



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

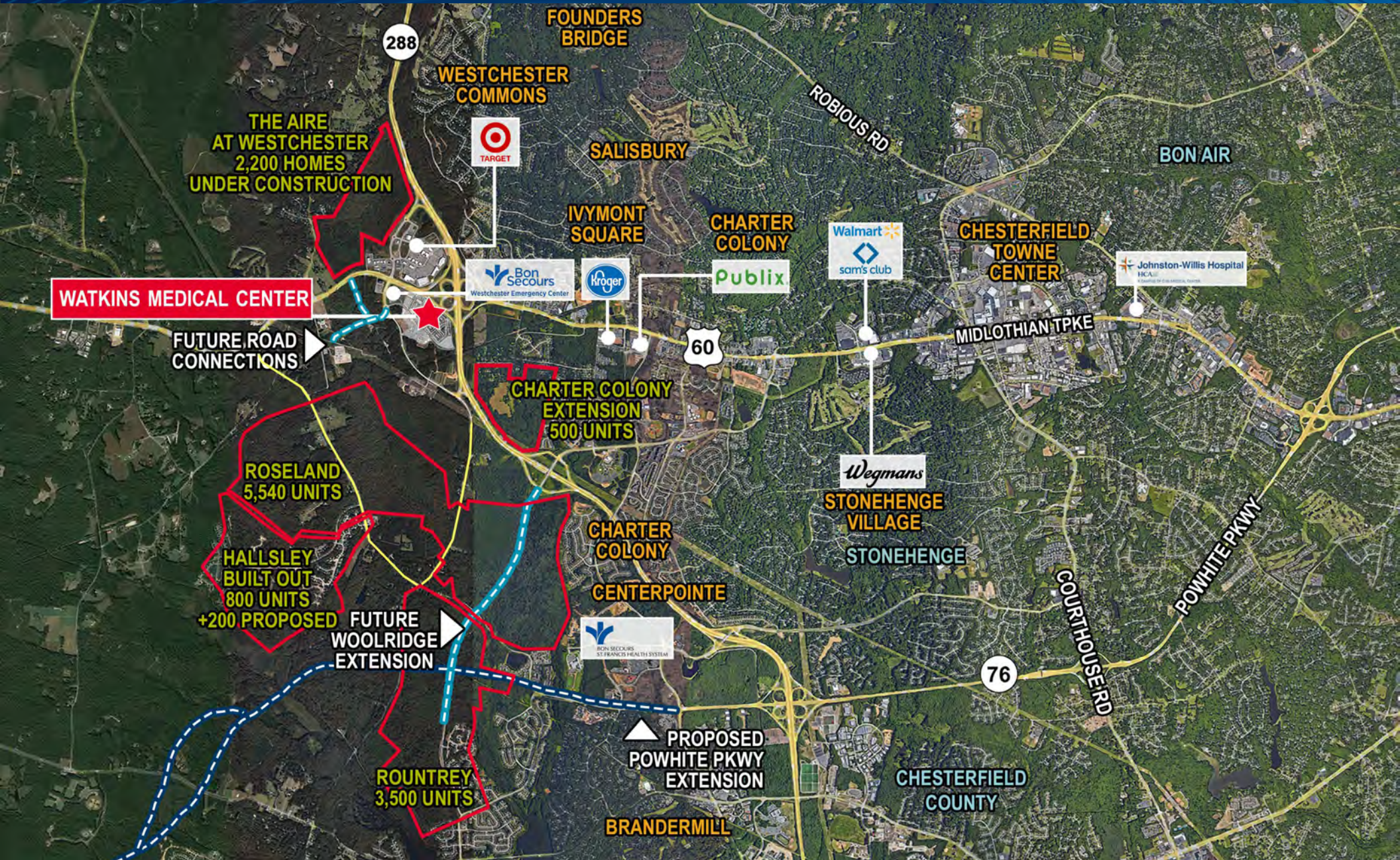
- Midlothian Turnpike – **35,000 VPD**
- Route 288 – **47,000 VPD**



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

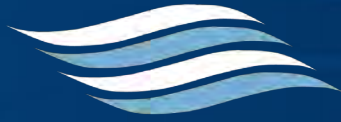


LOCATION OVERVIEW



LOCATION OVERVIEW





Watkins Medical Center

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



Independently Owned and Operated / A Member of the
Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

