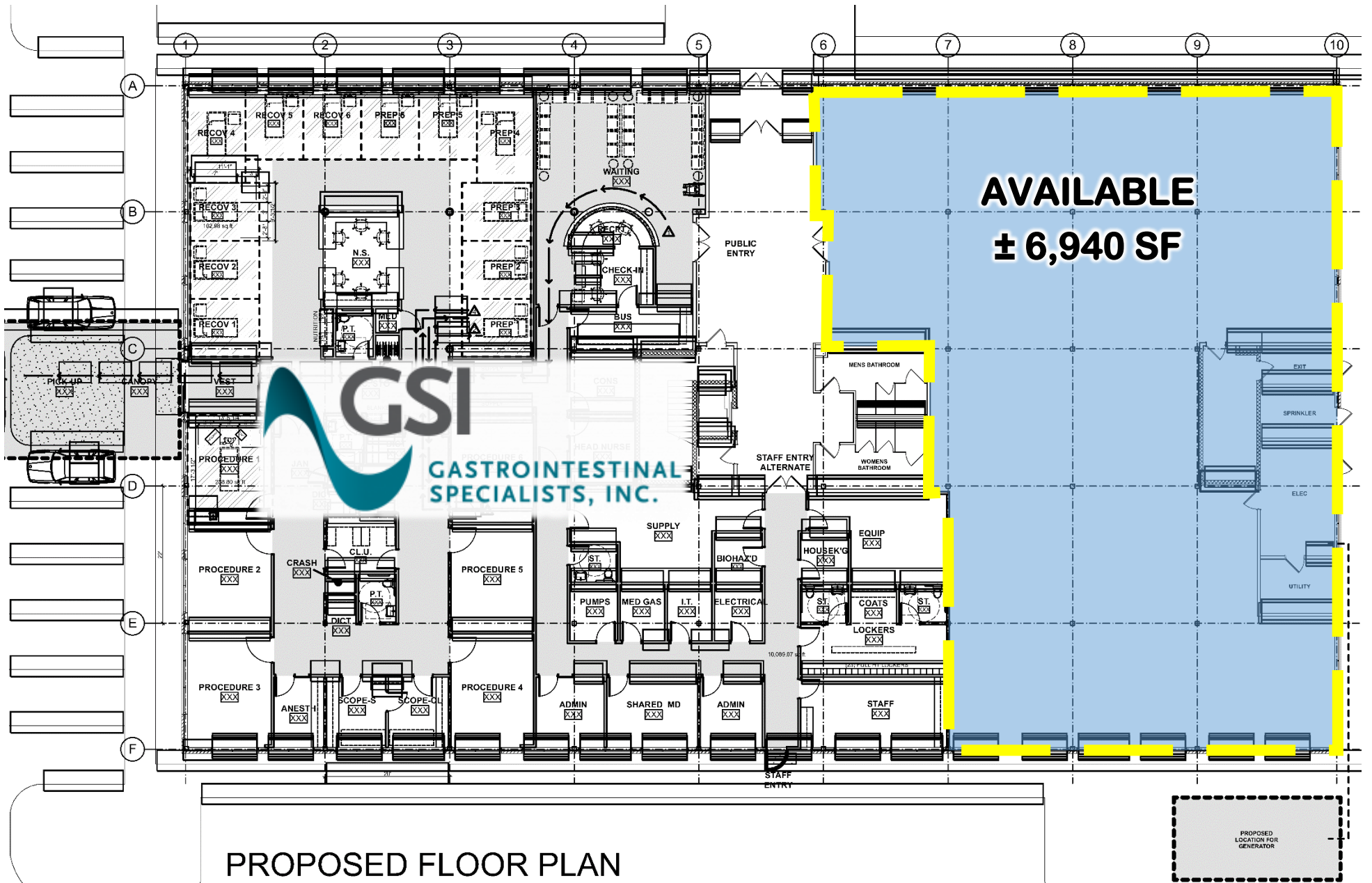
ELEVATIONS



1
A.311 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

