

# FOR LEASE

MEDICAL OFFICE

# Henrico Doctors' Courtyard Building

7603 Forest Avenue, Suite 301 | Henrico, VA 23229



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 2,666± RSF medical office condo available for lease in the Henrico Doctors' Hospital campus
- › Waiting room, reception, lab, 6 exam rooms, 2 offices, 3 restrooms, filing room, and break room
- › Immediate access off elevator lobby
- › Available immediately
- › Asking \$20.00 PSF, NNN  
NNN charges include janitorial services, water, and sewer;  
Estimated to be \$4.50 PSF

## 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.



OFFICE



RECEPTION AREA



EXAM ROOM

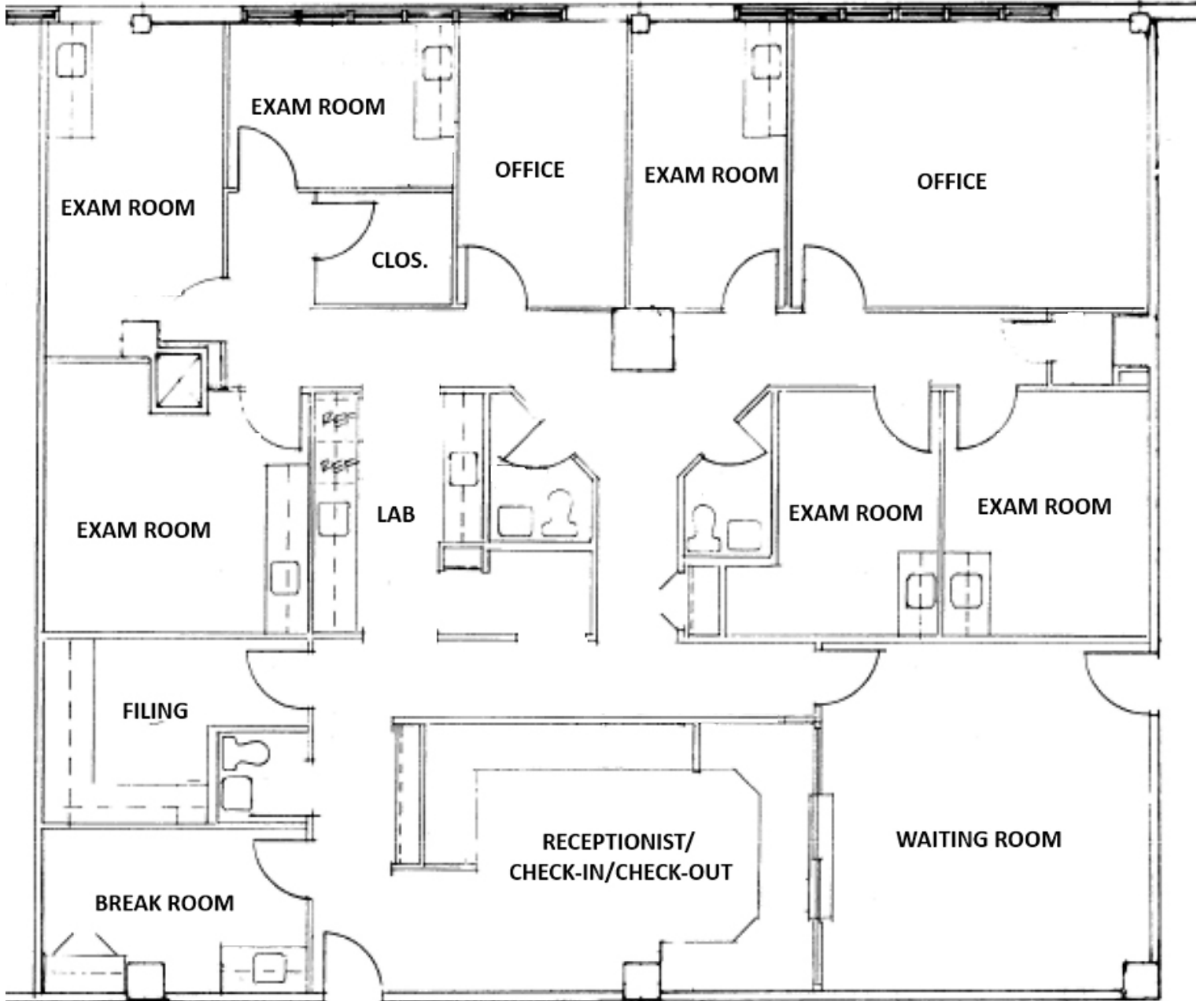


EXAM ROOM

# FLOOR PLAN

Suite 301 - 2,666 SF

Waiting room, reception, lab, 6 exam rooms, 2 offices, 3 restrooms, filing room, and break room



