



# BELL CREEK MEDICAL PAVILION

NEW CLASS A MEDICAL OFFICE OPPORTUNITY IN MECHANICSVILLE  
AVAILABLE 2025

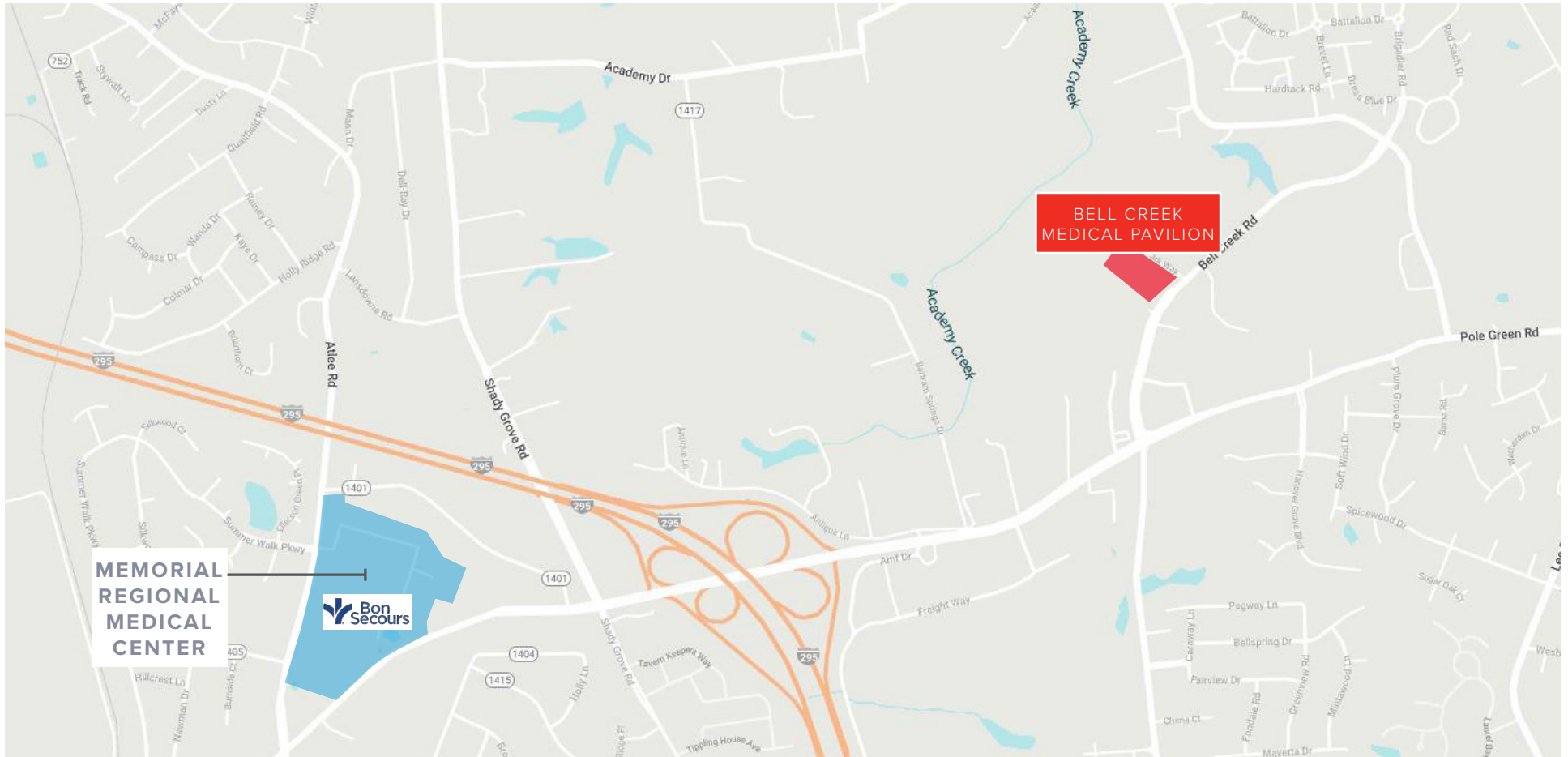
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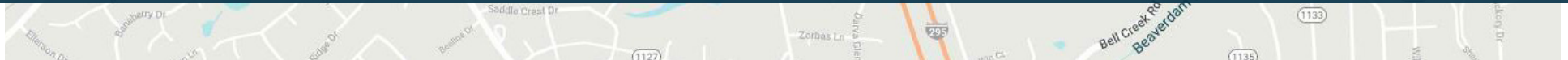


