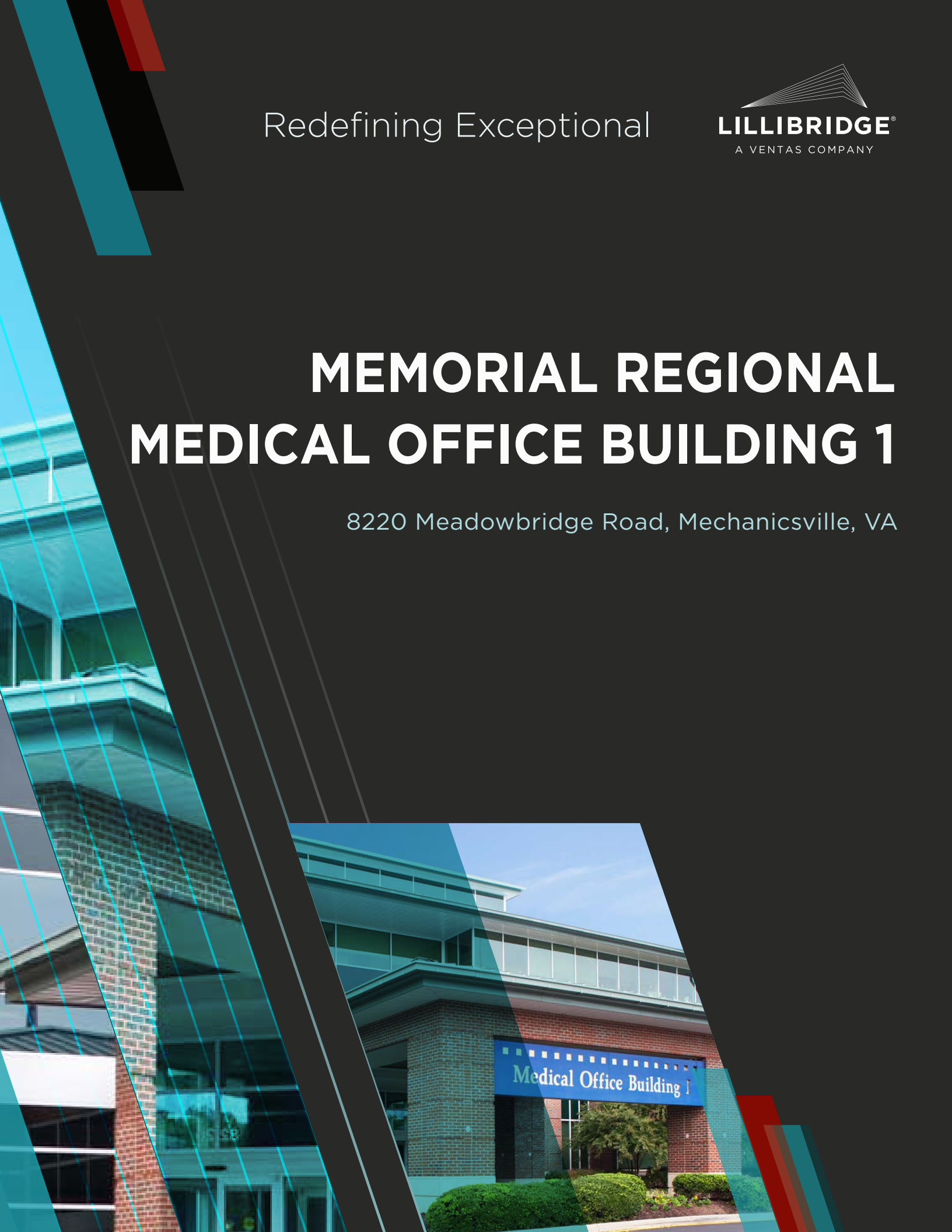


Redefining Exceptional



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.

