

Redefining Exceptional



MEMORIAL REGIONAL MEDICAL OFFICE BUILDING 1

8220 Meadowbridge Road, Mechanicsville, VA



Creating Exceptional

Memorial Regional Medical Office Building I is a Class-A medical office building located on the campus of Bon Secours Memorial Regional Medical Center. Ranked among the country's top 10 for cardiac care and cardiac surgery, Memorial Regional Medical Center serves the residents of Hanover and Henrico Counties.

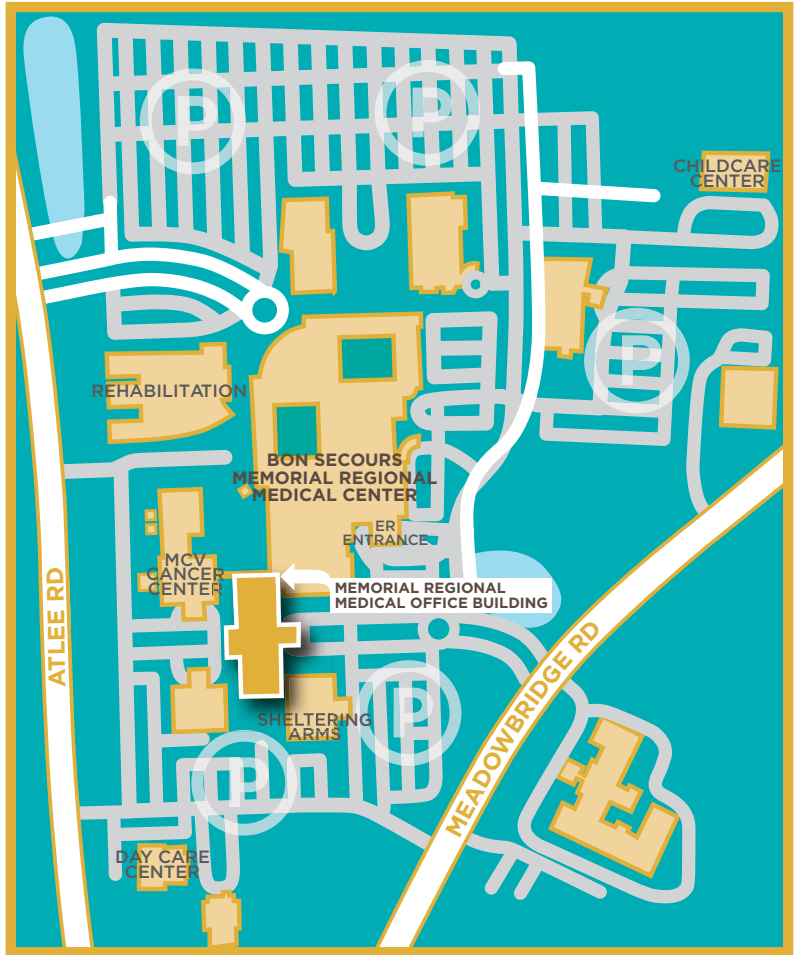
Built in 1993, Memorial Regional Medical Office Building I has provided exceptional care to the medical community for over 25 years. Directly connected to the hospital, Memorial Regional Medical Office Building I is uniquely situated to provide its physicians and patients with convenient access to the many services offered at Bon Secours Memorial Regional Medical Center including the new state-of-the-art hybrid operating room.

Lillibridge continues to raise the bar and provide the medical community an exceptional place of care for its physicians and their patients for decades to come.



LOCATION HIGHLIGHTS

Bon Secours Regional Medical Center Campus Map



Aerial Map



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Memorial Regional Medical Office Building I is on the campus of Bon Secours Regional Medical Center. The Medical Center is ranked among the country's top 10 for cardiac care and cardiac surgery and America's 50 Best Hospitals (Healthgrades). In addition to its easy access to the state-of-the-art hospital, MRMC MOB 1's location is commuter-friendly making it ideal for physicians and their patients.