# BELL CREEK MEDICAL PAVILION'S REGIONAL LOCATION PROVIDES IMMEDIATE ACCESS TO BON SECOURS MEMORIAL REGIONAL MEDICAL CENTER & I-295



## PROJECT SUMMARY

- **Phase 1:** 2-story, 38,255 square feet Class A Medical Office Building located on Bell Creek Road, Mechanicsville's medical office hub
- One of a kind, off campus Class A Medical Office opportunity near Memorial Regional Medical Center
- Located along I-295 corridor providing convenient patient access from Virginia Center to Mechanicsville
- Delivery July 2025
- Expansion capability for additional 35,000 SF building



# MECHANICSVILLE'S PREMIER MEDICAL OFFICE



## WHY BELL CREEK MEDICAL PAVILION?



Located in the Bell Creek Medical Submarket



High-end architectural details



25,648 VPD on Pole Green Road



Build-to-suit medical office space built specific to your needs



Direct access to I-295 providing easy access to all areas for employees and patients



Abundant existing residential and residential developments nearby

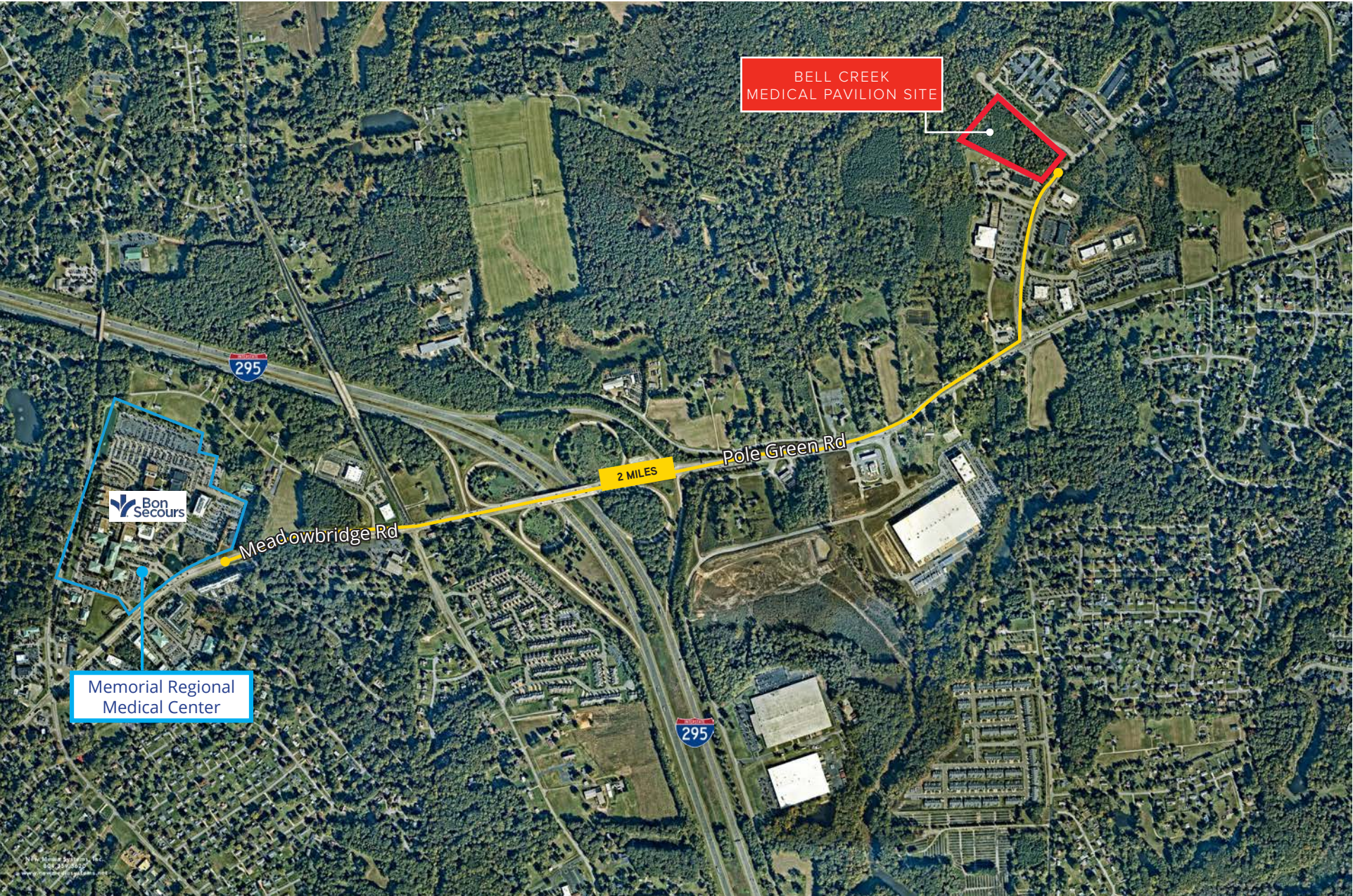


Proximity to Bon Secours Memorial Regional Medical Center and dozens of multi specialty practices

