

OFFICE FOR LEASE

13911 ST. FRANCIS BLVD

at Bon Secours St. Francis Medical Center Campus
Midlothian, Virginia



**MOVE-IN READY
MEDICAL OFFICE ON-CAMPUS**

AMY BRODERICK

Senior Vice President

804 344 7189

amy.broderick@thalhimer.com

KATE HOSKO

Vice President

804 344 7169

kate.hosko@thalhimer.com

**960 RSF
AVAILABLE**

PROPERTY HIGHLIGHTS



SQUARE FOOTAGE

960 SF Sublease Available



TIMING

Available immediately
Move in ready



SIGNAGE

Monument signage available
Entry door signage



FLOOR PLAN

Reception
Private restroom
3 exam rooms / offices
Opportunity for a 4th exam room / office

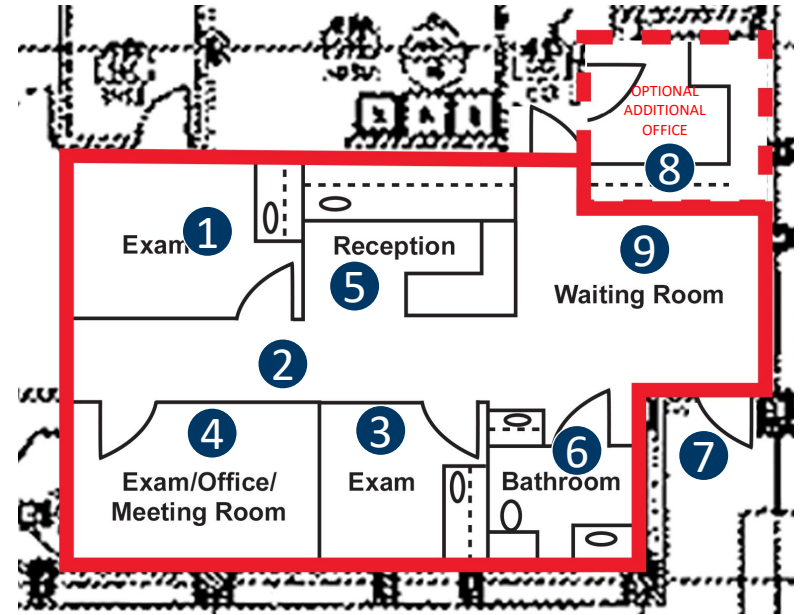


FEATURES

Located on the Bon Secours St. Francis
Hospital campus
Private exterior suite entry
Existing furnishings available for tenant use
Attentive sub-landlord on site

13911 ST FRANCIS FLOOR PLAN

960 RSF AVAILABLE



LOCATION OVERVIEW



288

COLONY
AT CENTERPOINT
255 UNITS

SAPPHIRE
AT CENTERPOINT
192 UNITS

THE LEARNING
EXPERIENCE
Academy of Early Education

13911 ST. FRANCIS BLVD

LUXE 360
344 UNITS

CENTERPOINT
CENTER
200,000 SF RETAIL
PROPOSED

33,000 VPD

CENTERPOINT
STATION
60,000 SF MOB
PROPOSED

BON SECOURS
FAMILY PRACTICE
ASSOCIATES

Bon Secours
Cancer Institute
The Oncology
Service

COMMONWEALTH
FACIAL PLASTIC SURGERY

TOMAHAWK
CREEK MIDDLE
SCHOOL

CENTERPOINT
MEDICAL ARTS BUILDINGS
57,000 SF
UNDER CONSTRUCTION

BON SECOURS MOB
25,000 SF
PROPOSED

BON SECOURS
ST. FRANCIS HEALTH SYSTEM

Virginia Women's Center

60 LONG TERM
CARE BEDS

ARDEN COURTS
PROMEDICA MEMORY CARE

Pediatric Associates, P.C.
HCA Physicians

BRANDERMILL WOODS

23,000 VPD

OLD HUNDRED ROAD

60 ASSISTED LIVING APARTMENTS
57 INDEPENDENT LIVING RESIDENCES

BRANDERMILL WOODS

VIRGINIA
Credit Union

Dayita vcard
Swift Creek Hospital
Commonwealth Dentistry
VIRGINIA VETERINARY CENTERS

MARKET OVERVIEW

The map displays the following locations and businesses:

- SHOPS AT WESTCHESTER:** CVS pharmacy, Wawa, Dunkin', Valvoline.
- WESTCHESTER COMMONS:** Target, OfficeMax, Petco, Regal, BAM!, JO-ANN, Verizon, McAlister's, Tropical Cafe, SweetFrog, Bank of America, Wells Fargo.
- WINTERFIELD CROSSING:** ALDI, Starbucks, Virginia Credit Union, RO HOUSE, QDOBA, RIVER RUN, DENTAL.
- SYCAMORE SQUARE:** Dunkin', Truist, Oceans.
- VILLAGE MARKETPLACE:** CVS pharmacy, Subway, Har Block.
- THE SHOPS AT STONEHENGE:** Argent, Sola, Zaxby's, Walmart, Sams Club, AMC Dine-In.
- ALVERSER PLAZA:** Tazza, DSW, Cold Stone, Schwarzschild, Noodles, Pure Barre.
- THE SHOPS AT BELLGRADE:** Kroger, Ruth's Chris, Great Clips, Walgreens, Dunkin'.
- CHESTERFIELD TOWNE CENTER:** HomeGoods, JCPenney, TJ Maxx, Barnes & Noble, Macys.
- CHESTERFIELD MARKETPLACE:** PetSmart, Staples, Sky Zone, Sonic, IHOP, Subway.
- IVYMONT SQUARE:** Kroger, UPS, Penelope, Papa John's.
- MIDLOTHIAN MIDDLE SCHOOL:** Capital One, Wells Fargo, NTE, First Choice.
- MIDLOTHIAN STATION:** YouFit, Visionworks, American Family Express.
- STONEHENGE VILLAGE:** Wegmans, Party City, Taziki's, Petco, Mission BBQ, Visionworks, American Family Care, Urgent Care, Hand & Stone.
- TOWNE CROSSING:** Michaels, Advance Auto Parts, ME MedExpress, AT&T Great Clips.
- STONEHENGE COUNTRY CLUB:** Burger Bach, Walgreens.
- CHARTER COLONY:** Publix, Popeyes, DQ, Moes, Dunkin', Walgreens.
- THE SHOPS AT BELLGRADE:** Kroger, Ruth's Chris, Great Clips, Walgreens, Dunkin'.
- CHESTERFIELD TOWNE CENTER:** HomeGoods, JCPenney, TJ Maxx, Barnes & Noble, Macys.
- CHESTERFIELD MARKETPLACE:** PetSmart, Staples, Sky Zone, Sonic, IHOP, Subway.
- IVYMONT SQUARE:** Kroger, UPS, Penelope, Papa John's.
- MIDLOTHIAN MIDDLE SCHOOL:** Capital One, Wells Fargo, NTE, First Choice.
- MIDLOTHIAN STATION:** YouFit, Visionworks, American Family Express.
- STONEHENGE VILLAGE:** Wegmans, Party City, Taziki's, Petco, Mission BBQ, Visionworks, American Family Care, Urgent Care, Hand & Stone.
- TOWNE CROSSING:** Michaels, Advance Auto Parts, ME MedExpress, AT&T Great Clips.
- STONEHENGE COUNTRY CLUB:** Burger Bach, Walgreens.
- CHARTER COLONY:** Publix, Popeyes, DQ, Moes, Dunkin', Walgreens.
- THE SHOPS AT BELLGRADE:** Kroger, Ruth's Chris, Great Clips, Walgreens, Dunkin'.
- CHESTERFIELD TOWNE CENTER:** HomeGoods, JCPenney, TJ Maxx, Barnes & Noble, Macys.
- CHESTERFIELD MARKETPLACE:** PetSmart, Staples, Sky Zone, Sonic, IHOP, Subway.
- IVYMONT SQUARE:** Kroger, UPS, Penelope, Papa John's.
- MIDLOTHIAN MIDDLE SCHOOL:** Capital One, Wells Fargo, NTE, First Choice.
- MIDLOTHIAN STATION:** YouFit, Visionworks, American Family Express.
- STONEHENGE VILLAGE:** Wegmans, Party City, Taziki's, Petco, Mission BBQ, Visionworks, American Family Care, Urgent Care, Hand & Stone.
- TOWNE CROSSING:** Michaels, Advance Auto Parts, ME MedExpress, AT&T Great Clips.

13911 ST. FRANCIS BLVD

TOMAHAWK CREEK MIDDLE SCHOOL



AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com



THALHIMER

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.