

MEDICAL OFFICE FOR LEASE  
**THE WOODLANDS**

**NAIDominion**

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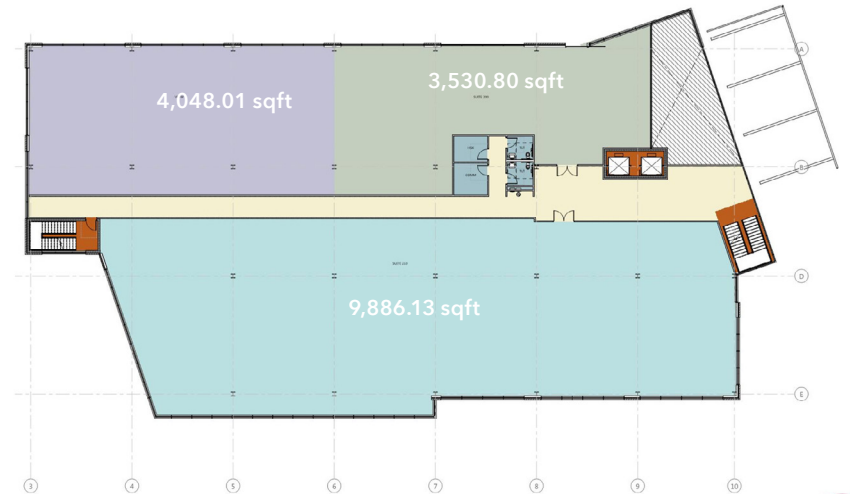
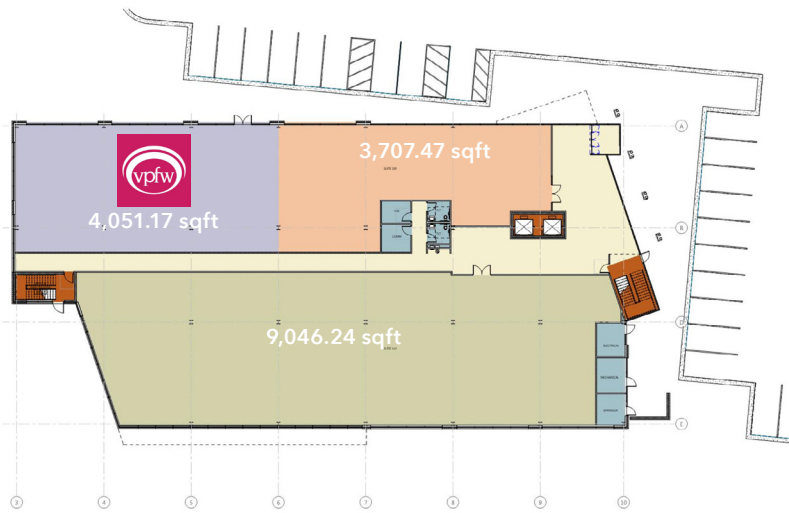
**Cam Maxey**  
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Join Virginia Physicians for Women, one of the largest independent OB-GYN practices in the Mid-Atlantic Region

**Property Highlights**

- 5,000 – 20,000 SF Available
- Class A medical building project to be completed in Spring 2021
- Located along Koger Center Blvd, 0.6 miles from Johnston-Willis Hospital
- Operatory Center
- Ample parking
- Generous tenant improvement allowance
- Available Spring 2021
- Possible signage available



