



FOR LEASE

West Creek Office

12720 Tuckahoe Creek Court
Goochland, VA 23238

Property Highlights

- 5,250 - 11,144± SF available in a freestanding Class A medical office building
- Built in 2010, the space is currently configured with 10 exam rooms, 2 X-ray rooms, and multiple private offices
- Flexible floor plan—now divisible to accommodate 5,250± SF users
- Landlord willing to build-to-suit or modify layout to meet tenant-specific needs
- Pylon Interstate signage on Route 288
- Excellent visibility and access off Route 288 at West Creek Parkway
- 4/1,000± SF parking ratio
- Lease Rate: Call agent for pricing

For More Information:

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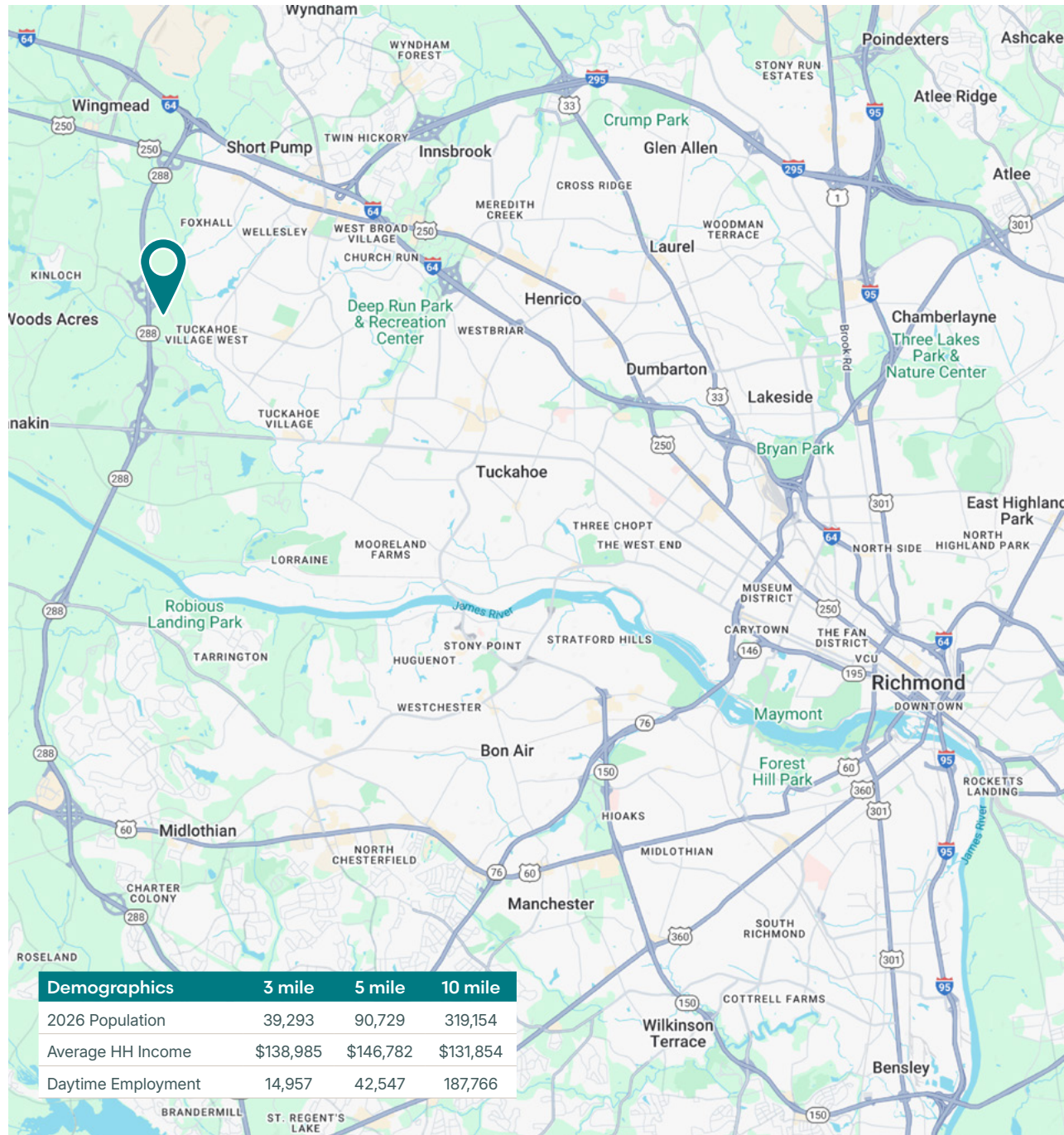
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Location Highlights



- **West Creek Business Park** in Goochland, Virginia, is a prominent and rapidly developing commercial hub with a blend of natural beauty, strategic location, and major corporate investment.
- **Direct access to major highways:** I-64, I-95, I-295, Broad Street (Route 250), and Patterson Avenue (Route 6)
- **Businesses in the region:** Capital One, CarMax, Virginia Farm Bureau, Performance Food Group, and the Federal Reserve Bank of Richmond.
- Pharmaceutical giant **Eli Lilly** and Company announced a \$5 billion investment to build a state-of-the-art manufacturing facility in West Creek. **Creating 650 high-paying jobs.**



- **Hardywood's destination brewery** includes a public taproom with a built-in stage, a mezzanine-level private event space with conference room, an outdoor patio and beer garden, gazebos and fire pits, and a large outdoor tent. **2 miles from location**

