



# OFFERING MEMORANDUM

41,806 RSF Bon Secours Anchored Medical Office Complex

**Pocoshock Medical Office Complex**

2500-2505 Pocoshock Place | Chesterfield, VA 23235



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## TABLE OF CONTENTS

Property Overview . . . . . 3 -10

Tenant Overview . . . . . 11 - 12

For More Information Contact:

### MADDIE STRIEFFLER

Sales & Leasing Associate

804-793-0050

[mstrieffler@commonwealthcommercial.com](mailto:mstrieffler@commonwealthcommercial.com)

### ERIC HAMMOND

Senior Vice President

804-793-0049

[ehammond@commonwealthcommercial.com](mailto:ehammond@commonwealthcommercial.com)

### TUCKER DOWDY, SIOR

Senior Vice President | Partner

804-228-4932

[tdowdy@commonwealthcommercial.com](mailto:tdowdy@commonwealthcommercial.com)





2500 - 2505 POCOSHOCK PLACE

# PROPERTY OVERVIEW



BUILDING 2500

BUILDING 2505



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



PROPERTY OVERVIEW

**RARE OPPORTUNITY** TO PURCHASE  
A 41,806 RSF OFFICE/MEDICAL  
COMPLEX IN CHESTERFIELD COUNTY

- › Building 2500: 30,589 RSF  
Three (3) story, elevator served office/medical building
  - › Building 2505: 11,217 RSF  
Two (2) story, elevator served office/medical building
- AVAILABILITY**
- Suite 204:** 900 SF, \$17.50 PSF, net of janitorial
- › Recent building improvements; common areas renovated (2021) roof repaired/replaced (2023), various HVAC units replaced (2021-2024), chimney repaired (2024), and updated signage (2021)
  - › Nearby amenities include the YMCA, day care, and other dining/retail options
  - › Convenient access to US 360 and Chippenham Parkway
  - › NOI: \$528,000
  - › Asking Price: \$6,500,000 (8.12% Cap Rate)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	70,289	184,014	586,585
AVERAGE HH INCOME	\$70,314	\$74,643	\$88,467
DAYTIME EMPLOYEE	25,889	78,145	393,193