# BELL CREEK MEDICAL AERIAL

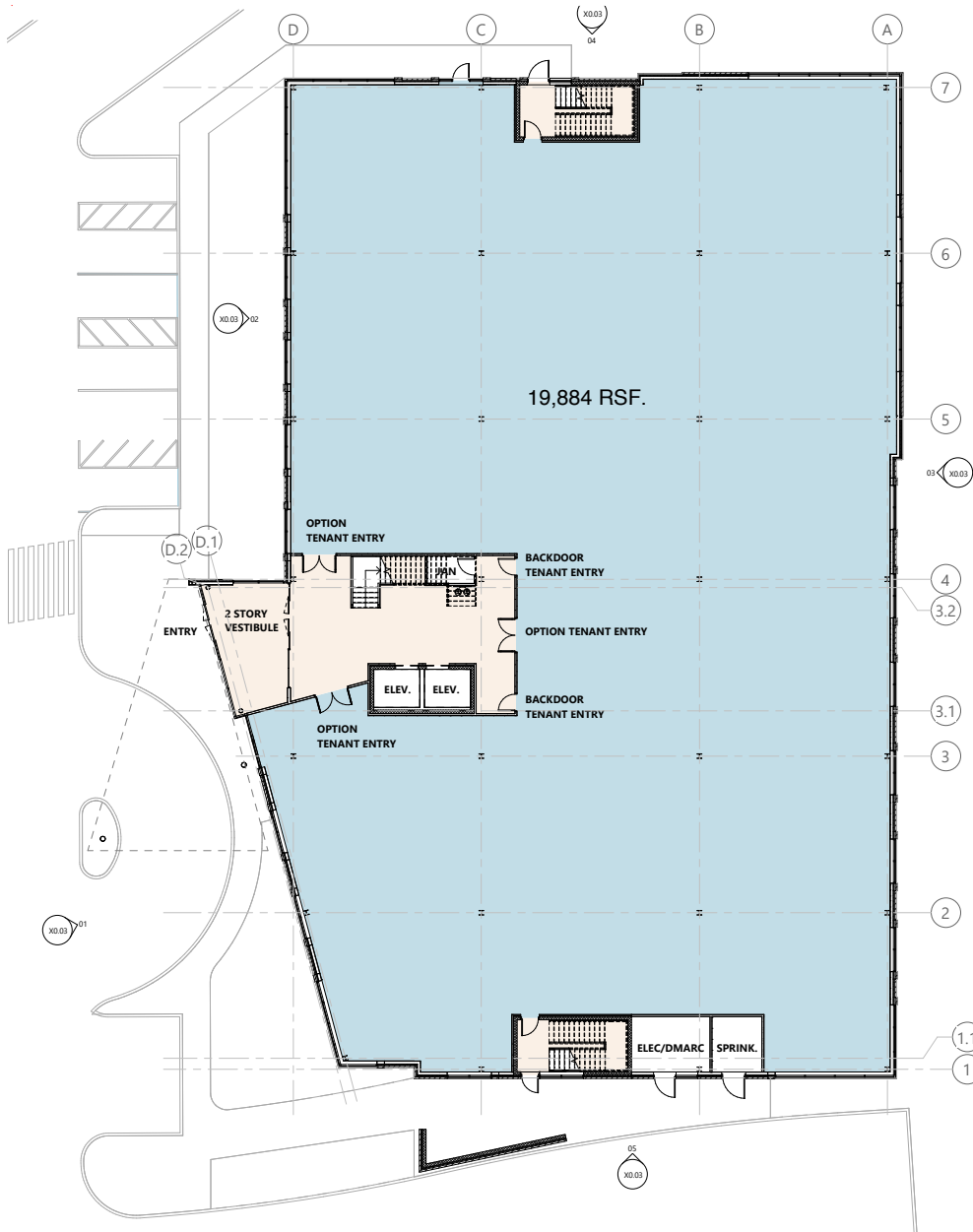


# BELL CREEK MEDICAL I-295 AND MEMORIAL REGIONAL MEDICAL CENTER AERIAL

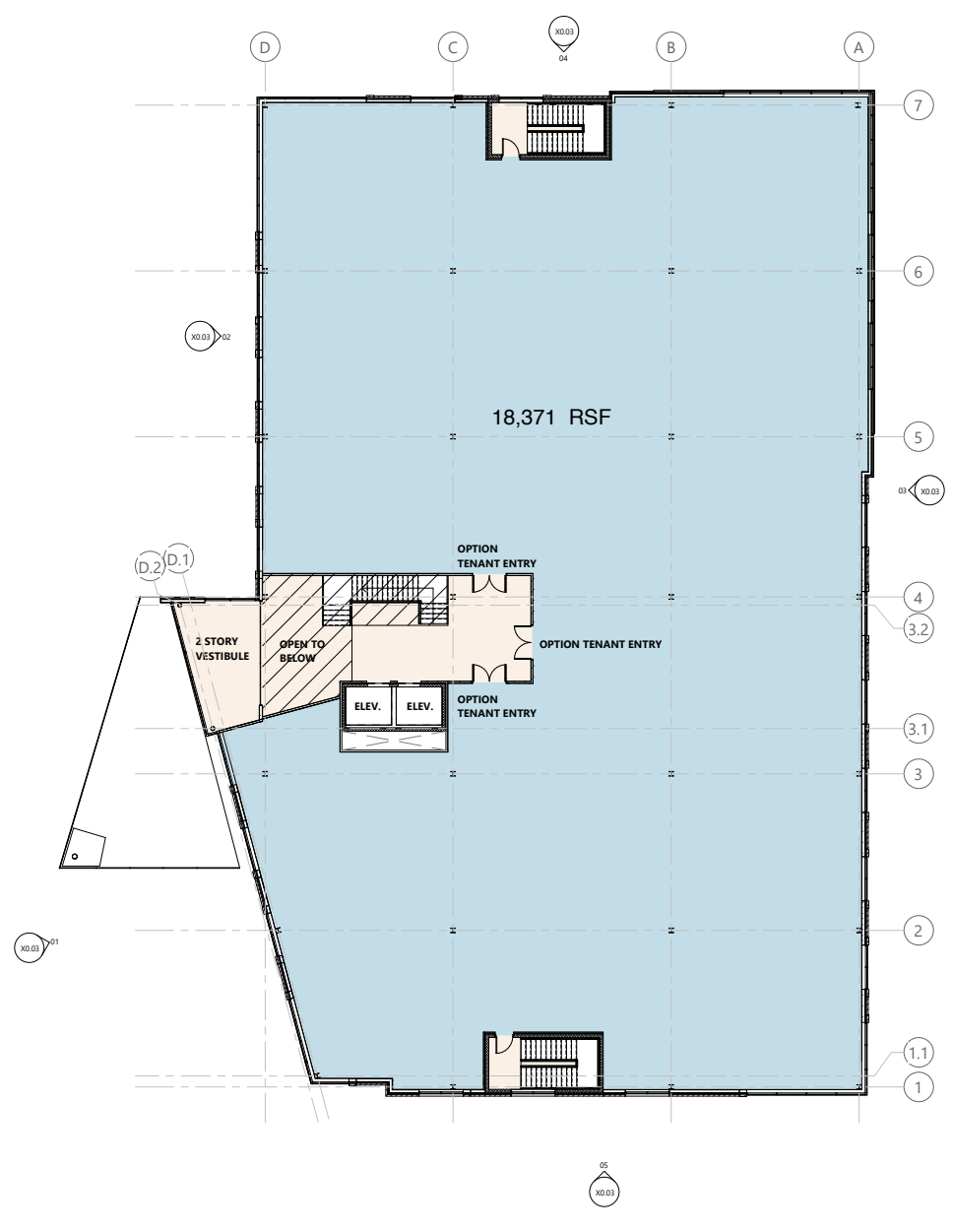


