



FOR LEASE

West Creek Office

12720 Tuckahoe Creek Court | Goochland, VA 23238



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

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:

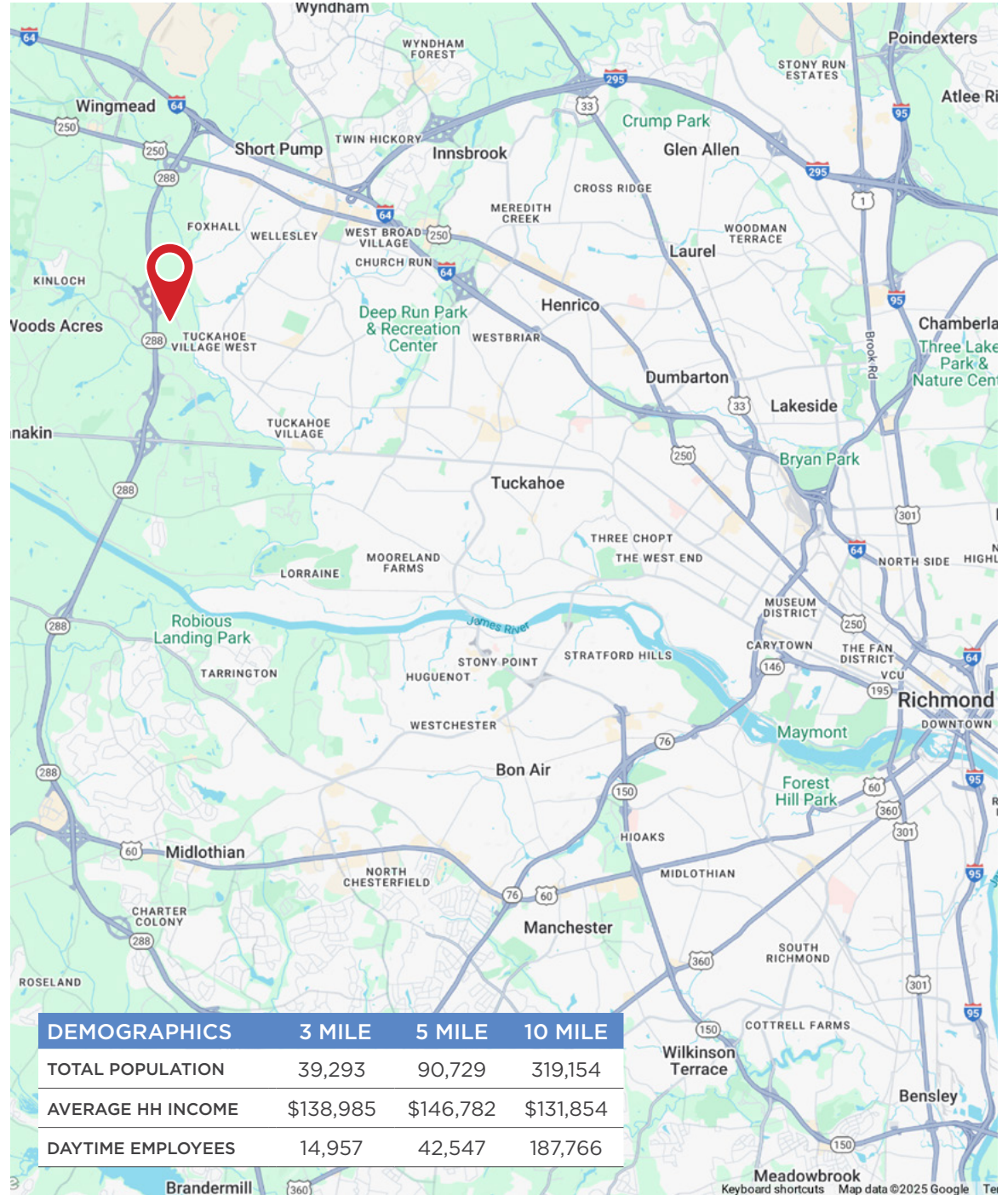
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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	39,293	90,729	319,154
AVERAGE HH INCOME	\$138,985	\$146,782	\$131,854
DAYTIME EMPLOYEES	14,957	42,547	187,766



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 West Creek - 2 miles

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.

