



Westchester Medical Park Bldg. 1 & 2

601-611 Watkins Centre Pkwy., Midlothian, VA



1,804 RSF - 2,413 RSF Outpatient Medical Space Available For Lease

Malcolm Randolph, SIOR
Senior Vice President
+1 804 267 7208
malcolm.randolph@colliers.com

John Carpin
Senior Vice President
+1 804 267 7216
john.carpin@colliers.com

Catherine Walker
Associate Vice President
+1 804 968 1978
catherine.walker@colliers.com

Owned by:

Healthpeak® | **DOC LISTED NYSE**



Easy access via Route 288, Midlothian Tnpk to residents in Chesterfield and surrounding counties



Features

- A two (2) building outpatient medical complex located at Route 288 and Midlothian Turnpike
- 601 Watkins - Building 1 is a two (2) story building totaling 43,222 SF
- 611 Watkins - Building 2 is a three (3) story building totaling 54,224 SF
- Medical parking
- 5-6 miles from 2 major Hospital systems
- On site Emergency Room, pharmacy and café
- Outdoor patio with seating
- Numerous retail amenities
- On site property management

Available Suites

- Building 1:**
 - Suite 270 – 2,153 RSF (shell condition)
- Building 2:**
 - Suite 120 – 2,413 RSF
 - Suite 170 – 2,241 RSF
 - Suite 350 – 2,141 RSF
 - Suite 310 – 1,804 RSF (shell condition)

Westchester Medical Park Bldg. 1 & 2



HAMLET AT WATKINS CENTRE

Development Underway

- 283 homes under construction

288



ORTHOVIRGINIA BUILD-TO-SUIT

Development Underway

- September 2024 delivery

288

60

MIDLOTHIAN APOTHECARY CENTRE

Bon Secours Westchester
Emergency Center
24/7 emergency services

601 Watkins Center

611 Watkins Center

60

Watkins Centre Pkwy

Building 1

601 Watkins Centre Pkwy

Suite 270 - 2,152 RSF (shell condition)