BUILDING 2500



BUILDING 2505









PROPERTY OVERVIEW

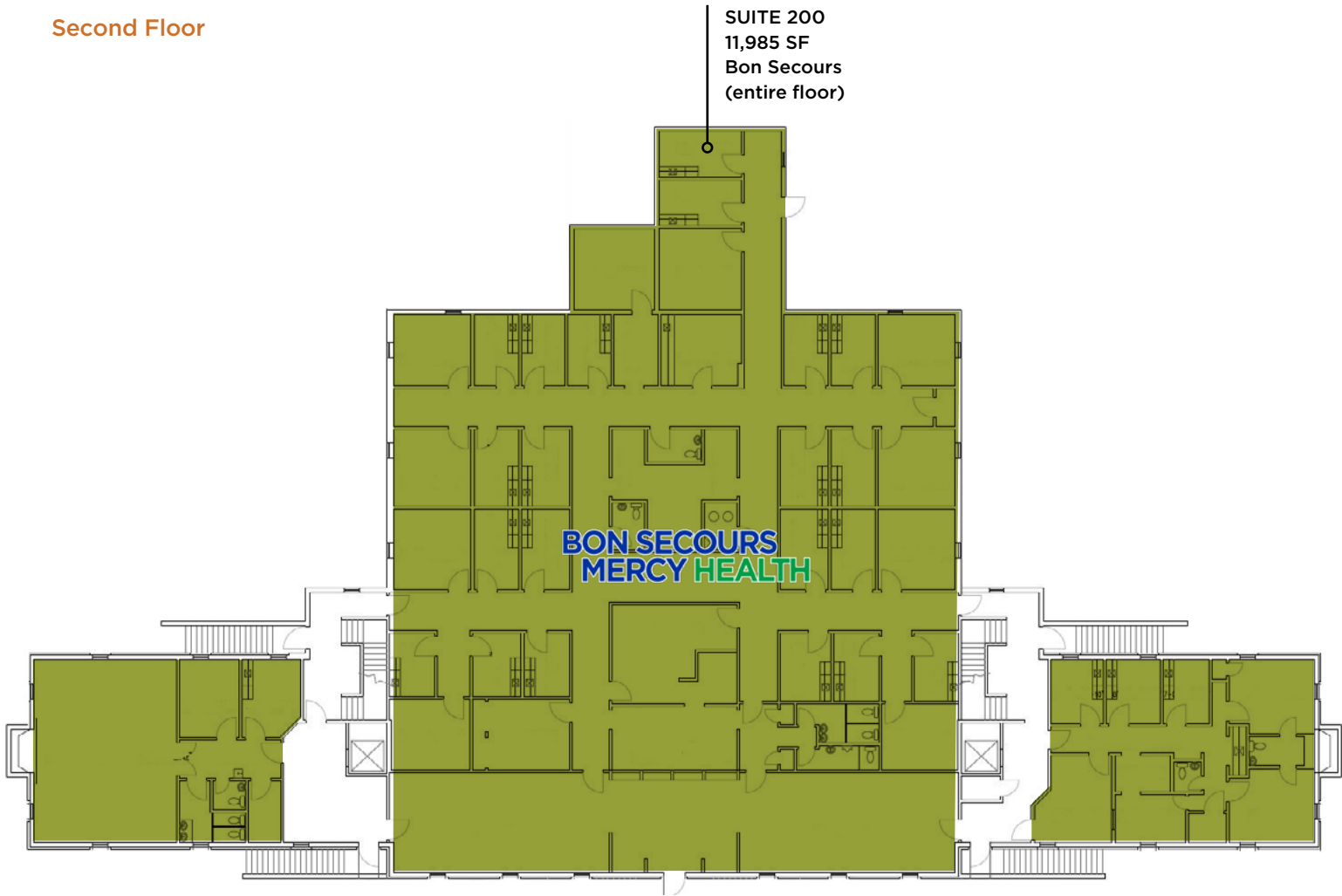
FLOOR PLANS BUILDING 2500

First Floor

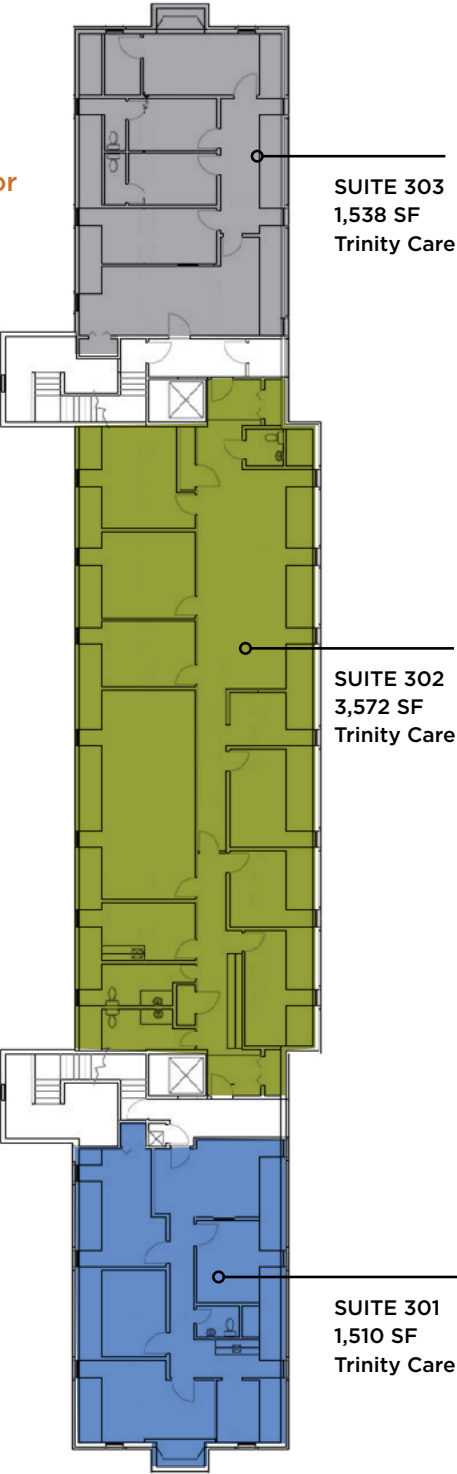


PROPERTY OVERVIEW  
FLOOR PLANS BUILDING 2500

Second Floor



