

Prospective site rendering



# Midlothian MOB @ Watkins Centre

Watkins Centre Parkway  
Midlothian, VA 23114



Up to 40,000 SF available



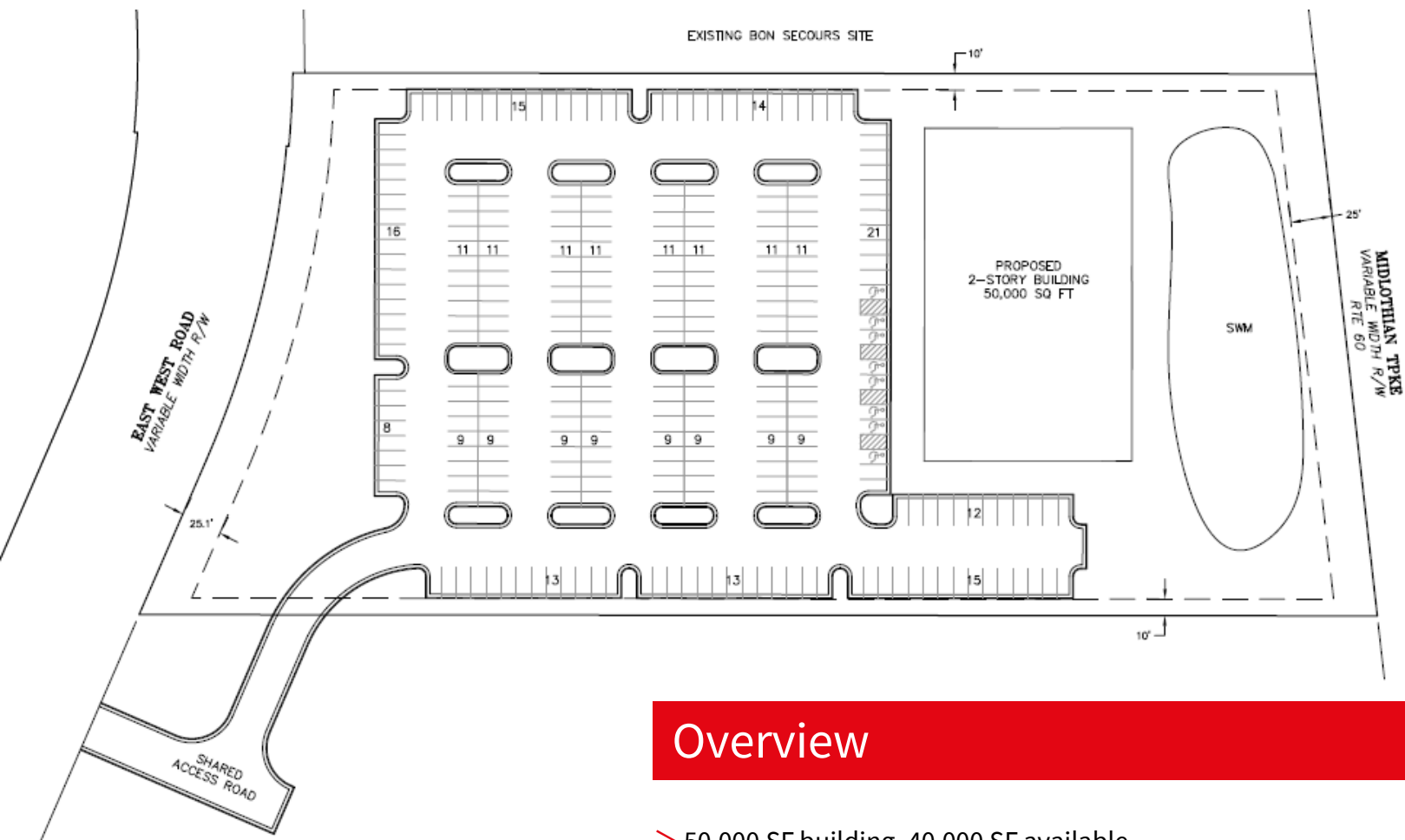
# Master Site Plan



# 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

