



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

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Owned by:

Healthpeak®

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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 and pharmacy
- 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 350A – 2,141 RSF
 - Suite 310 – 1,804 RSF (shell condition)

Westchester Medical Park Bldg. 1 & 2



WATKINS MEDICAL
CENTER MOB II
Proposed Development

HAMLET AT
WATKINS CENTRE
283 home development

CENTER WEST
APARTMENTS

288

WATKINS MEDICAL
CENTER MOB I
Proposed Development

ORTHOVIRGINIA

VIRGINIA ENT

60

Melottan Trpk
35,000 ADT

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)

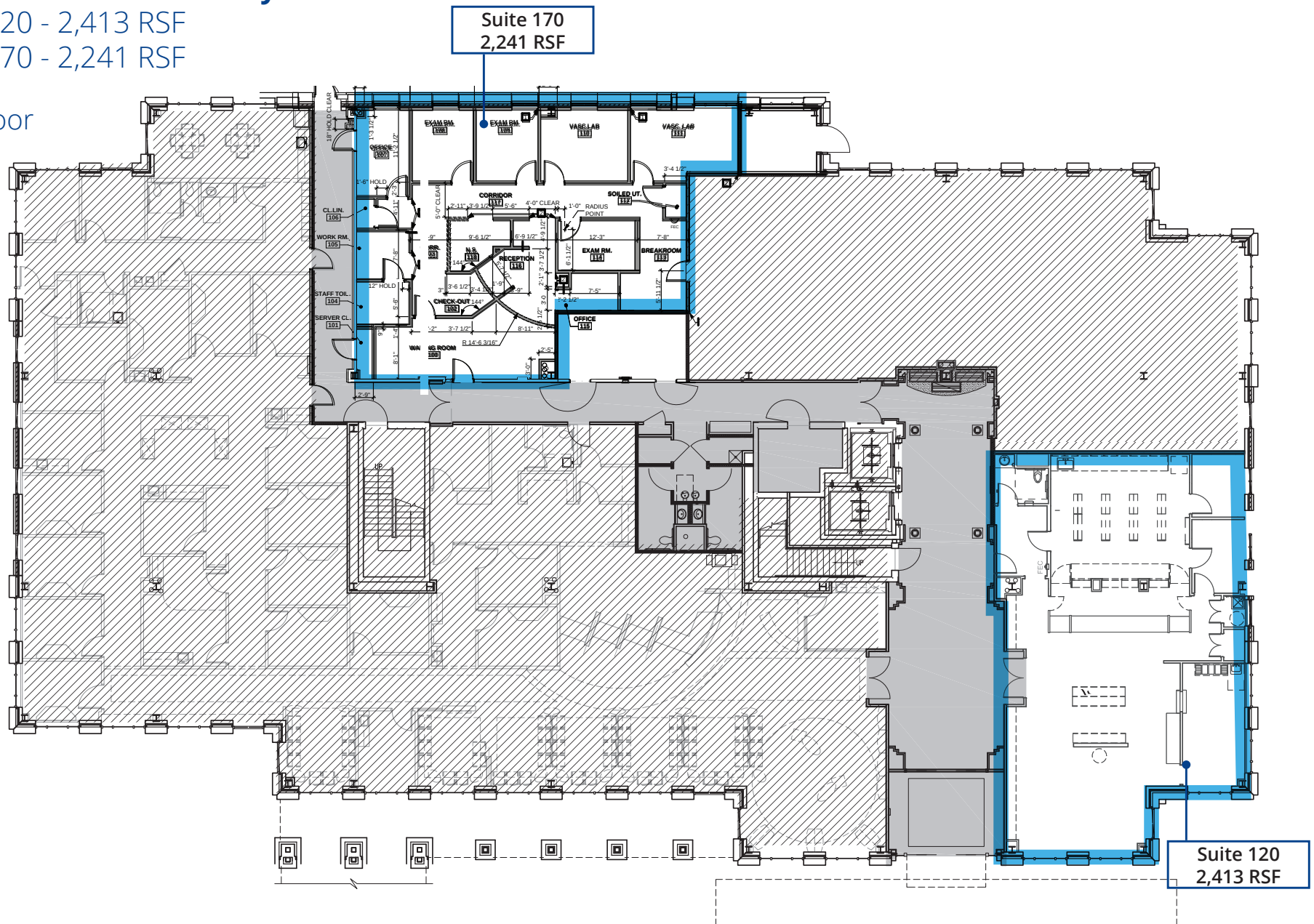


Building 2 611 Watkins Centre Pkwy

Suite 120 - 2,413 RSF

Suite 170 - 2,241 RSF

First Floor

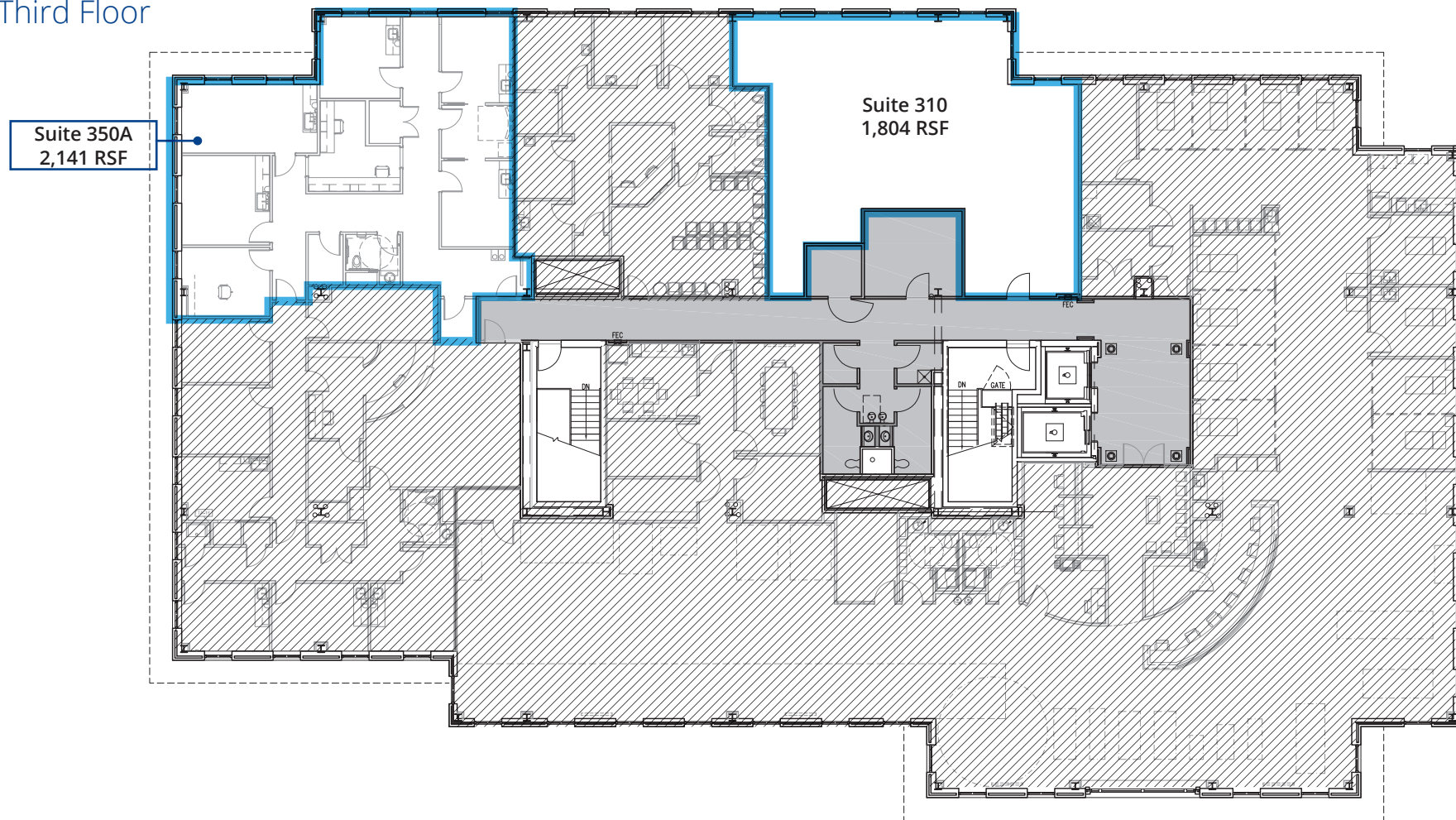


Building 2 611 Watkins Centre Pkwy

Suite 350A - 2,141 RSF

Suite 310 - 1,804 RSF (shell condition)