Third Floor





PROPERTY OVERVIEW

FLOOR PLANS BUILDING 2505

First Floor

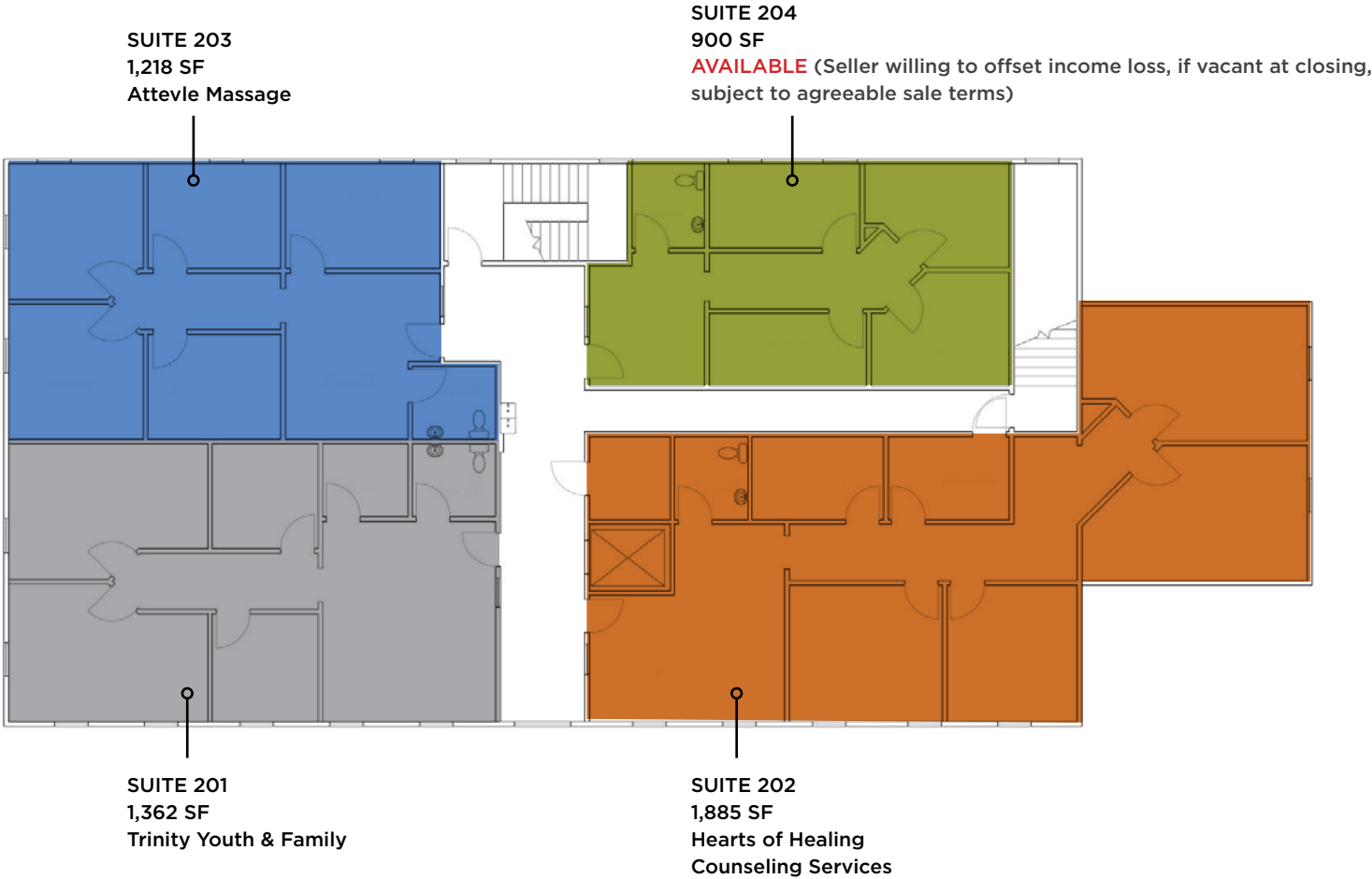




PROPERTY OVERVIEW

FLOOR PLANS BUILDING 2505

Second Floor





# TENANT OVERVIEW



(13,471 RSF/ 32.2% GLA)