TRANSPORTATION



INTERSTATE

Interstate 295	4 min drive	1.2 mi
Interstate 95	9 min drive	5 mi



AIRPORT

Richmond International Airport	22 min drive	14 mi
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DOWNTOWN

Downtown Richmond	15 min drive	9 mi
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DEMOGRAPHICS



MEMORIAL REGIONAL
MEDICAL OFFICE BUILDING I

POPULATION AND HOUSEHOLDS

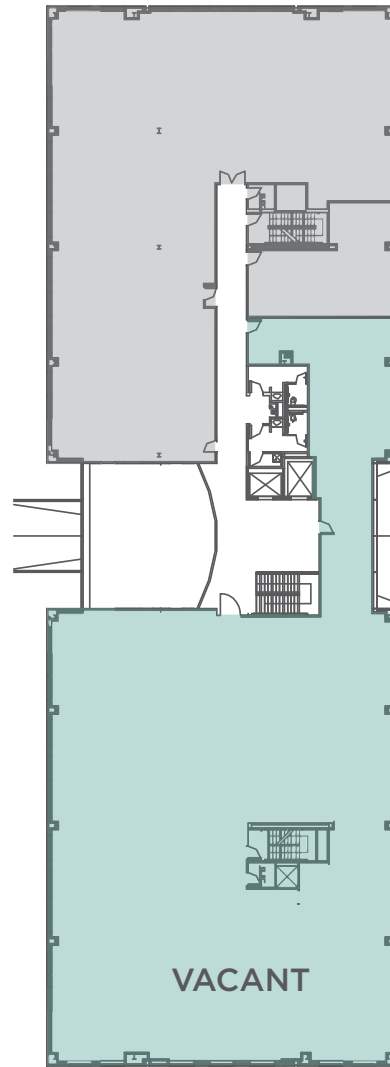
POPULATION	1 Mile	5 Mile
2021 Total Population	4,048	125,220
2026 Total Population	4,224	129,418
Population Growth 2021-2026	4.35%	3.35%
Average Age	40.50	43.30
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	1,578	49,597
2026 Total Households	1,650	51,191
Growth 2021-2026	4.56%	3.21%
Average Household Size	2.60	2.50
Median Home Value	259,895	241,892
Median Year Built	1984	1977

AVAILABLE SPACE

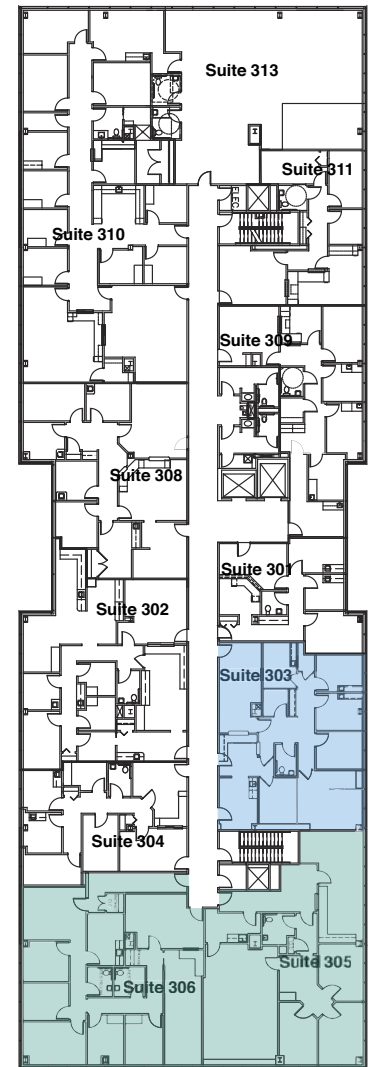
57,246 SF BUILDING

- Three-story Class-A medical office building
- Located on Bon Secours Memorial Regional Medical Center campus with direct access to the hospital
- Balanced mix of healthcare specialties
- Efficient floor plate
- Competitive lease package
- On-site management staff
- 24/7 on-call maintenance
- Conveniently located by I-295 & I-95
- Ample surface parking with complimentary valet parking

