



# Westchester Medical Park Bldg. 1 & 2

601-611 Watkins Centre Pkwy., Midlothian, VA



**1,804 RSF - 10,687 RSF** Outpatient Medical Space Available For Lease

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Owned by:

**Healthpeak®** | **DOC LISTEC 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 250 – 8,535 RSF\* (available 3/1/27)
  - Suite 270 – 2,153 RSF\* (shell condition)
  - \*Can be combined for 10,687 RSF
- **Building 2:**
  - Suite 120 – 2,413 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**

**Bon Secours Westchester Emergency Center**  
24/7 emergency services

60

Molloyhan Trpk  
35,000 ADT

**601 Watkins Center**

**611 Watkins Center**

Watkins Centre Pkwy

60

## Building 1

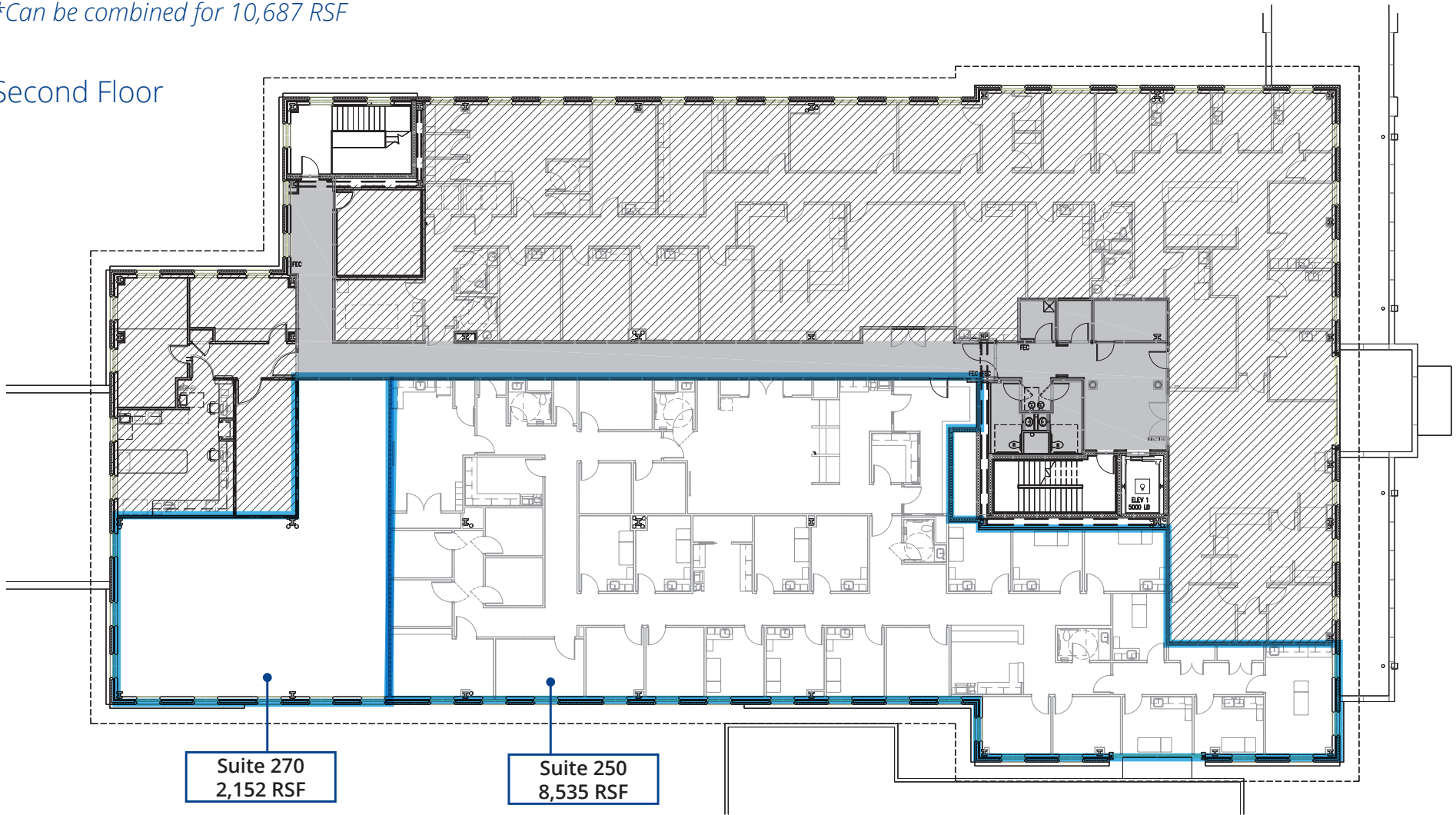
### 601 Watkins Centre Pkwy

Suite 250 - 8,535 RSF\* (available 3/1/27)