Chesterfield Family Practice is owned and managed by Bon Secours/Mercy Health and has occupied the entirety of the 2nd floor at 2500 Pocoshock for more than a decade. Bon Secours/Mercy Health is one of the largest health care systems in the United States with over 60,000 employees in 48 hospitals providing a wide array of health care services and solutions through hospitals, physician practices, and clinical care sites. In addition to a sizable presence in the Great Richmond area, Chesterfield Family Practice operates in the local Chesterfield community as a provider of primary care health services for people of all ages.

[www.bsmhealth.org](http://www.bsmhealth.org)



(9,569 RSF/22.9% GLA)

Trinity Care provides compassionate, innovative, and evidence-based counseling for individuals with mental, behavioral, or emotional impairments in the metro Richmond area.

[www.trinitycareva.com](http://www.trinitycareva.com)



## TENANT OVERVIEW



**(5,575 RSF/13.3% GLA)**

Essential Speech and ABA Therapy is a franchised healthcare practice that brings ABA Therapy, Speech Therapy and Occupational Therapy together under one roof for children aged 18 months to 6 years old on the autism spectrum. Essential Speech and ABA Therapy currently has twelve (12) locations in four (4) states; Virginia, Georgia, Texas, and Mexico.

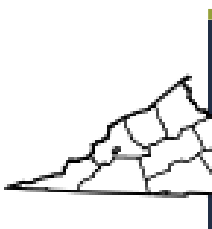
[www.trinitycareva.com](http://www.trinitycareva.com)



**(2,424 RSF/5.8% GLA)**

Caremed is a locally owned and operated In-Home healthcare agency founded in 1997 that provides services with certified Nurse Aides, personal care aides, LPN's and RN's. Specializing in programs such as Alzheimer's Dementia, Fall Prevention Personal Care and Stroke Recovery, Their programs are designed to improve the quality of life for patients as they function within the home.

[www.caremedcares.com](http://www.caremedcares.com)