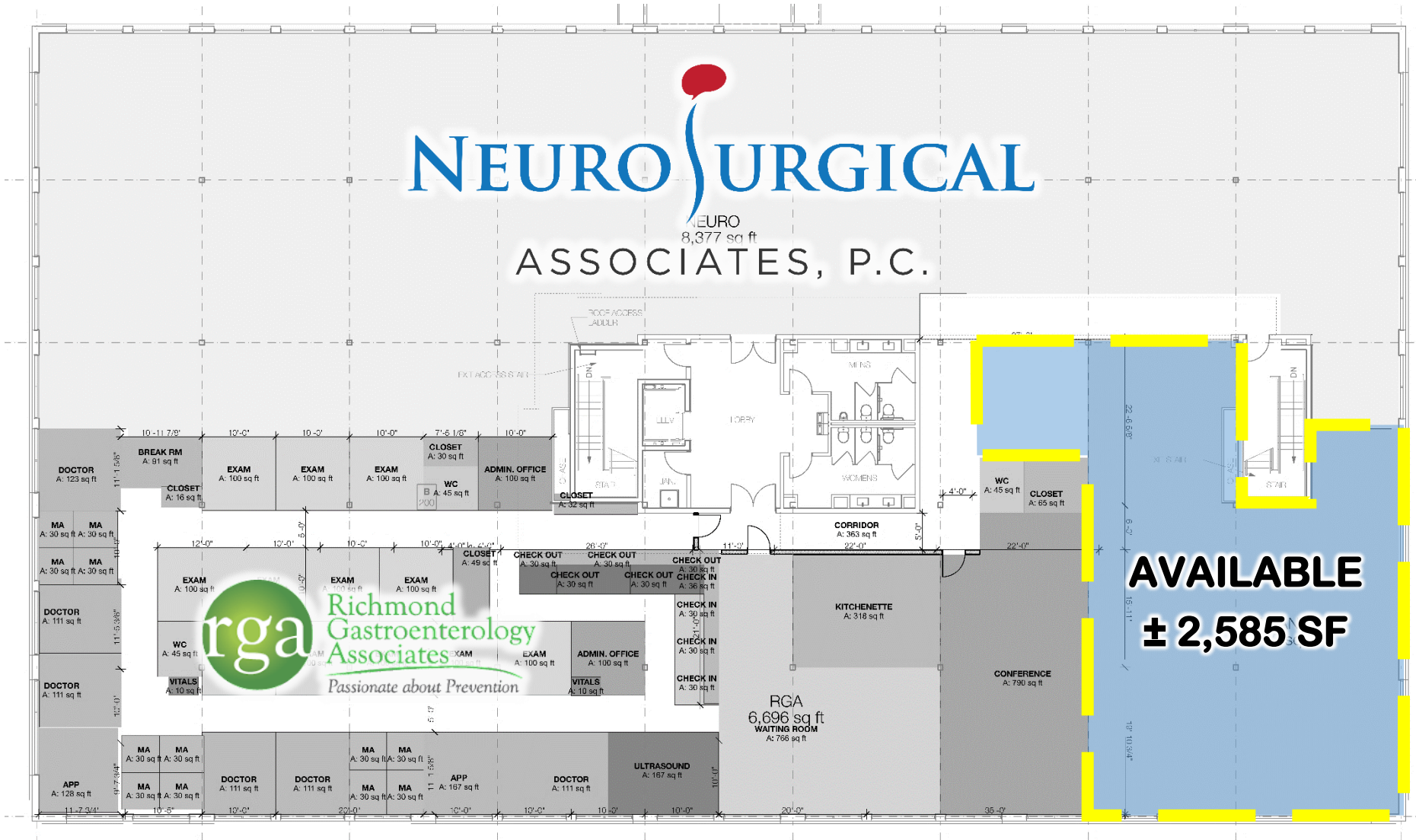
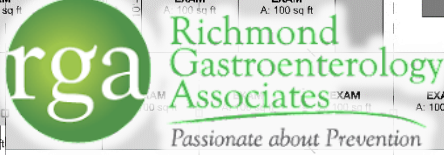