Suite 270 - 2,152 RSF\* (shell condition)

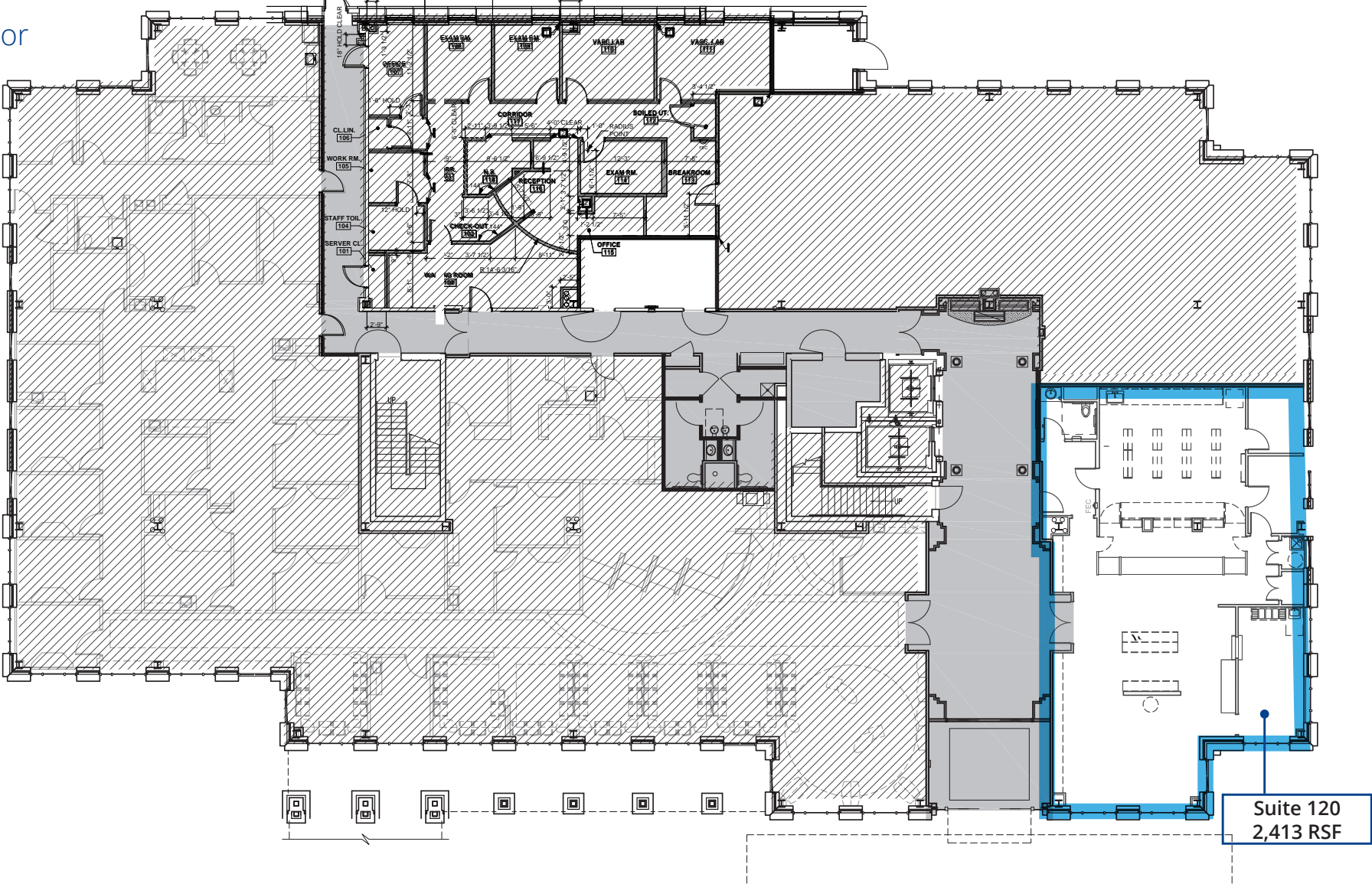
\*Can be combined for 10,687 RSF

## Second Floor



**Building 2**  
**611 Watkins Centre Pkwy**  
Suite 120 - 2,413 RSF

