

Prospective site rendering



Midlothian MOB @ Watkins Centre

Watkins Centre Parkway
Midlothian, VA 23114

Up to 40,000 SF available



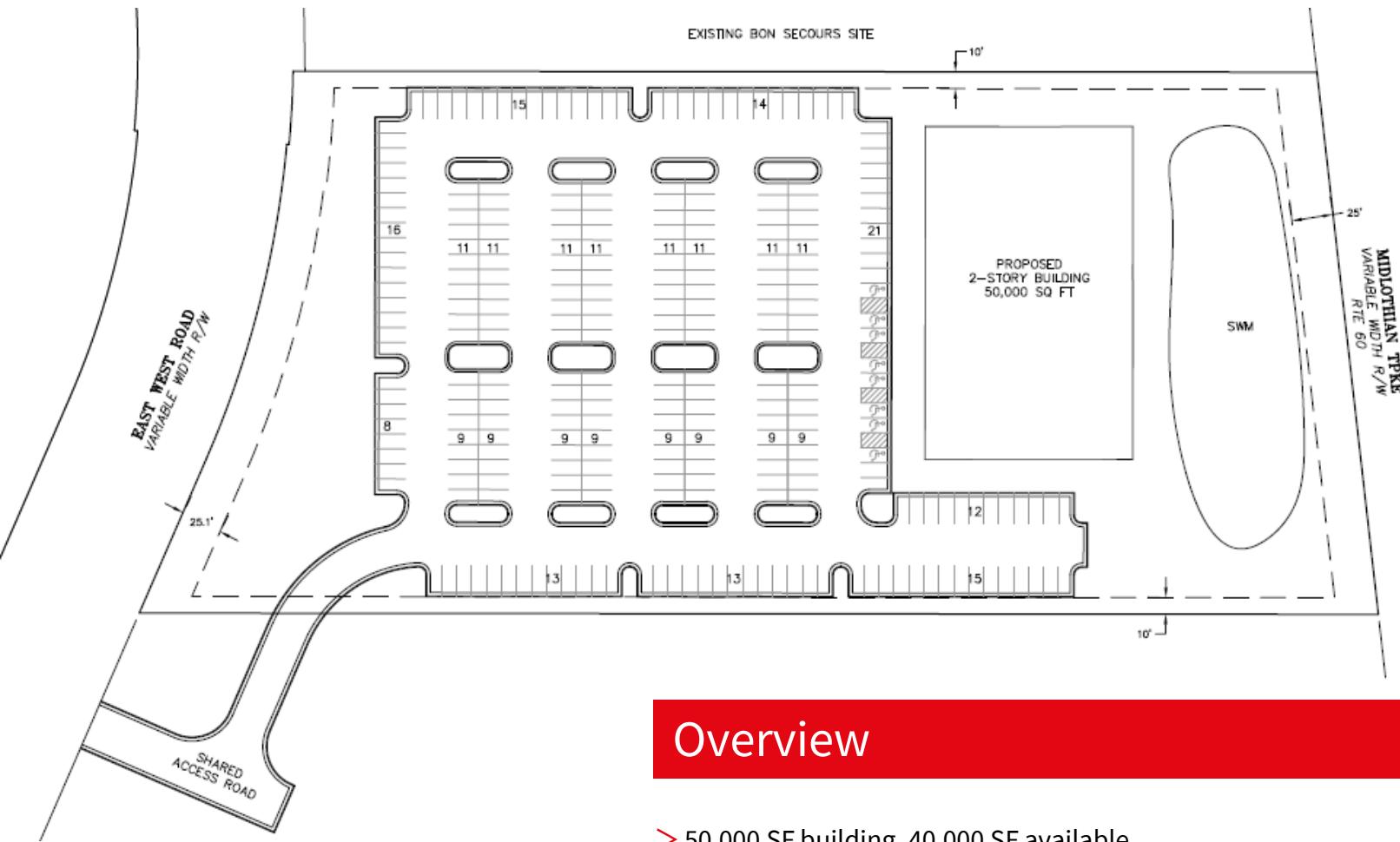
Master Site Plan



The Premier Medical Office Destination in the Midlothian Area

Midlothian MOB has become a premier office, retail and medical office location. It has become a premier medical destination that conveniently services patients throughout the community. Midlothian MOB @Watkins Center will have small and large practice groups providing superior healthcare services. It is a community dedicated to providing superior patient care.