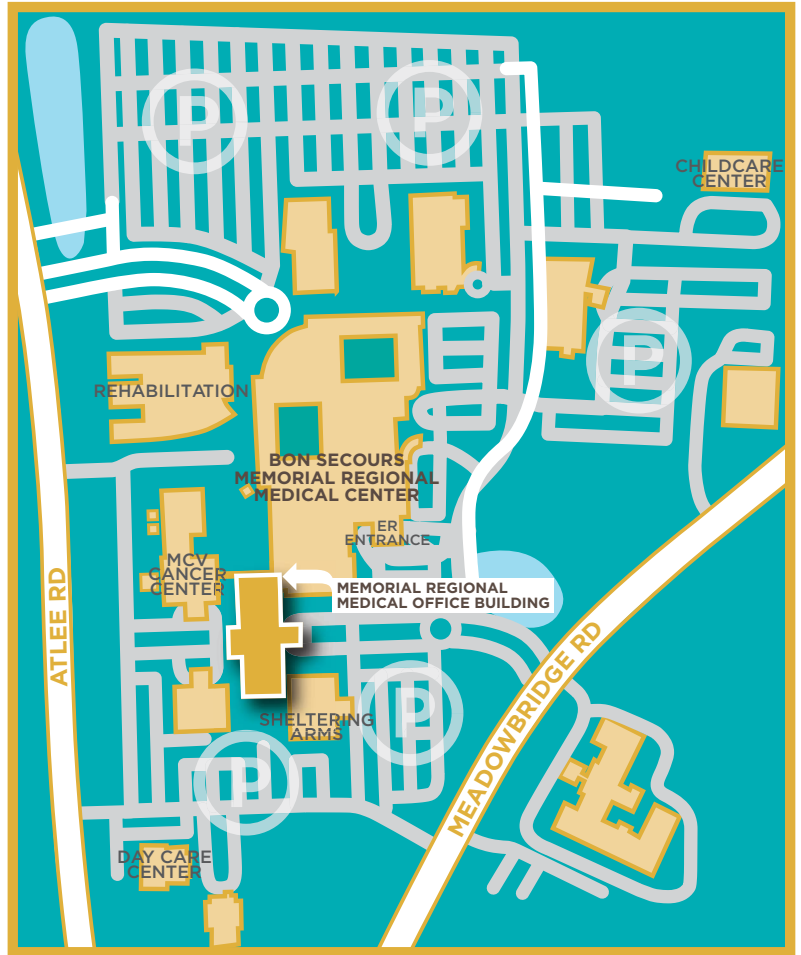
Built in 1993, Memorial Regional Medical Office Building I has provided exceptional care to the medical community for over 25 years. Directly connected to the hospital, Memorial Regional Medical Office Building I is uniquely situated to provide its physicians and patients with convenient access to the 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.

