



# For lease

15350 East West Road, Midlothian, VA 23114

Brand New "Class A" Medical Office Space  
4,919 Available

 **JLL** SEE A BRIGHTER WAY

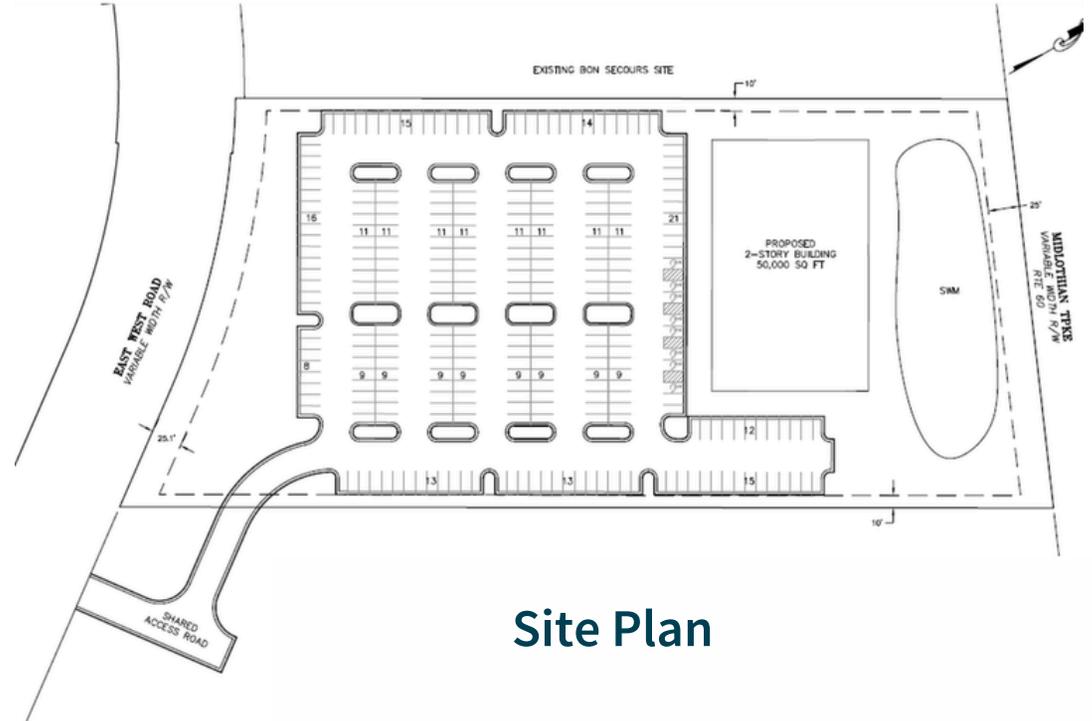
# Property Highlights

## The Premier Medical Office Destination in the Midlothian Area

Watkins Center is a premier location for medical office space. Immediate access to Route 60 and Route 288 offers convenience to residents all over the region. The nearby retail and restaurant amenities offer unparalleled convenience to both patients and staff.

### Building Features

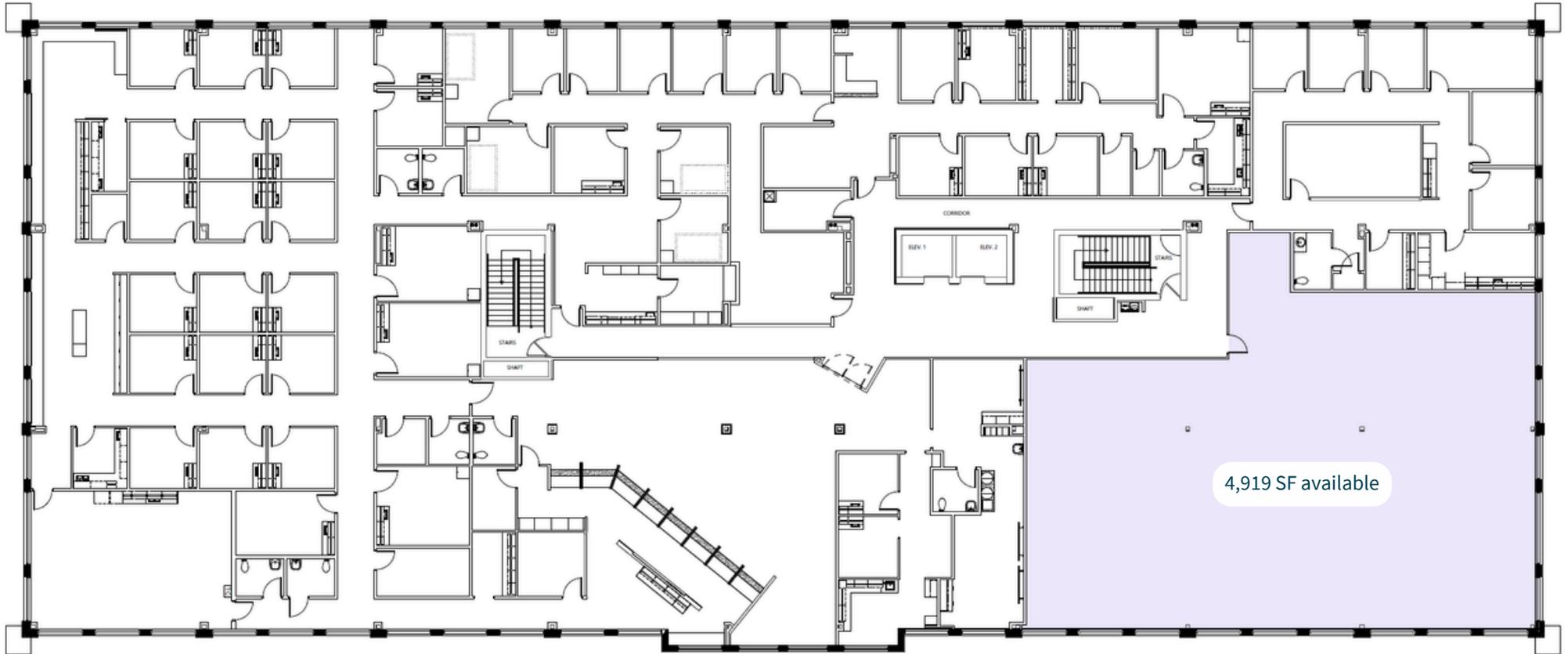
- 4,919 SF available
- Brand new Class A medical office space
- Asking rate \$33.00/NNN with a generous tenant improvement allowance.
- Tremendous accessibility to service the entire metro area via Rt. 60 and Rt. 288
- Excellent visibility