**For More Information Contact:**

**MADDIE STRIEFFLER**

Sales & Leasing Associate

804-793-0050

mstrieffler@commonwealthcommercial.com

**ERIC HAMMOND**

Senior Vice President

804-793-0049

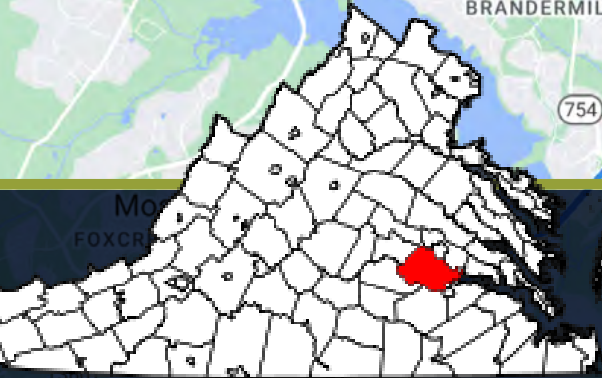
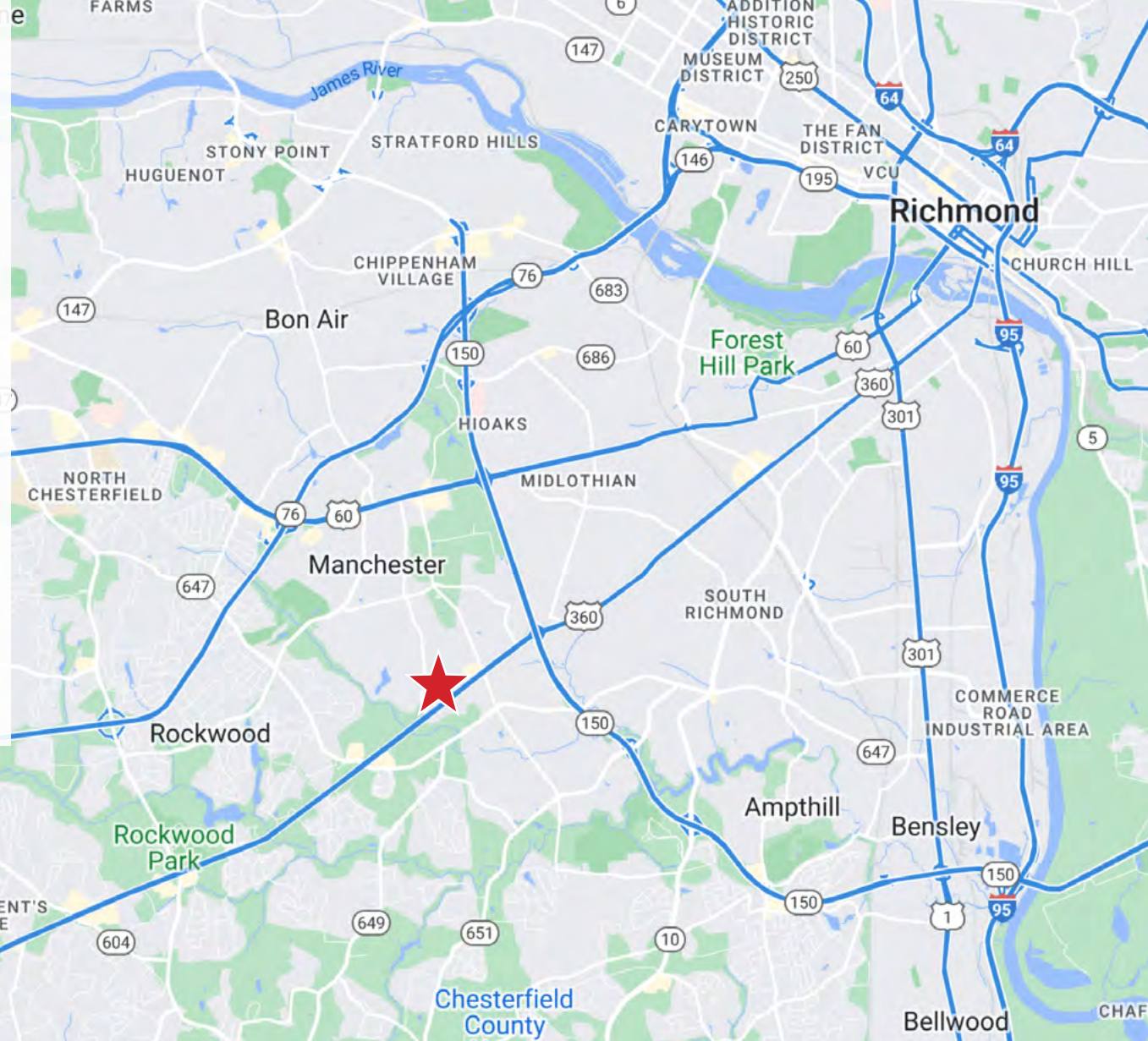
ehammond@commonwealthcommercial.com

**TUCKER DOWDY, SIOR**

Senior Vice President | Partner

804-228-4932

tdowdy@commonwealthcommercial.com



**CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK, RAISE A FAMILY AND PLAY.**

If you operate, or are contemplating operating, a business in the county, you'll find that we are business friendly, from fast tracking new business site development to support of existing business programs of all sizes. We also have one of the lowest machinery and tools tax rates of any developed community in Virginia.

*Credit: [www.chesterfield.gov/31/My-Community](http://www.chesterfield.gov/31/My-Community)*

**MAIN OFFICE ADDRESS:** 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 **MAILING ADDRESS:** P.O. Box 71150 | Richmond, VA 23255

**T** 804-346-4966 **F** 804-346-5901 **COMMONWEALTHCOMMERCIAL.COM**

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.