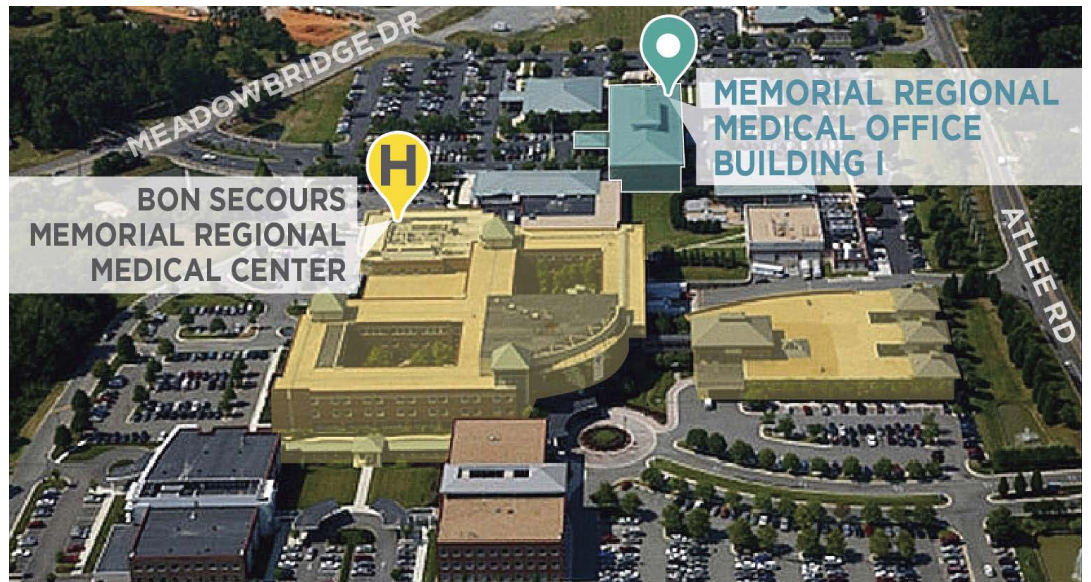


LOCATION MAPS

Bon Secours Regional Medical Center Campus Map



Aerial Map



MEMORIAL REGIONAL MEDICAL OFFICE BUILDING I

8220 Meadowbridge Road, Mechanicsville, VA

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

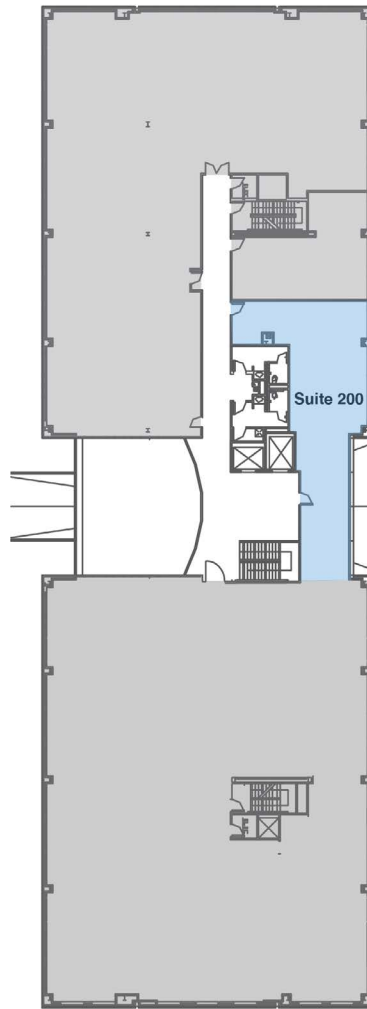
POPULATION	1 Mile	5 Mile
2021 Total Population	4,048	125,220
2026 Total Population	4,224	129,418
Population Growth 2021-2026	4.35%	3.35%
Average Age	40.50	43.30
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	1,578	49,597
2026 Total Households	1,650	51,191
Growth 2021-2026	4.56%	3.21%
Average Household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