Third Floor

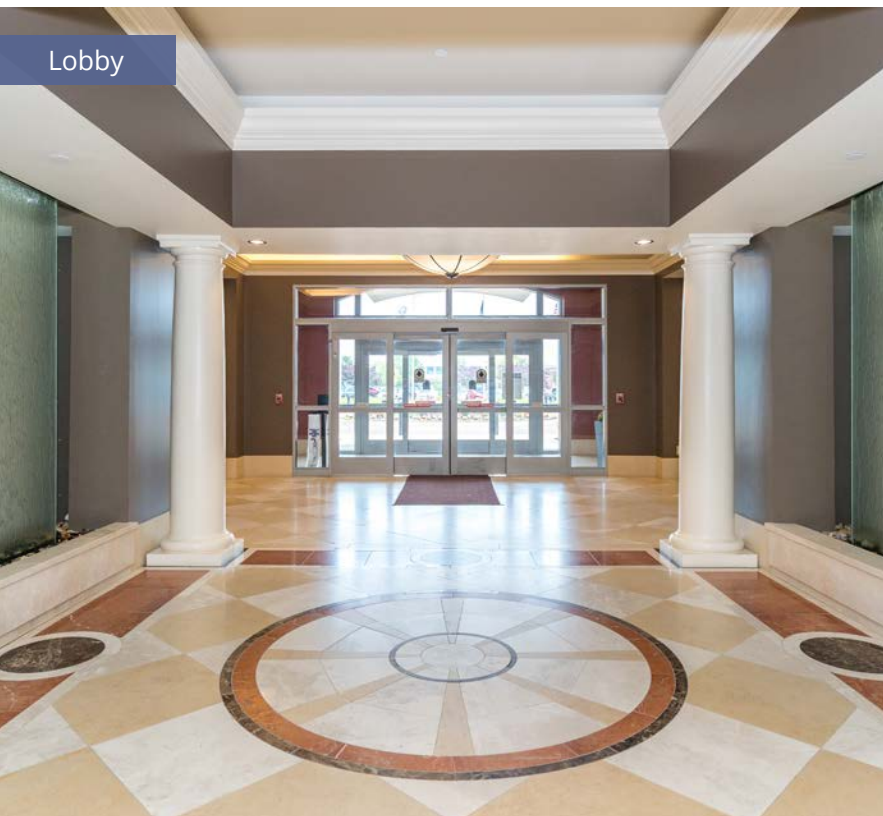


Westchester Medical Park

Building 1



Lobby



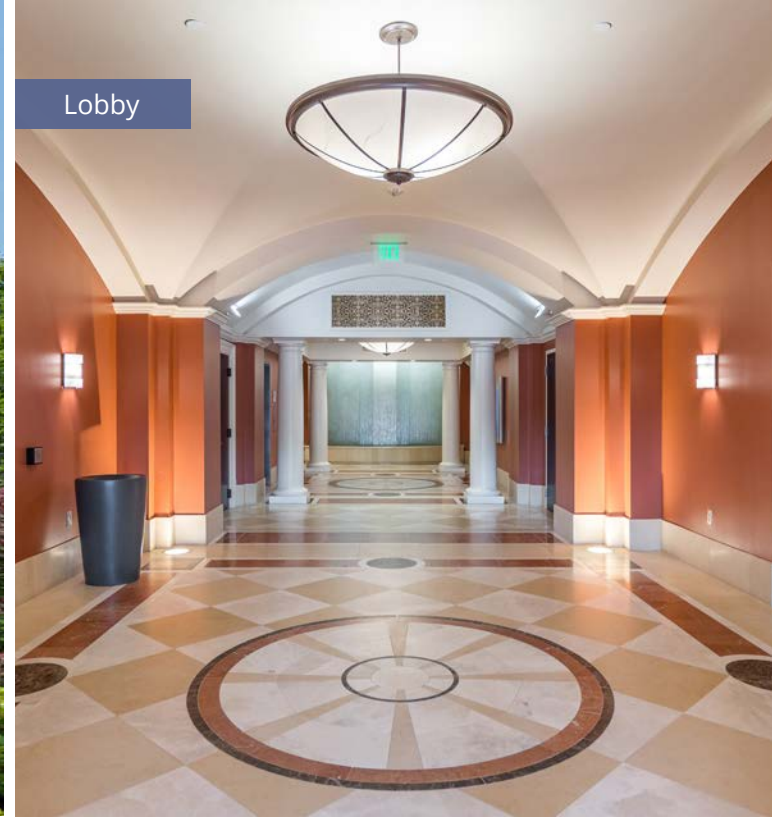
Shell Space



Westchester Medical Park
Building 2

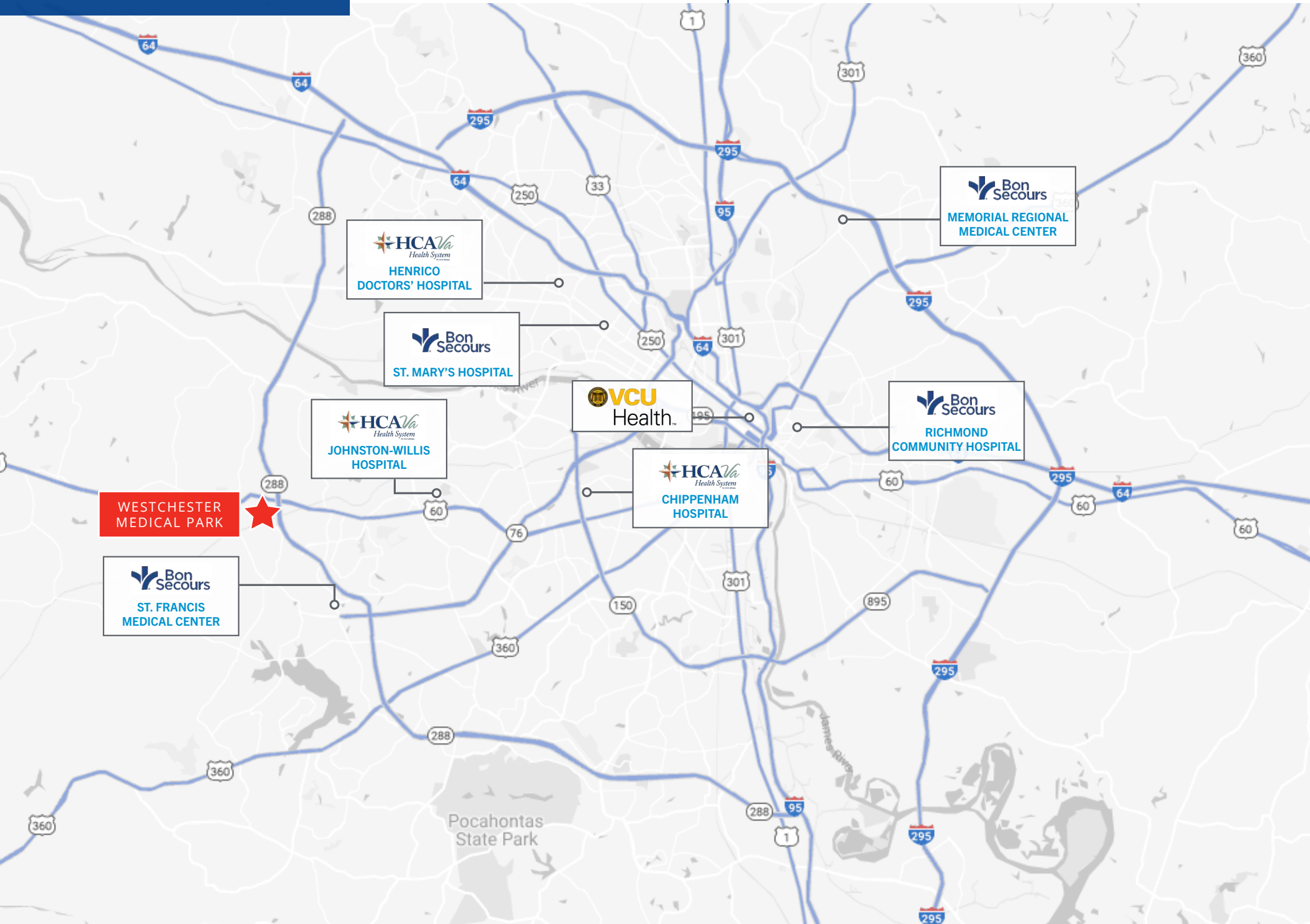


Lobby



Suite 170





THE AIRE AT WESTCHESTER

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



THE HAMLET AT WATKINS CENTER

- 283 home development

288

MAIN STREET HOMES

- Development Underway*
- 150 townhomes, 275 apartments

Winterfield Crossing SC



Midlothian Tnpk

Johnston-Willis
Hospital

60

Publix

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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