2ND FLOOR PLAN



3RD FLOOR PLAN

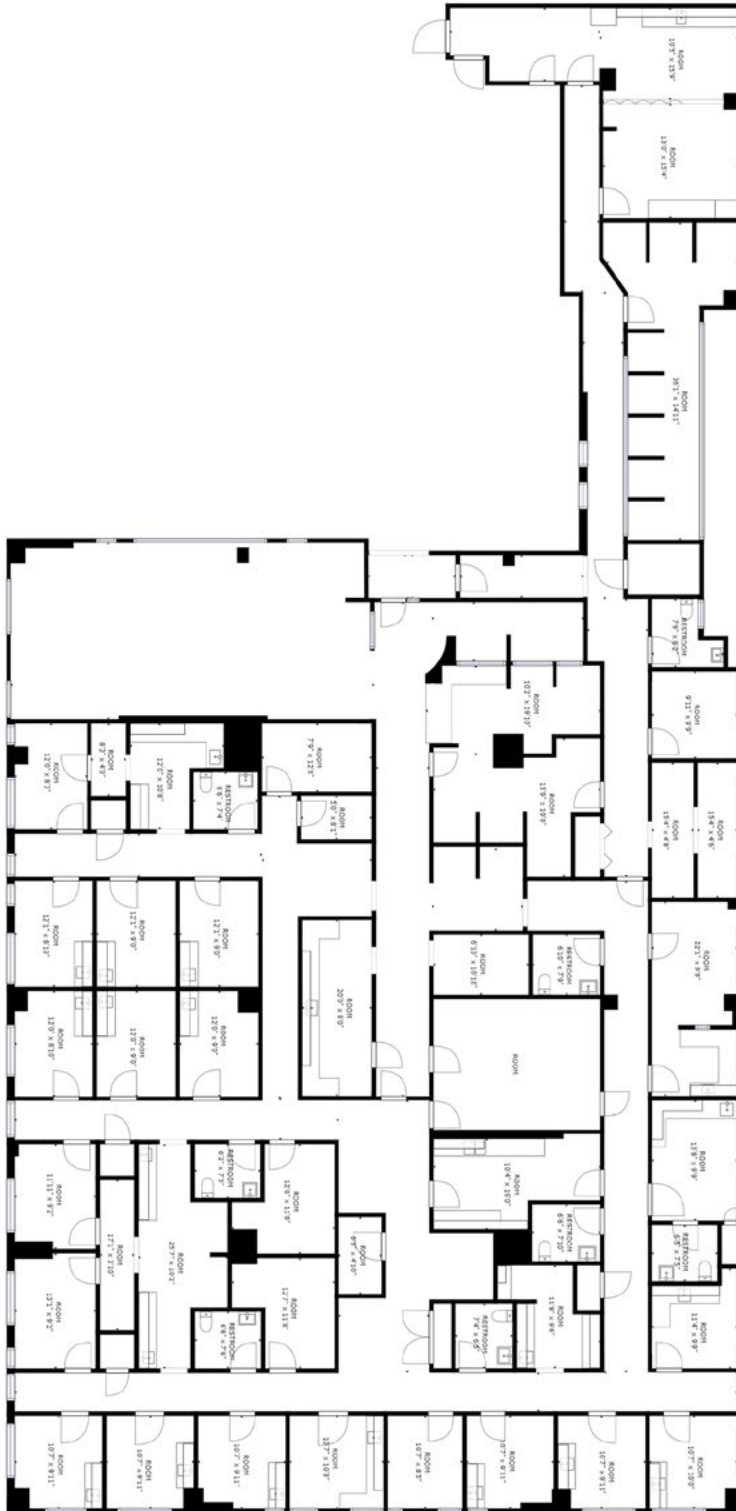


For Leasing Information

Contact Leasing Manager
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 202
12,070 SF