First Floor



**Building 2**  
**611 Watkins Centre Pkwy**

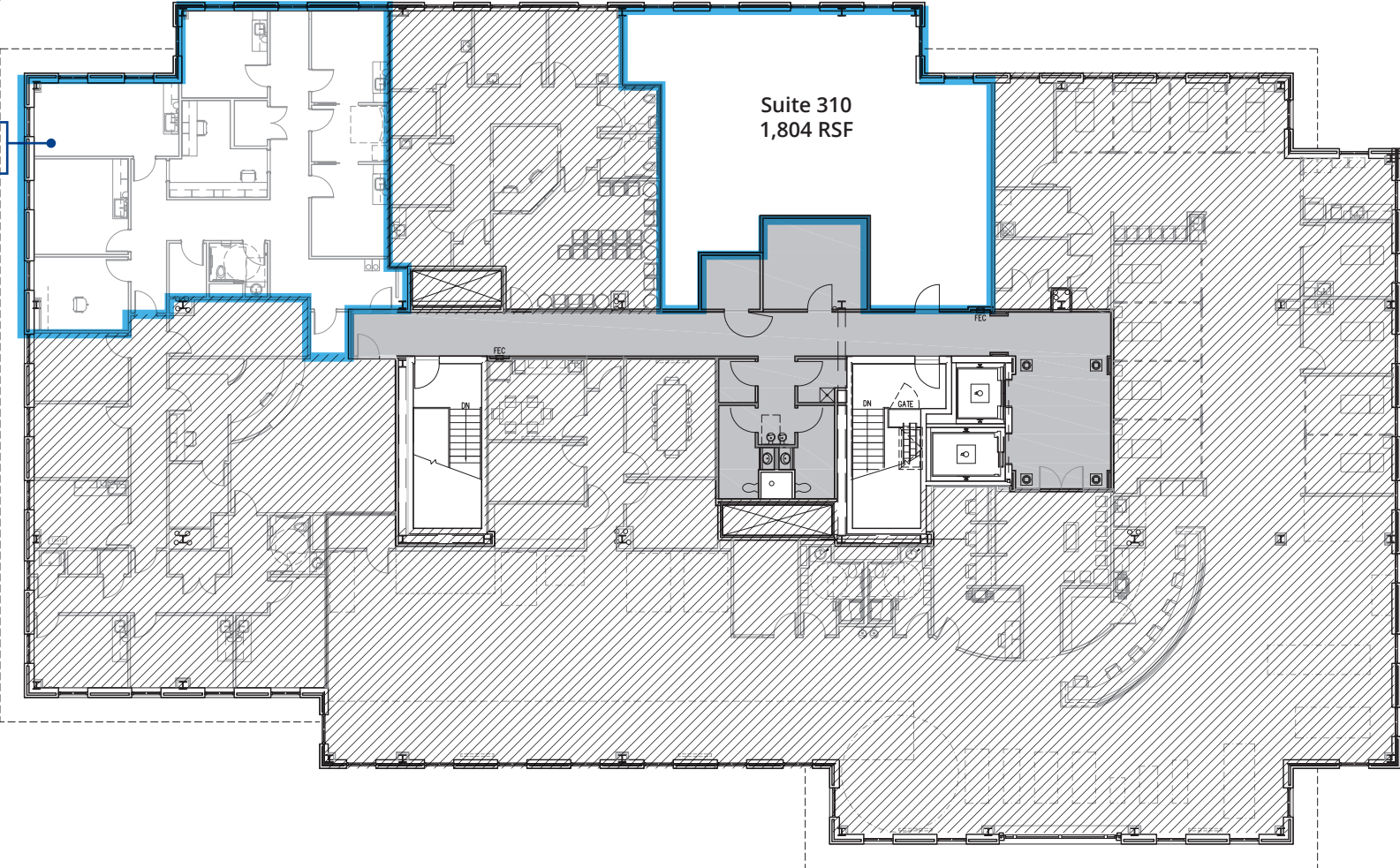
Suite 350A - 2,141 RSF

Suite 310 - 1,804 RSF (shell condition)