AVAILABLE SPACE

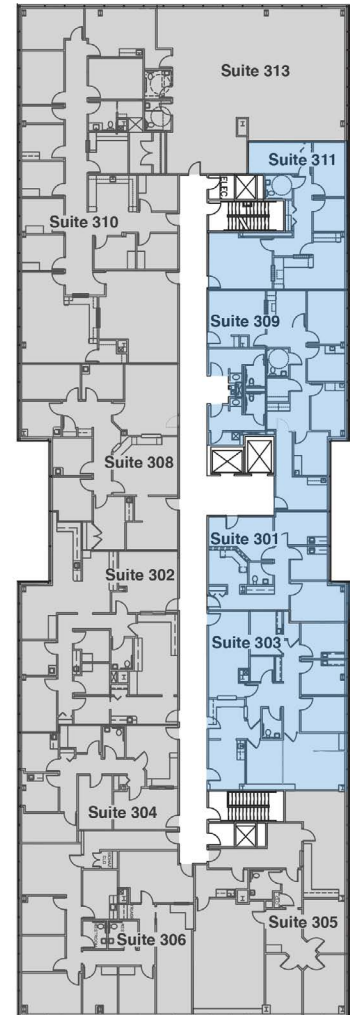
57,246 SF BUILDING

- 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

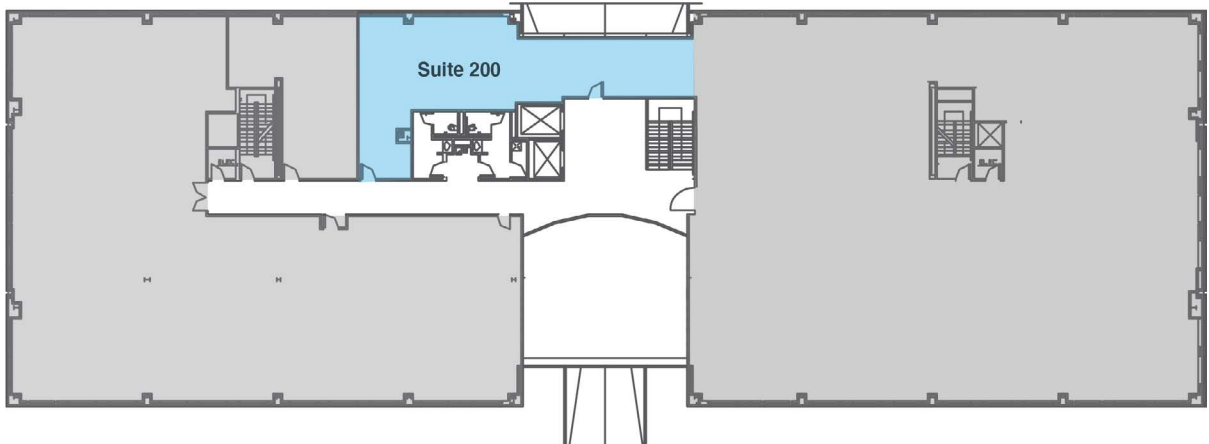
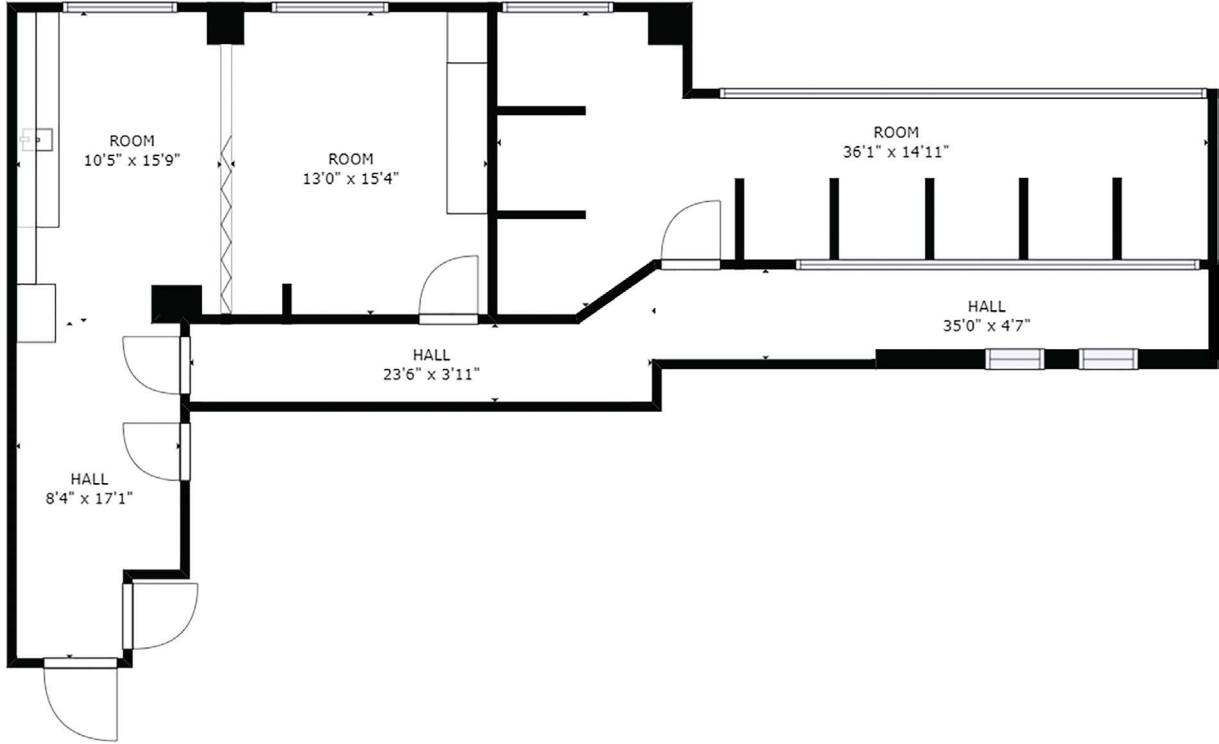