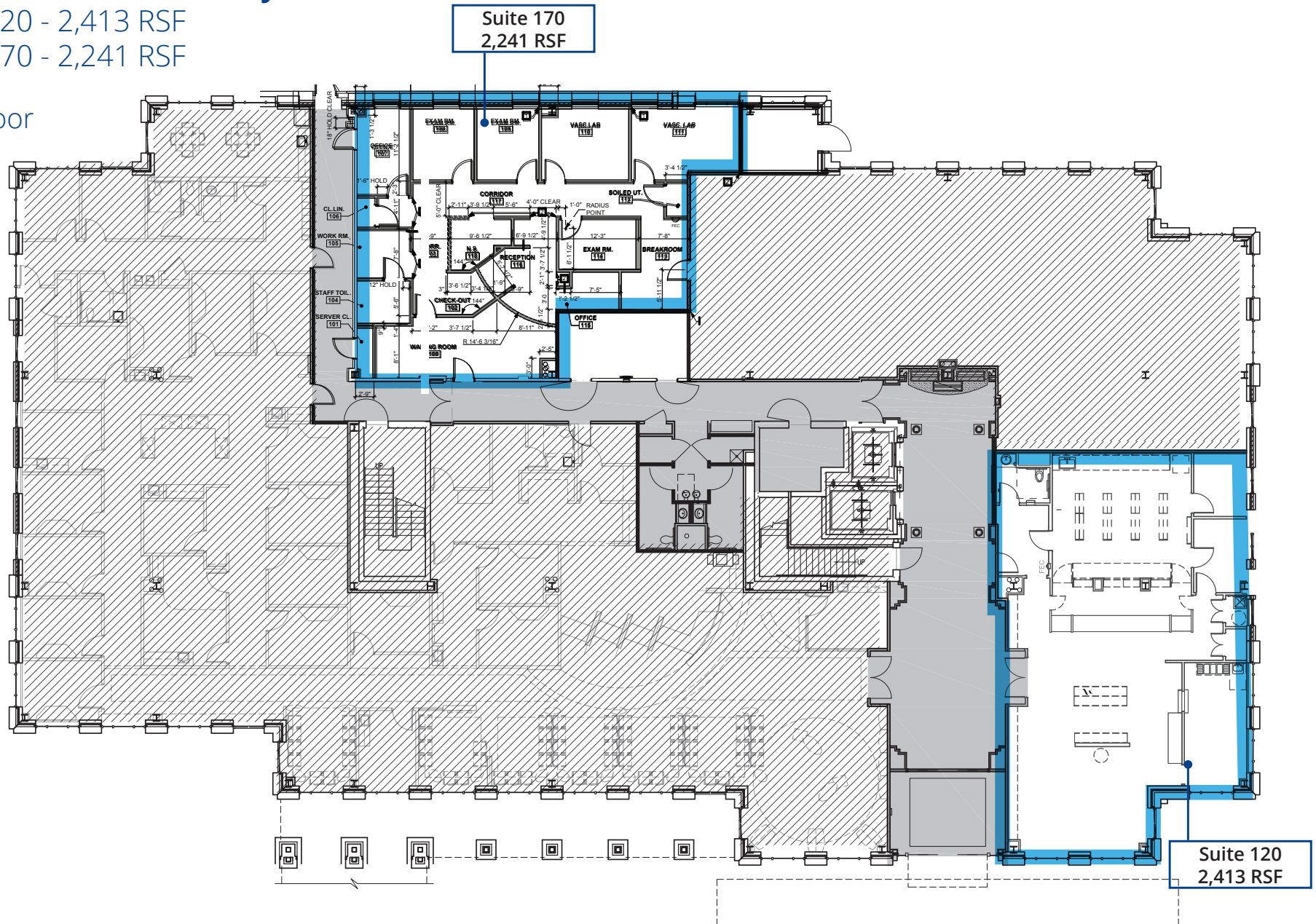


Building 2
611 Watkins Centre Pkwy

Suite 120 - 2,413 RSF

Suite 170 - 2,241 RSF

First Floor

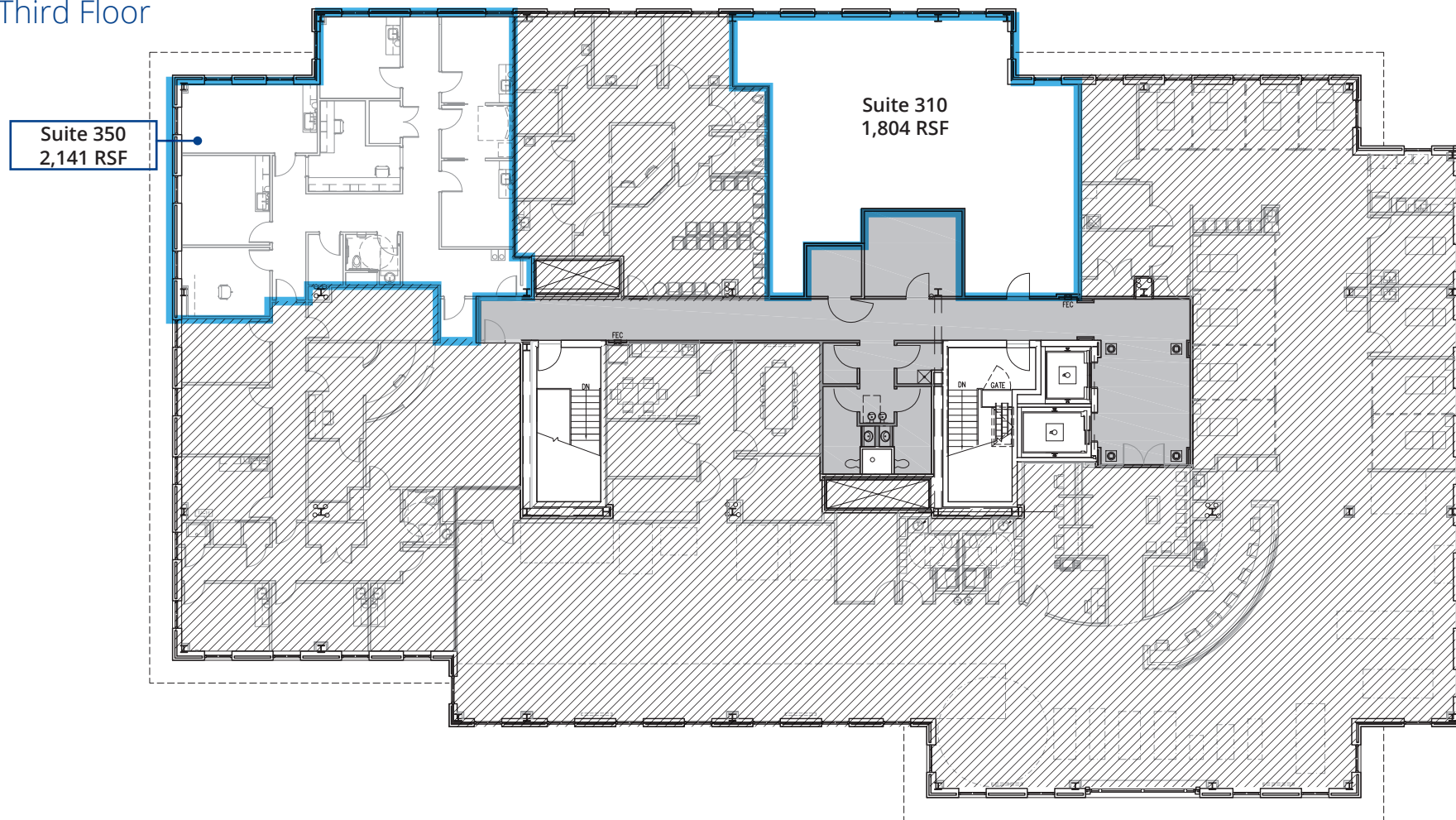


Building 2 611 Watkins Centre Pkwy

Suite 350 - 2,141 RSF

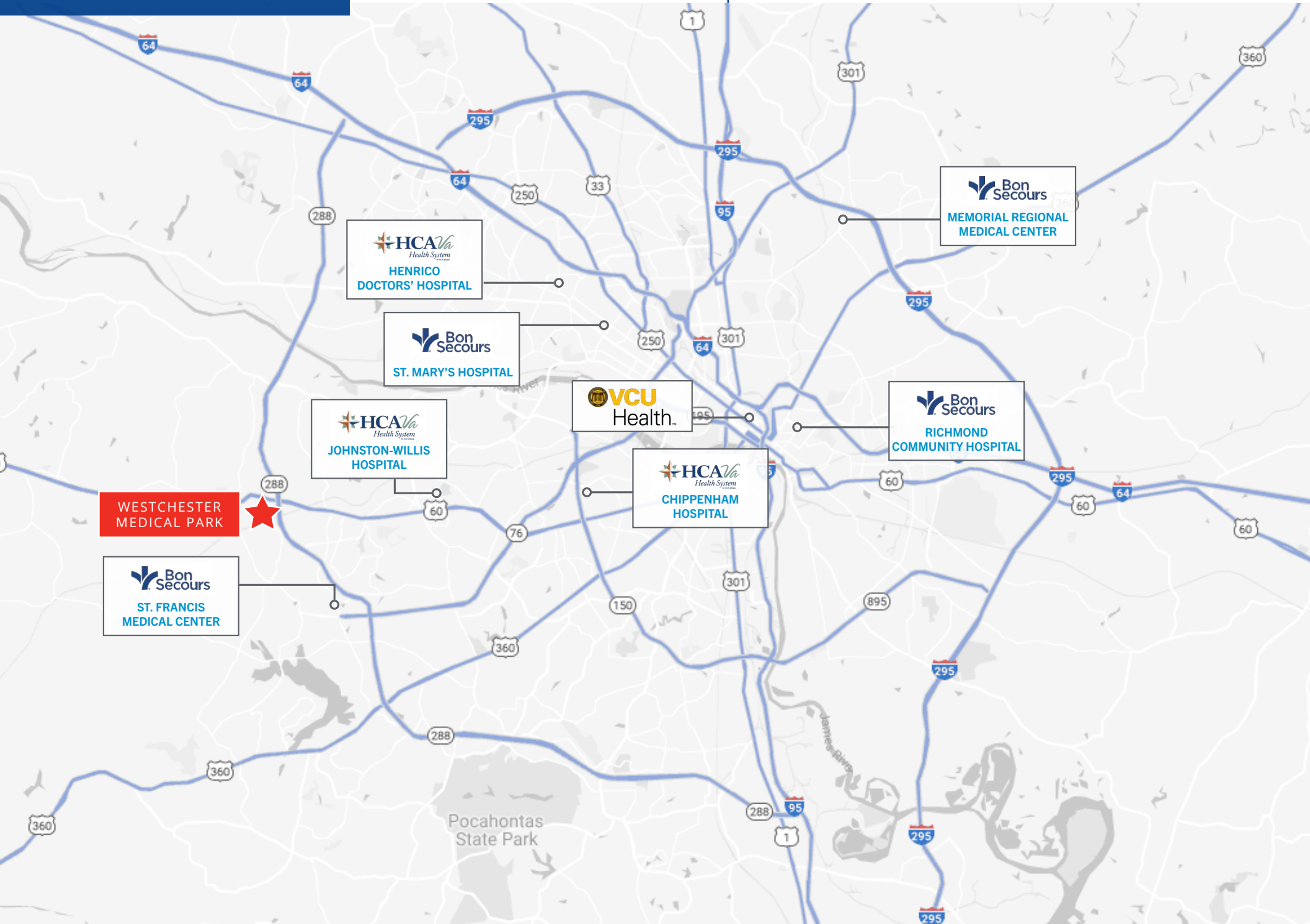
Suite 310 - 1,804 RSF (shell condition)

Third Floor



Westchester Medical Park





THE AIRE AT WESTCHESTER

Development Underway

- 2,000 apartments, townhomes and single-family homes and 200,000 SF of commercial located on 334 acres



CENTER WEST
APARTMENTS

THE HAMLET AT WATKINS CENTER

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MAIN STREET HOMES

Development Underway

- 150 townhomes, 275 apartments

Winterfield Crossing SC



Publix

60

Midlothian TnPk

Johnston-Willis
Hospital

Westchester Commons SC



CHARTER COLONY WEST

Development Underway

- 495 homes on 157 acres

Ivymont Square SC



Bon Secours
St. Francis Medical Center

LAKE ADVENTURES

Proposed Development

- Surf pool, recreational lake, 250,000 SF of commercial and ±1,200 residential units
- \$323M project on 105 acres

Powhite Pkwy

RIVER CITY SPORTPLEX EXPANSION

Proposed Development



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