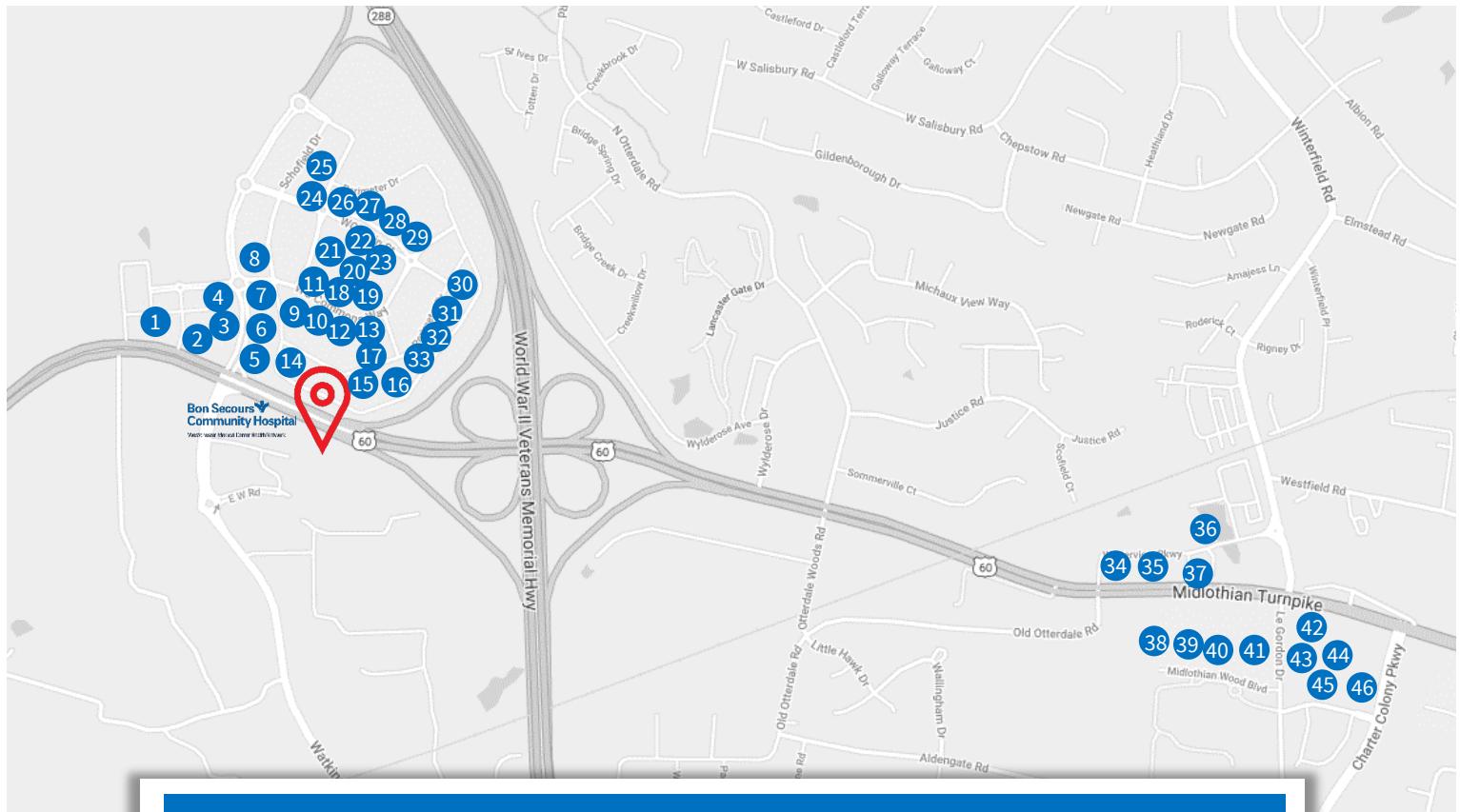
Conceptual site plan



Overview

- > 50,000 SF building, 40,000 SF available
- > Class A medical office space
- > Asking rate \$26.75/sf NNN with a generous tenant improvement allowance.
- > Tremendous accessibility to service the entire metro area via Rt. 60 and Rt. 288
- > Excellent visibility

Amenity map



Dining & Shopping

| | | |
|-----------------------|-------------------------------|------------------------------|
| 1. Wawa | 17. AT&T | 32. Petco |
| 2. CVS | 18. Sweet Frog | 33. Maurices |
| 3. Burger King | 19. Latitude Seafood Co. | 34. Aldi |
| 4. SunTrust | 20. The Shaved Duck | 35. Starbucks |
| 5. Taco Bell | 21. Plaza Azteca | 36. QDOBA |
| 6. Chick-fil-A | 22. Noodles & Co. | 37. Carytown Bicycle Company |
| 7. Wells Fargo | 23. Books-A-Million | 38. UPS |
| 8. Panera Bread | 24. Glow Med Spa | 39. Tops China |
| 9. Verizon | 25. Gold's Gym | 40. Papa John's Pizza |
| 10. Starbucks | 26. Rusty Taco | 41. Kroger |
| 11. Which Which | 27. Sedona Taphouse | 42. Dairy Queen |
| 12. Five Guys | 28. Meetup | 43. O'Toole's |
| 13. Tropical Smoothie | 29. Buffalo Wild Wings | 44. Moe's Southwestern Grill |
| 14. Office Max | 30. Regal Westchester Commons | 45. Virginia ABC |
| 15. Starbucks | 31. Mattress Firm | 46. Publix |

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