For Leasing Information

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

SUITE PLAN

SUITE 200
1,428 SF



For Leasing Information

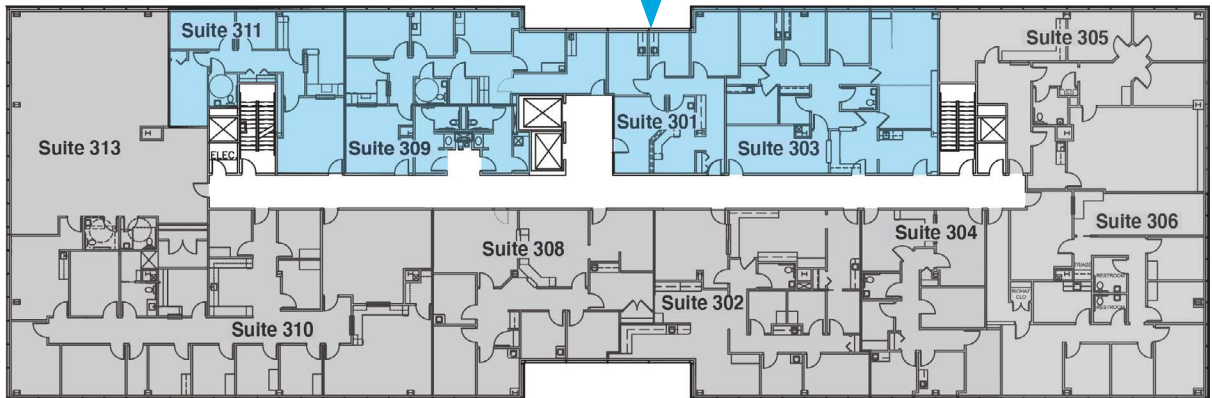
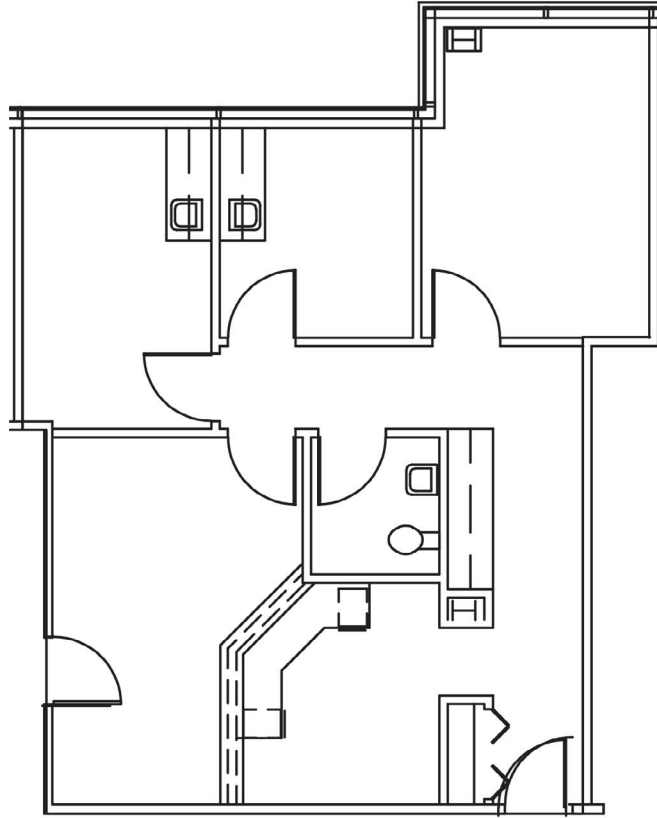
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 301