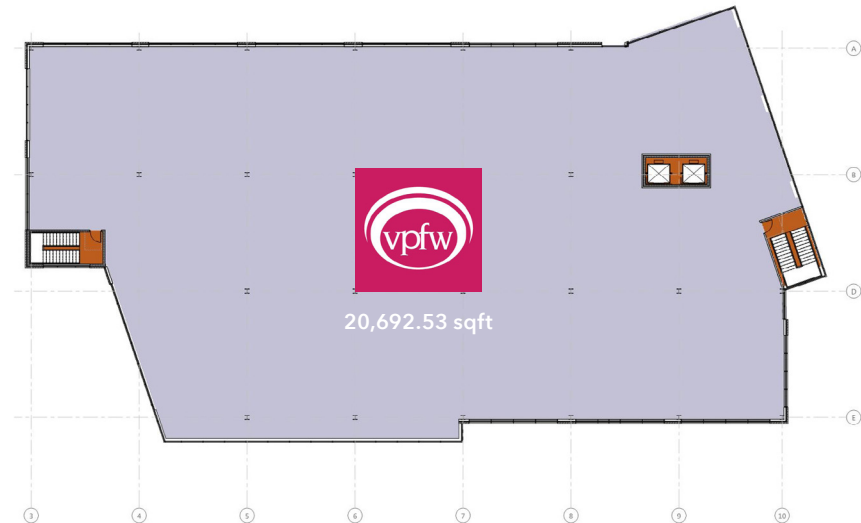
### **AVAILABLE SPACE**

#### **First Floor**

- 9,046.24 USF
- 3,707.47 USF
- 4,051.17 USF, ASC

#### **Second Floor**

- 9,886.13 USF
- 3,530.80 USF
- 4,048.01 USF
- Combined 19,995 USF



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THE WOODLANDS  
**FLOOR PLANS**



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THE WOODLANDS  
**EXTERIOR PHOTOS**

### 2019 POPULATION



1 mile:	8,380
3 miles:	55,817
5 miles:	134,629

### 2019 TOTAL HOUSEHOLDS



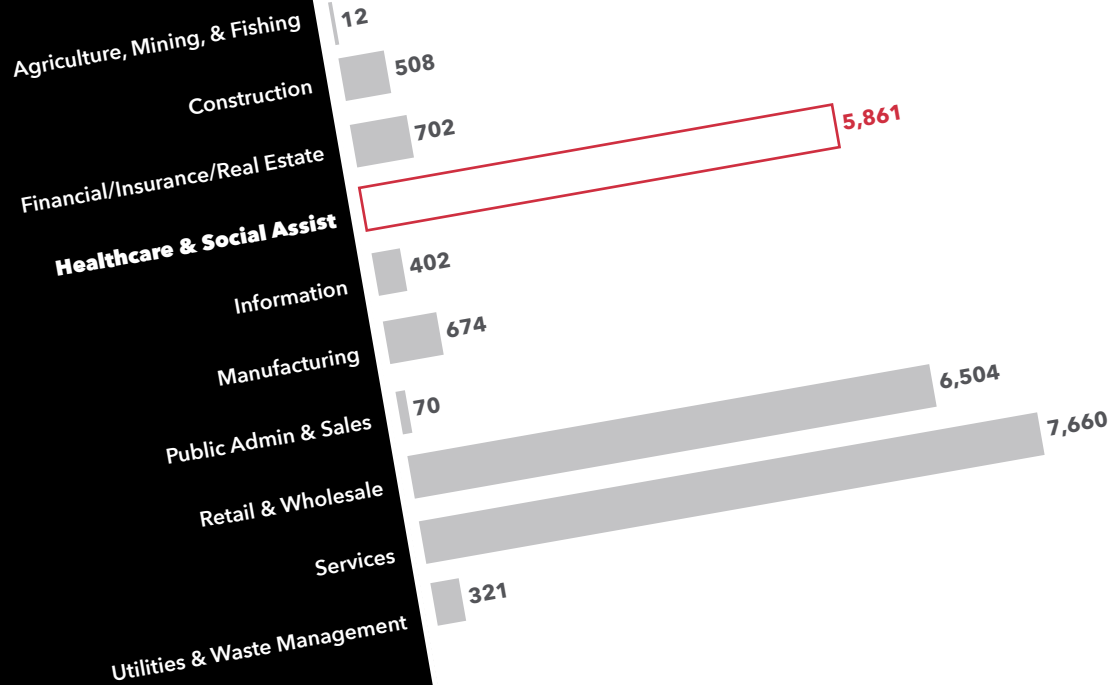
1 mile:	3,6523
3 miles:	22,558
5 miles:	53,471

### MEDIAN HOUSEHOLD INCOME



1 mile:	\$65,947
3 miles:	\$79,340
5 miles:	\$76,267

### DAYTIME EMPLOYEES



### LOCATION FEATURES

- Located 0.7 miles from Johnston-Willis Hospital
- Adjacent to Chesterfield Towne Center, a 945,000 SF Super Regional Mall
- Conveniently located off of Midlothian Turnpike with local and regional access from all of Chesterfield County and the City of Richmond



