

SPEC SUITE INCENTIVES

- ✓ \$100 for any qualified tour
- ✓ 6.0% commission to tenant broker for signed lease*
- ✓ Aggressive rent abatement
- ✓ \$3 PSF moving allowance to tenant

Colliers

LITE SPEC SUITE AVAILABLE FOR LEASE

Memorial Regional Hospital Medical Office Building II

8266 Atlee Road, Mechanicsville, VA

Suite 223 - 1,759 RSF

- Well-appointed class A medical office building on the campus of Memorial Regional Medical Center
- 59,067 SF, 3 story building
- Recently completed common area renovations
- Abundant surface parking (5/1,000 parking ratio)
- Premier medical office location on Memorial Regional Hospital Campus
- Owned and Managed by Healthcare Realty Trust, Richmond's largest owner and operator of medical office properties

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***Any new deal on spec suites leased between now and EOY**

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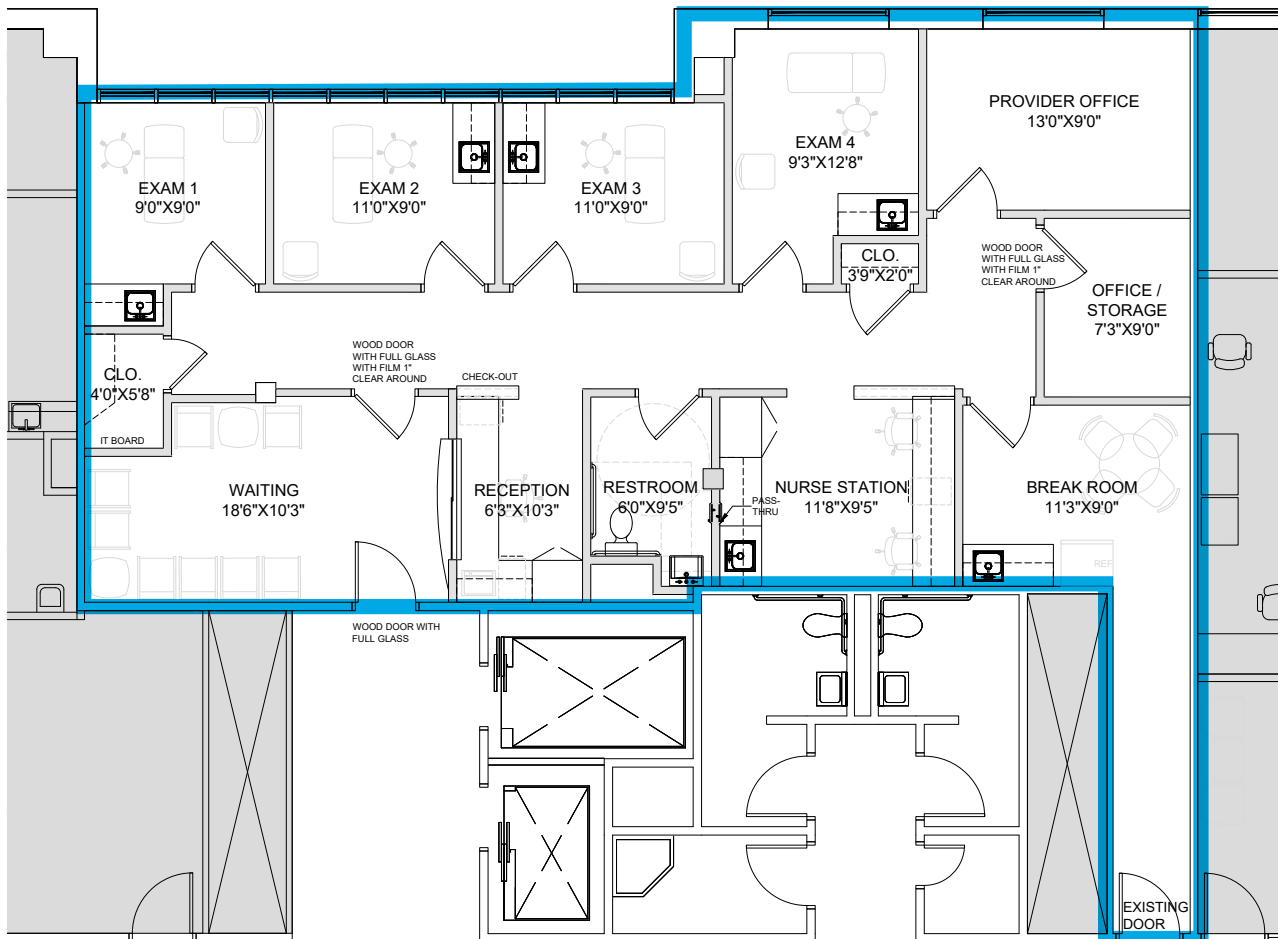
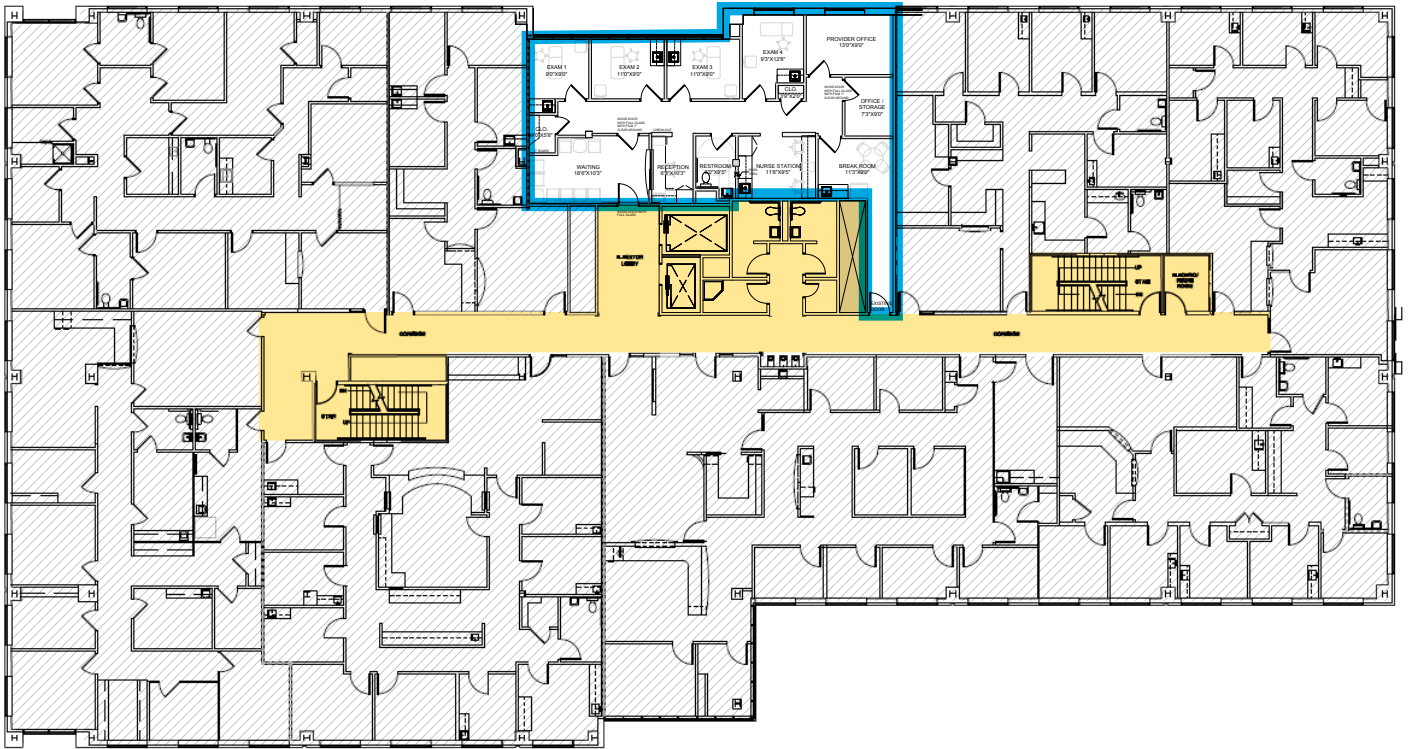
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2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