982 SF

5,379 SF Contiguous



For Leasing Information

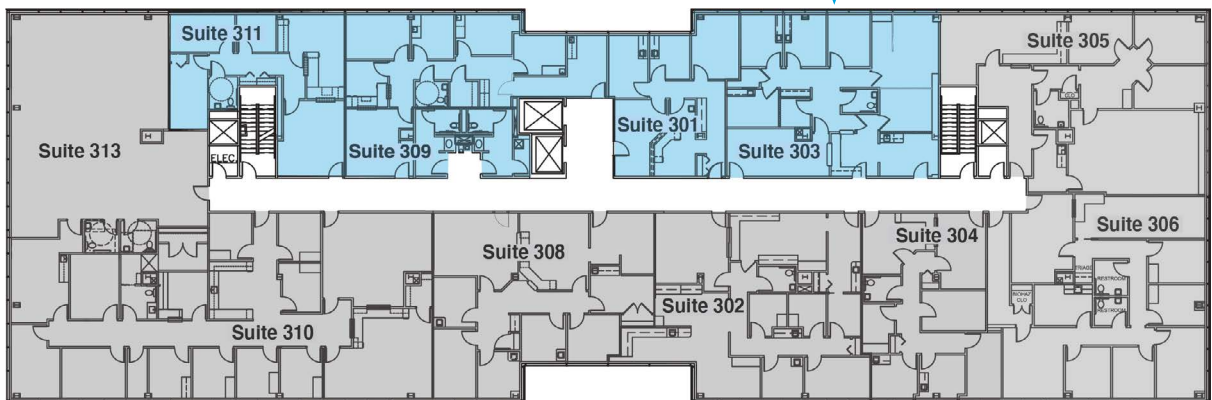
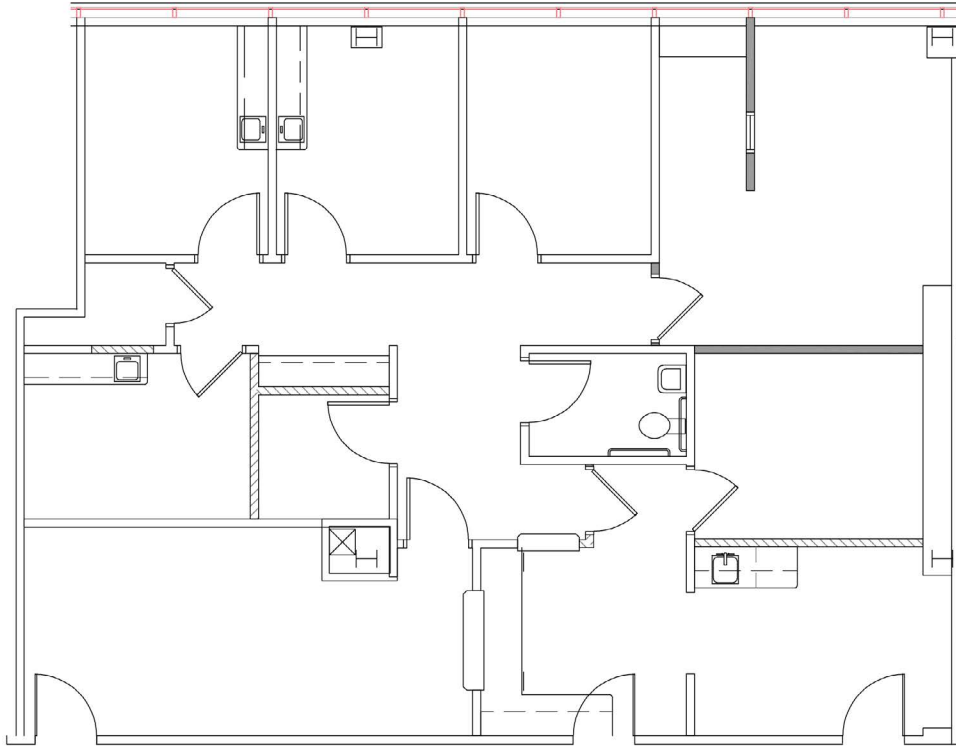
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 303