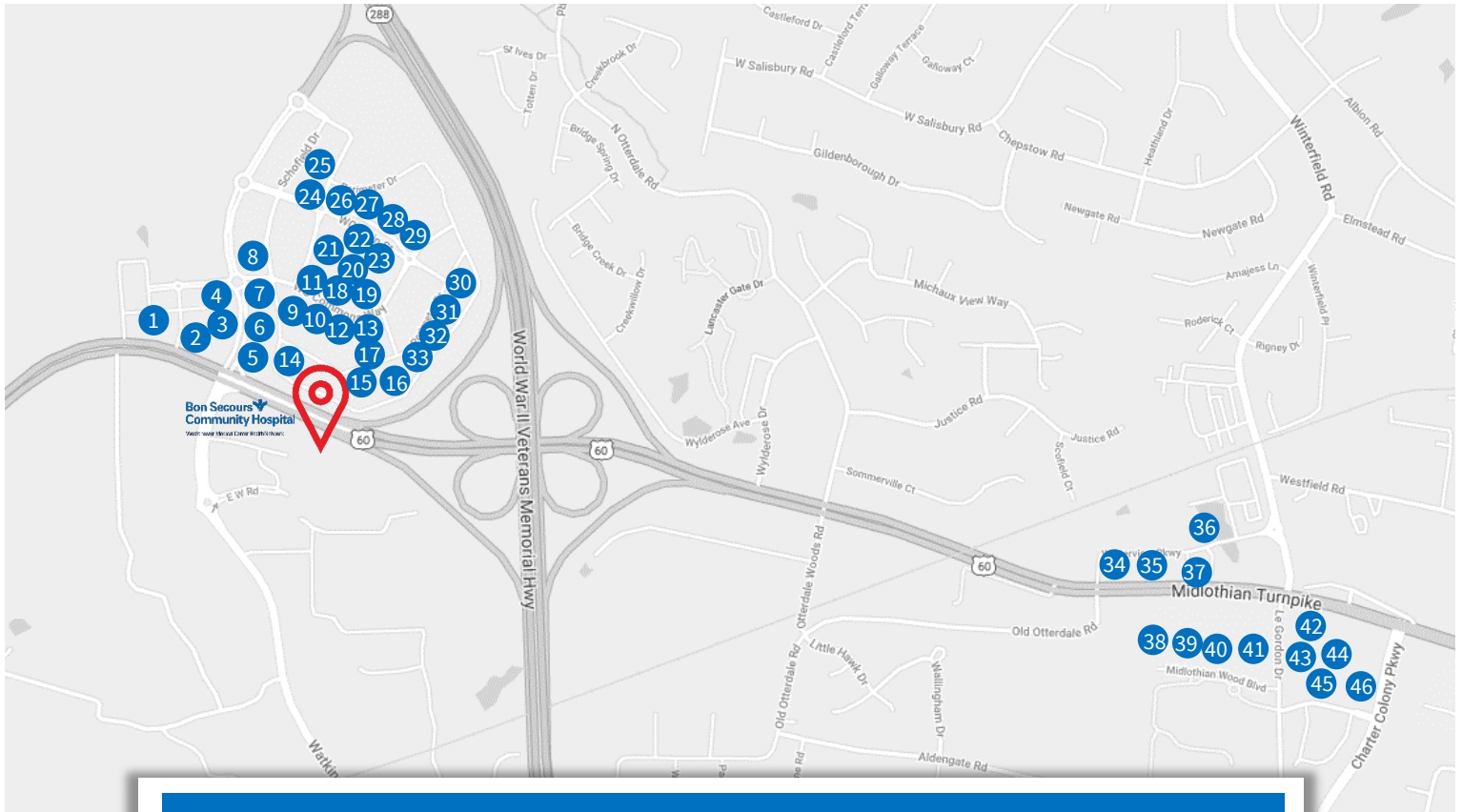


## Overview

- > 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'Tooles                 |
| 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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