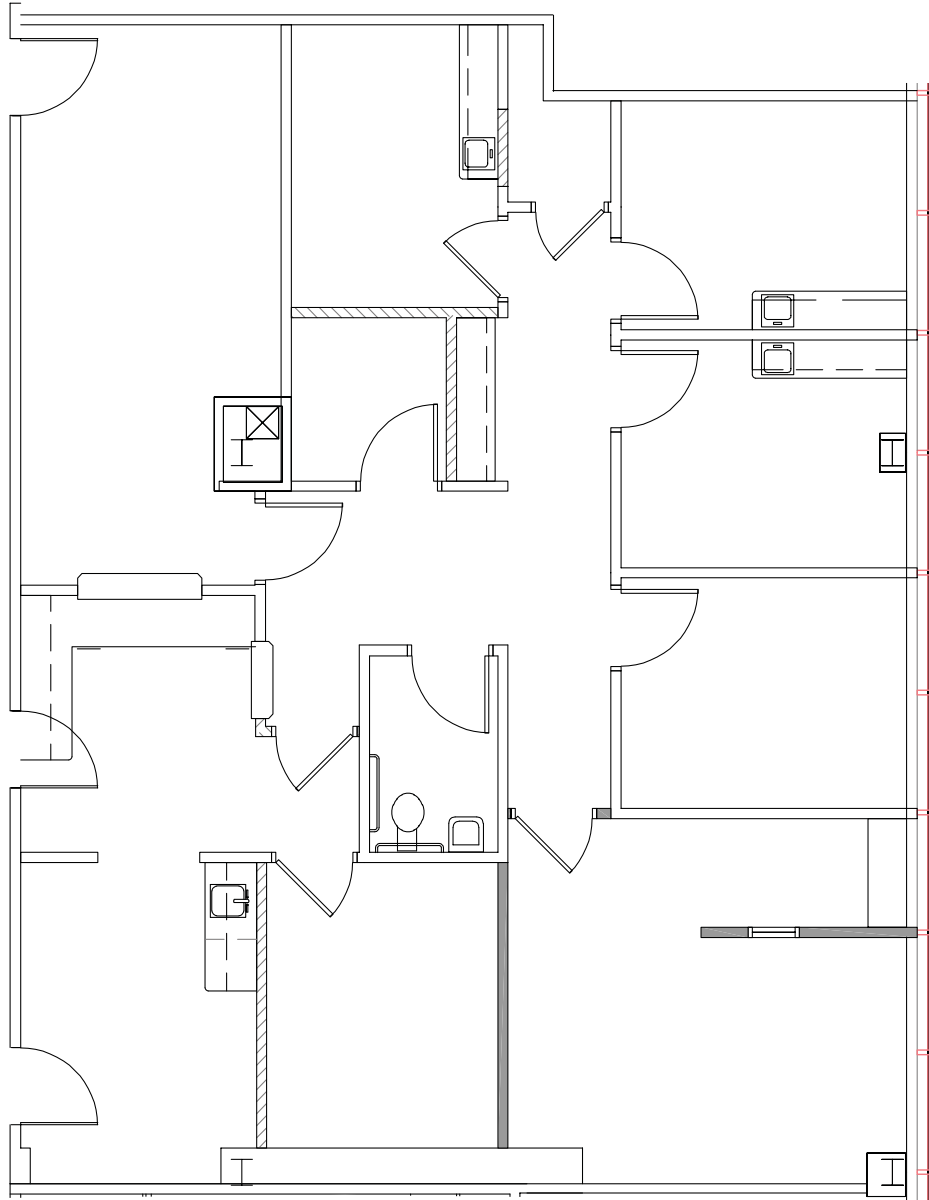


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SUITE PLAN

SUITE 303
1,825 SF

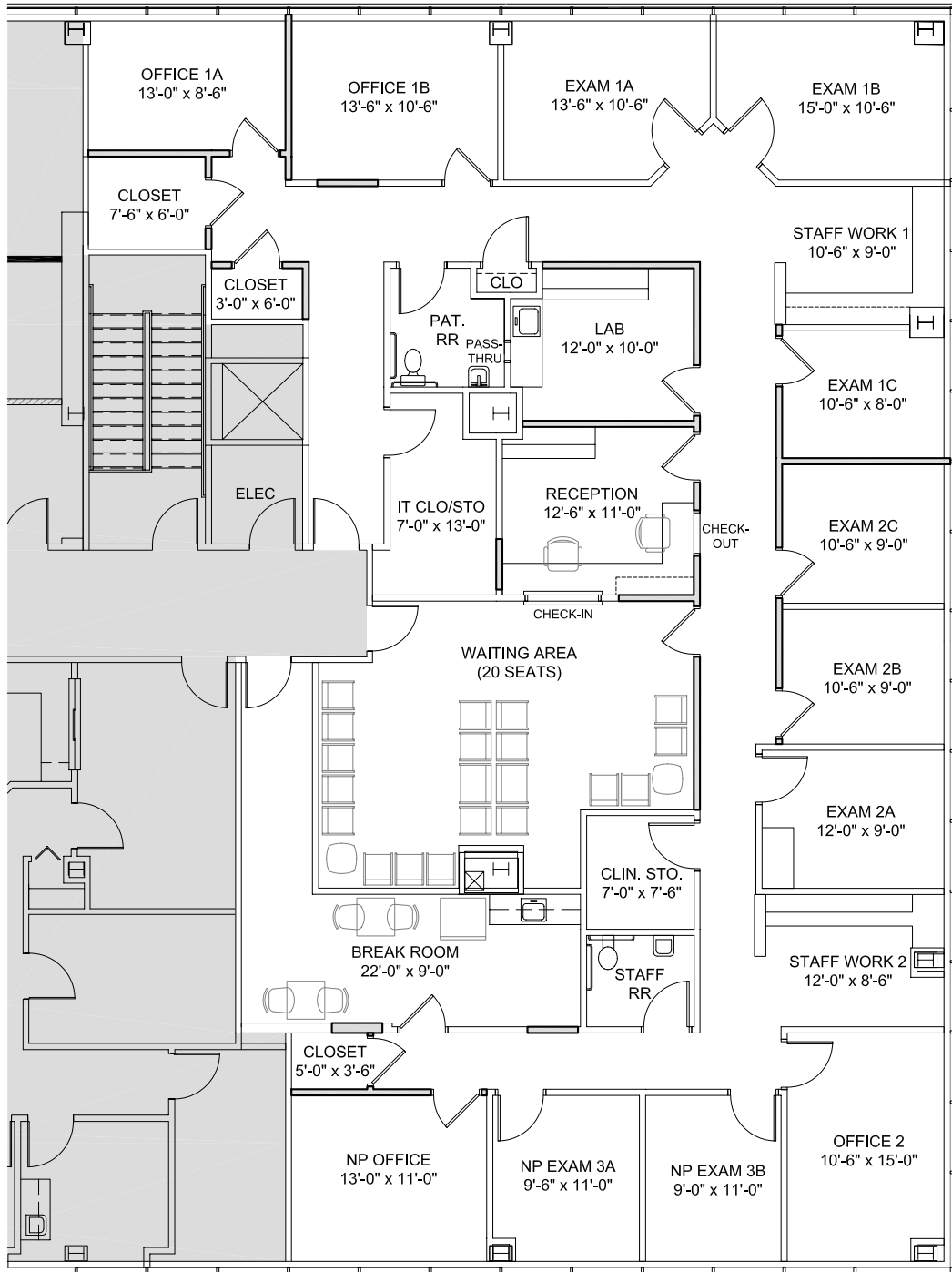


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SUITE PLAN

SUITE 306
4,681 SF



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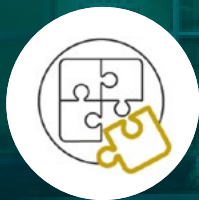
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

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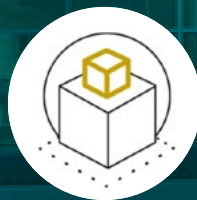
Medical Office
Buildings



WE ADVISE

162

Hospitals



WE BUILD

78

Health Systems



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Our goal is to create exceptional places of care for healthcare providers and the patients they serve.

As one of the top Medical Office and Outpatient Building platforms in the U.S., we own and manage over 20 million square feet of space across the country. Even more importantly, we have developed trusted relationships with the nation's leading hospitals and health systems, helping us deliver exceptional places of care for more than 15,000 physicians and their patients.

At Lillibridge, creating exceptional is the way we do business.

**MEMORIAL REGIONAL
MEDICAL OFFICE BUILDING I**

Leasing Manager:

TYLER MILLER

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