1,825 SF

5,379 SF Contiguous



For Leasing Information

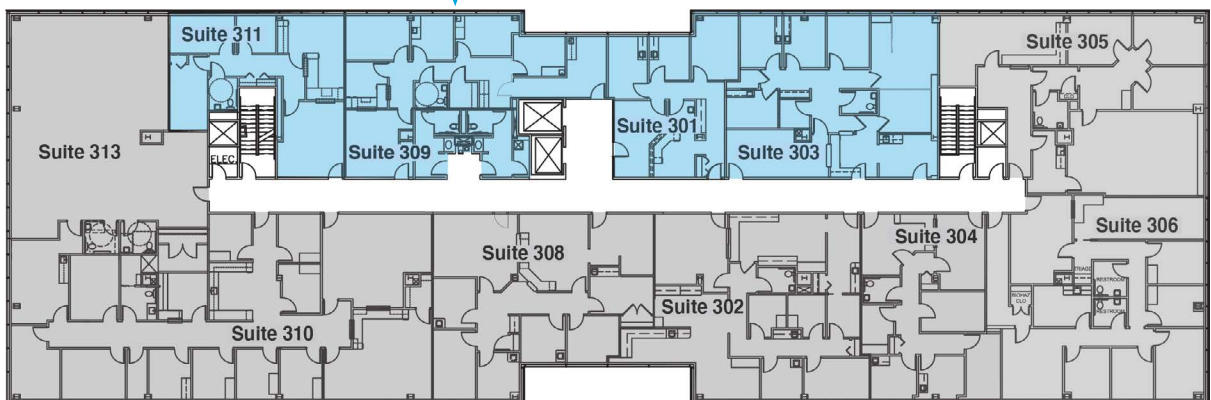
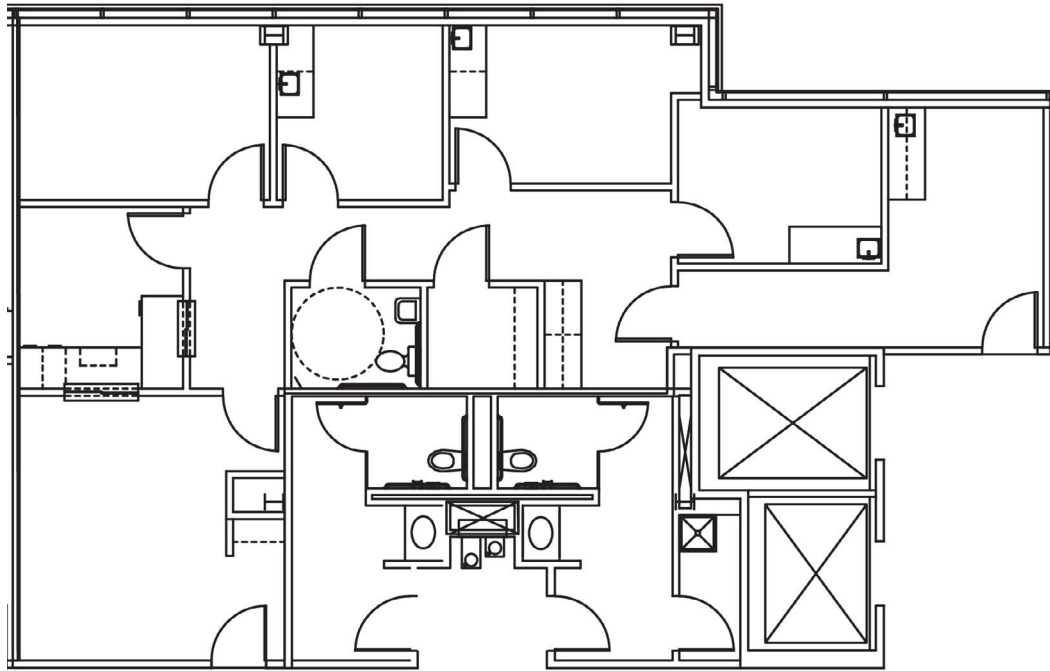
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 309