BUILDING 1600 – FIRST FLOOR



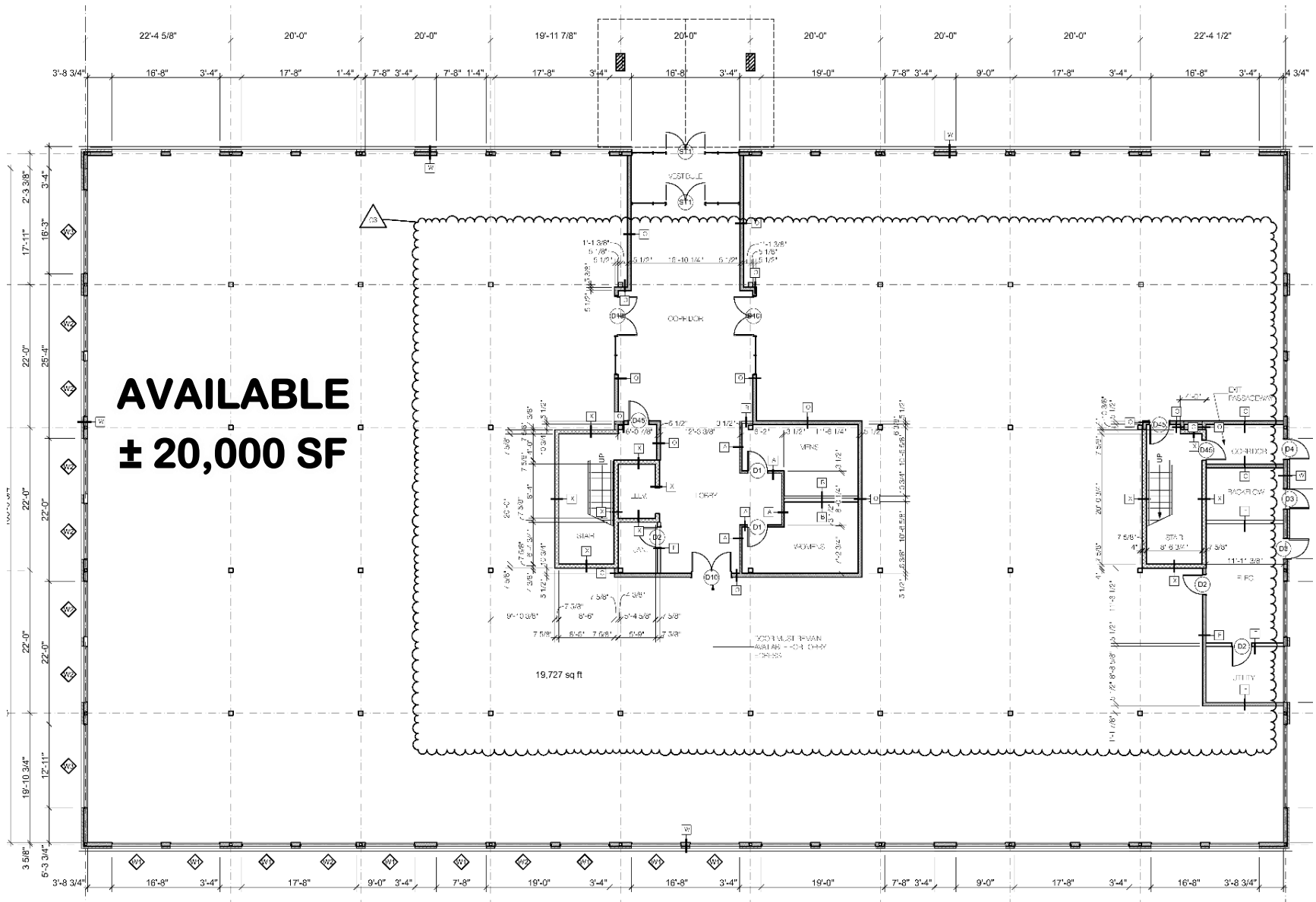
BUILDING 1600 – SECOND FLOOR

NEURO SURGICAL
 NEURO
 8,377 sq ft
 ASSOCIATES, P.C.



**AVAILABLE
 ± 2,585 SF**

BUILDING 1300 – FIRST FLOOR



AERIAL