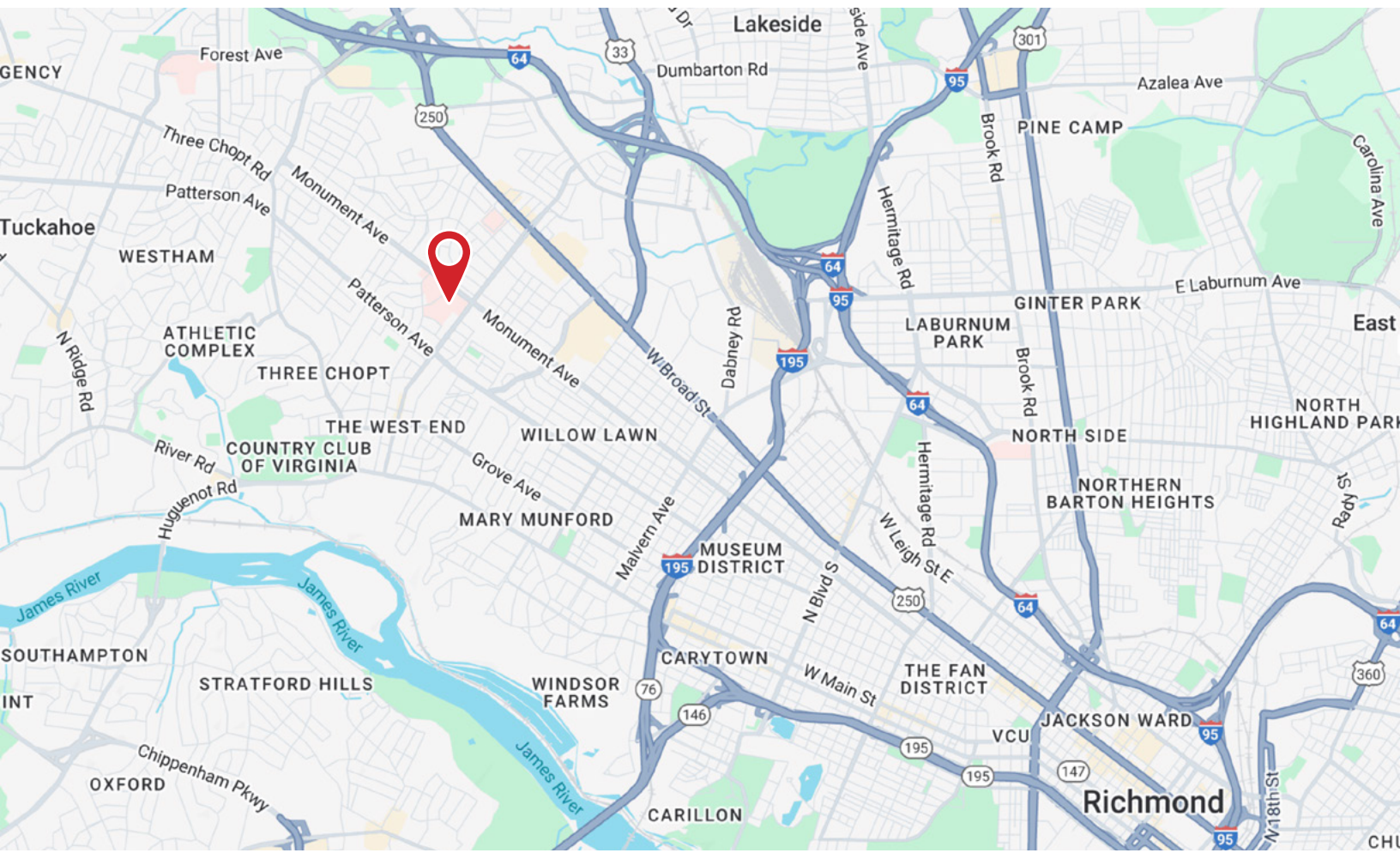
# SURROUNDING AREA



**HENRICO DOCTORS' HOSPITAL**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,513	93,082	213,652
AVERAGE HH INCOME	\$99,874	\$105,642	\$115,085
DAYTIME EMPLOYEE	11,063	73,969	146,940

1 Mile to Interstate 64



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