1,433 SF

5,379 SF Contiguous



For Leasing Information

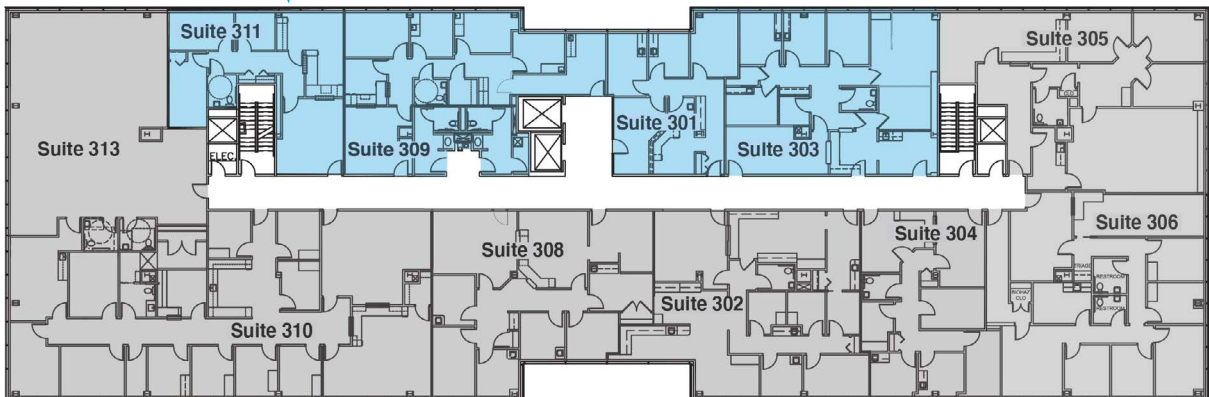
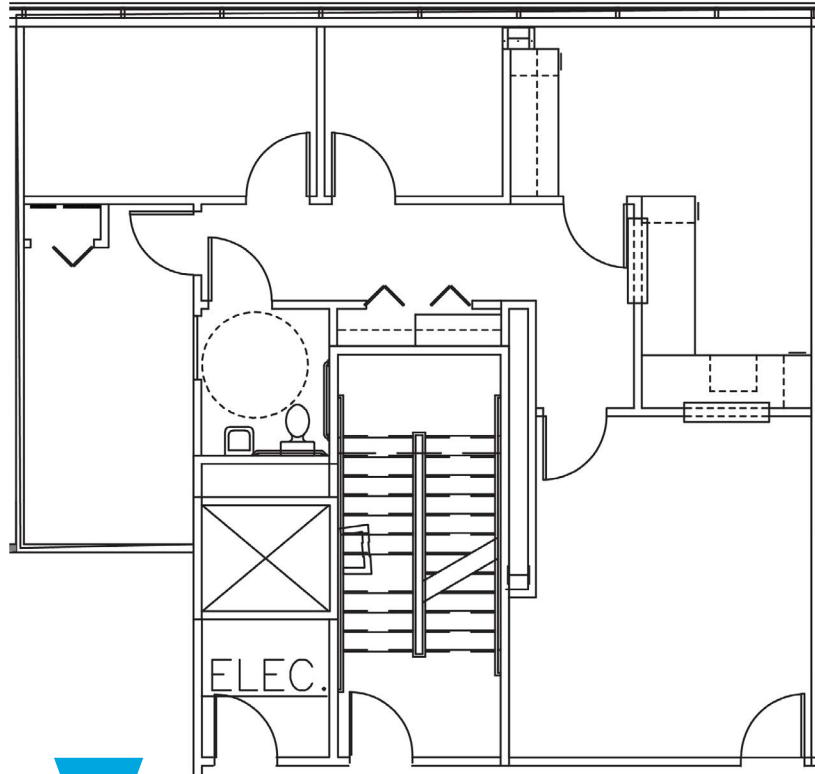
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@lillibridge.com

SUITE PLAN

SUITE 311

1,139 SF

5,379 SF Contiguous



For Leasing Information

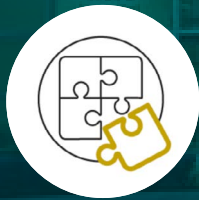
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

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



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION



TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S

ESG ACHIEVEMENTS



ENERGY STAR AWARD 2021 PARTNER OF THE YEAR



IREM CERTIFIED SUSTAINABLE PROPERTY

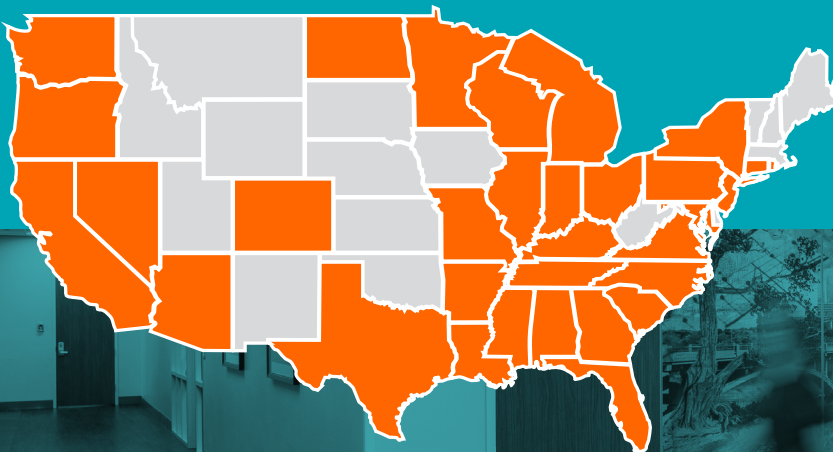


2021 TOP ENERGY STAR CERTIFIED OWNER/OPERATOR OF MEDICAL OFFICE BUILDINGS

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**MEMORIAL REGIONAL
MEDICAL OFFICE BUILDING I**

Regional Leasing Director:

TYLER MILLER

tyler.miller@lillibridge.com

(804) 836-4473



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654