Third Floor

Suite 350A  
2,141 RSF

Suite 310  
1,804 RSF



Westchester Medical Park

Building 1



Lobby



Shell Space



Westchester Medical Park

Building 2

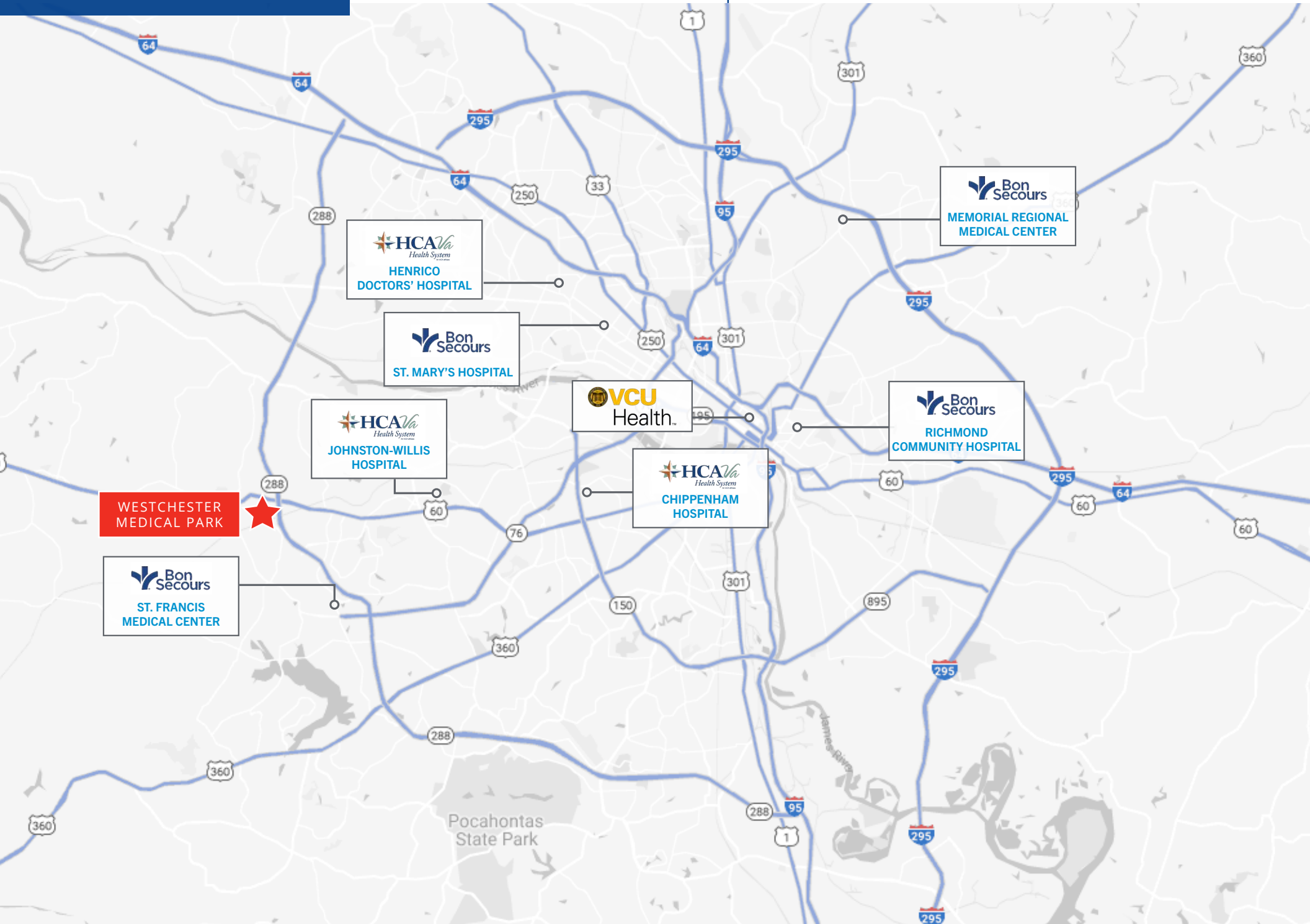


Lobby



Suite 170





**Bon Secours**  
MEMORIAL REGIONAL  
MEDICAL CENTER

**HCA Va**  
Health System  
HENRICO  
DOCTORS' HOSPITAL

**Bon Secours**  
ST. MARY'S HOSPITAL

**HCA Va**  
Health System  
JOHNSTON-WILLIS  
HOSPITAL

**VCU**  
Health

**HCA Va**  
Health System  
CHIPPENHAM  
HOSPITAL

**Bon Secours**  
RICHMOND  
COMMUNITY HOSPITAL

**WESTCHESTER  
MEDICAL PARK**

**Bon Secours**  
ST. FRANCIS  
MEDICAL CENTER

Pocahontas  
State Park

### THE AIRE AT WESTCHESTER

- 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

- 283 home development



### MAIN STREET HOMES

- Development Underway*
- 150 townhomes, 275 apartments

Winterfield Crossing SC

Johnston-Willis Hospital



Publix

Westchester Commons SC

### CHARTER COLONY WEST

- Development Underway*
- 495 homes on 157 acres

Ilymont 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

RIVER CITY SPORTPLEX  
EXPANSION  
*Proposed Development*



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