Suite 223 - 1,759 RSF



* Virtual rendering of Suite 223



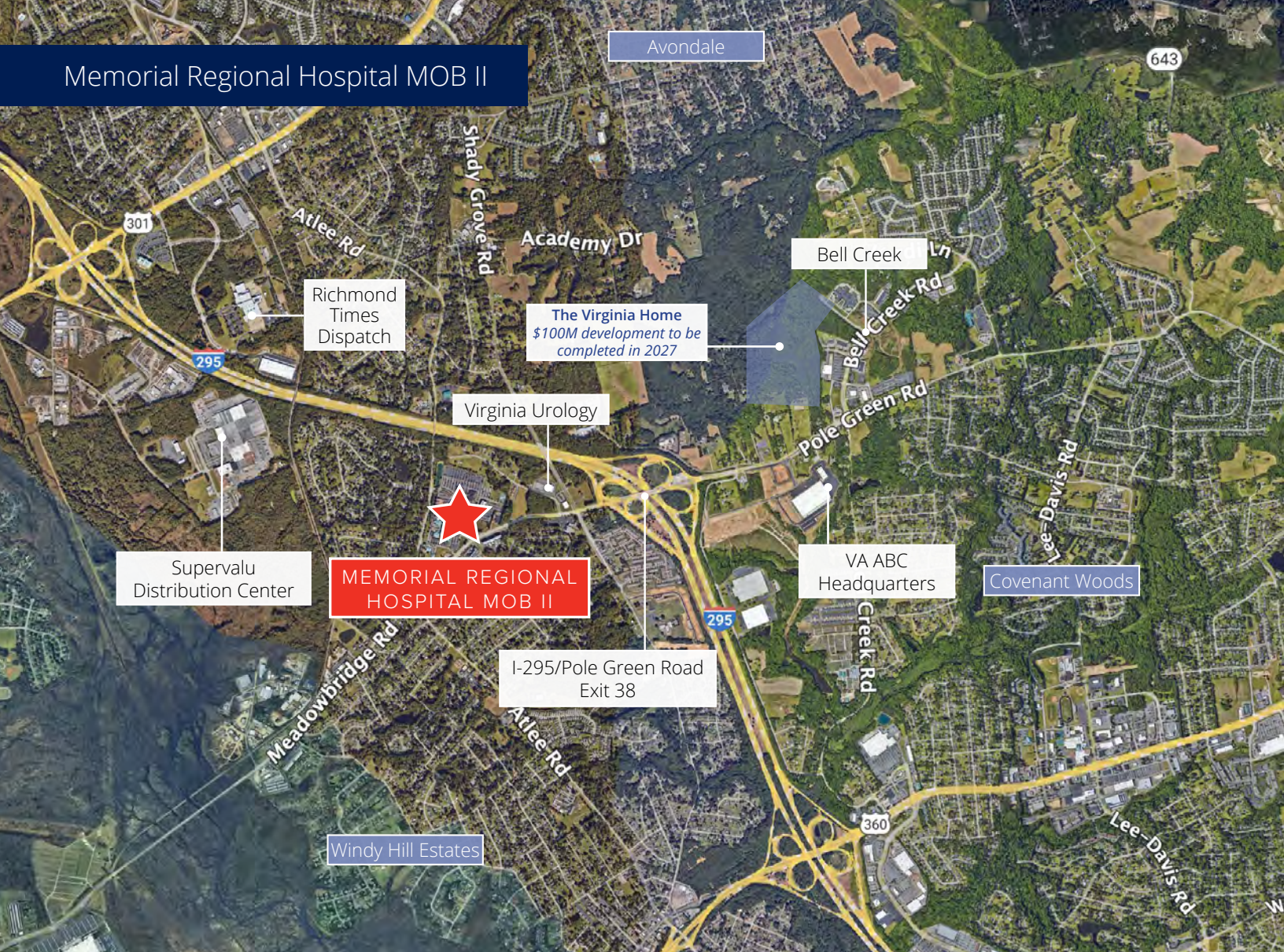
**Suite to have similar finishes to images*

Memorial Regional Hospital MOB II

Lite Spec Suite Finishes*



Memorial Regional Hospital MOB II



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2024 Demographics

	1 miles	5 miles	10 miles
Population	2,697	38,249	123,996
Daytime Population	3,982	35,788	106,776
Households	1,106	15,523	50,494
Average Household Income	\$111,413	\$115,756	\$108,474