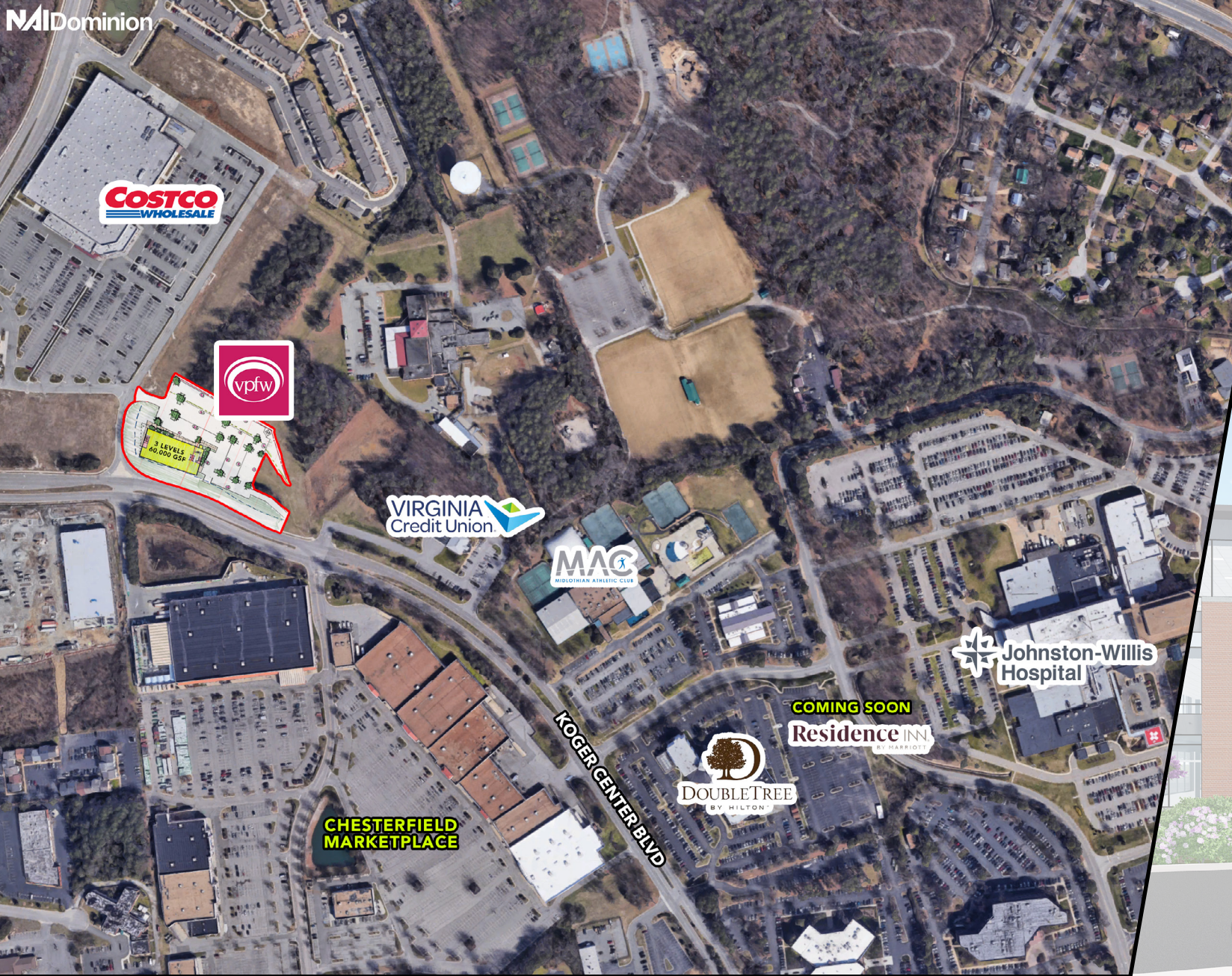
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**DEMOGRAPHICS**

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THE WOODLANDS  
**SITE PLAN**



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THE WOODLANDS  
**AERIAL MAP**