Site Plan



# FLOORPLAN



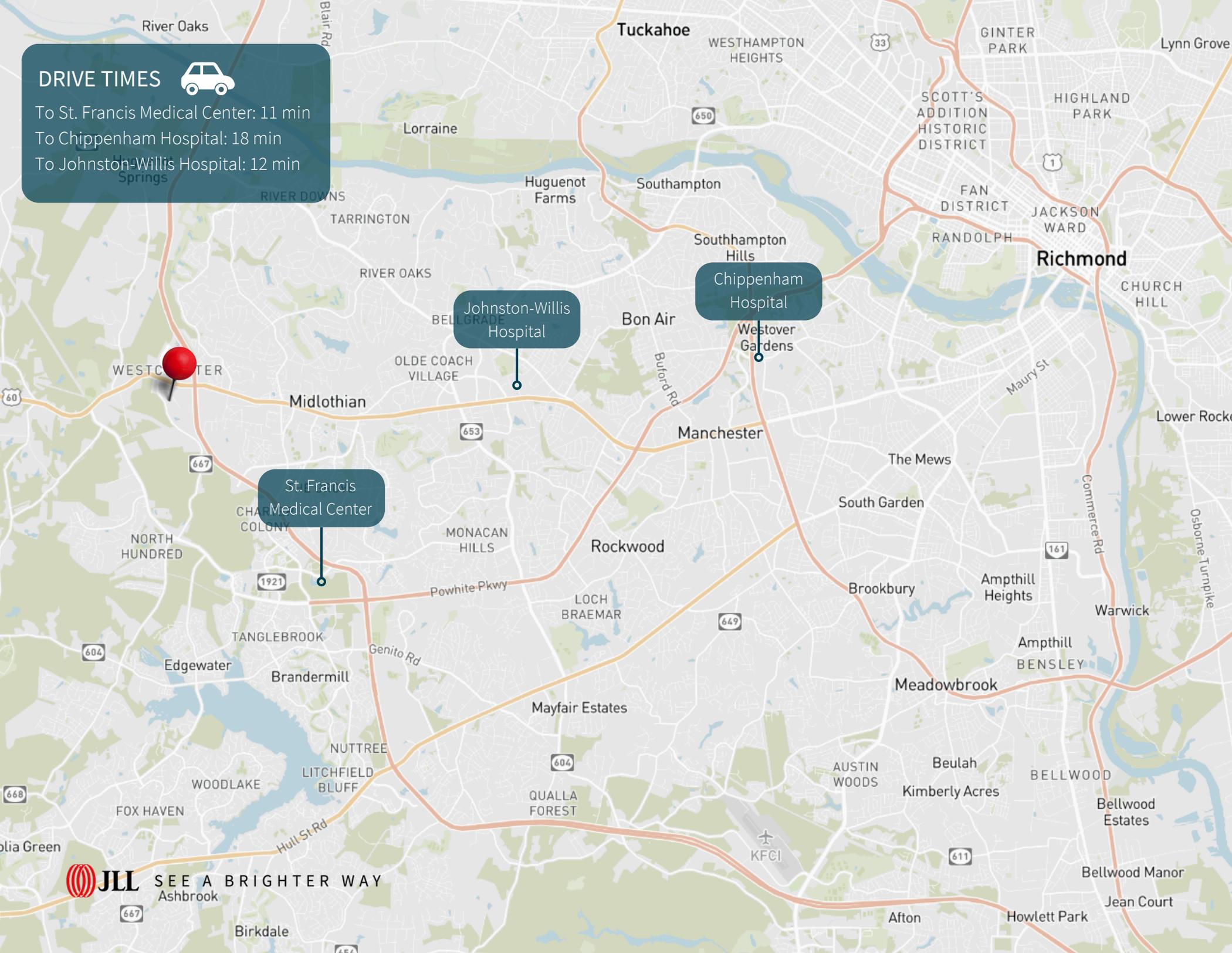
## DRIVE TIMES



To St. Francis Medical Center: 11 min

To Chippenham Hospital: 18 min

To Johnston-Willis Hospital: 12 min



SEE A BRIGHTER WAY  
Ashbrook



The Bella at Westchester

The Edge at Westchester Commons

Plaza Azteca

Orangetheory

Panera

Starbucks

Tropical Smoothie

Takara Ramen

Wawa

CVS

Burger King

Chick-fil-A

Five Guys

Taco Bell

Marshalls

OfficeMax

Ulta

Target

15350 East West Road

Bon Secours Westchester Medical Park

OrthoVirginia



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