# BUILDING I PLANS

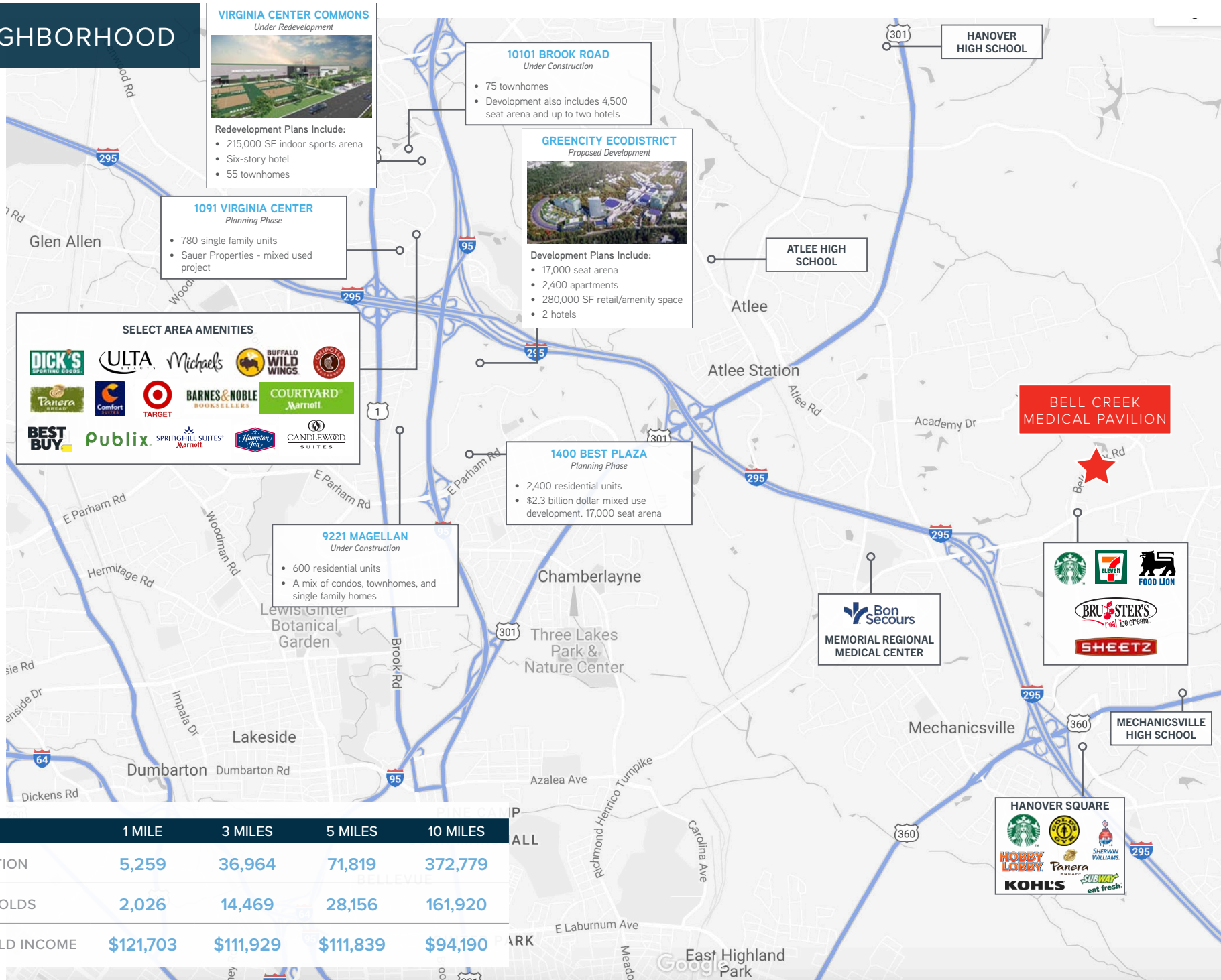
FIRST FLOOR - 19,884 RSF



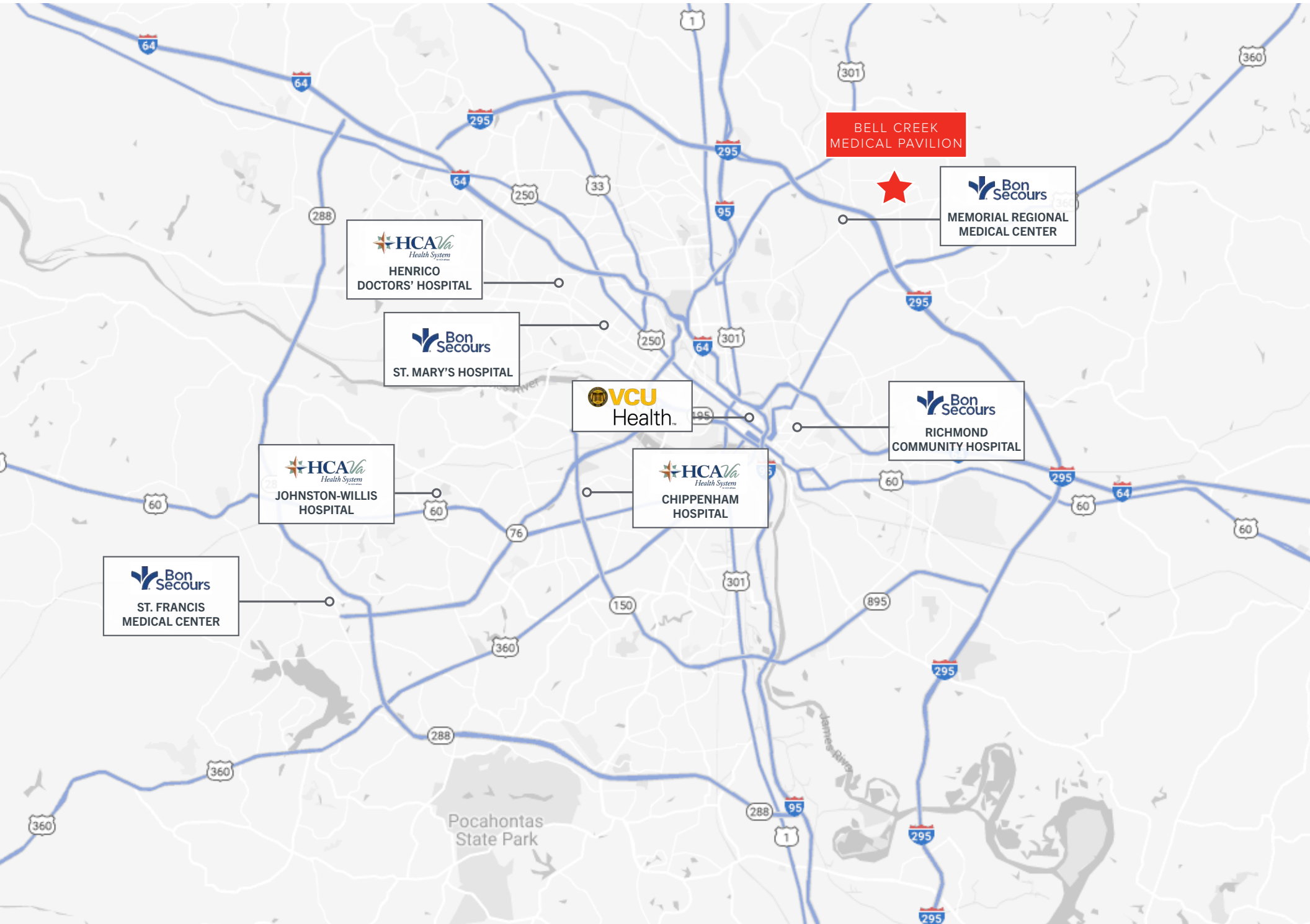
SECOND FLOOR - 18,371 RSF



# THE NEIGHBORHOOD



# RICHMOND HOSPITALS



BELL CREEK  
MEDICAL PAVILION



**Bon Secours**  
MEMORIAL REGIONAL  
MEDICAL CENTER

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

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

**VCU**  
Health

**Bon Secours**  
RICHMOND  
COMMUNITY HOSPITAL

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

**HCA Va**  
Health System  
CHIPPENHAM  
HOSPITAL

**Bon Secours**  
ST. FRANCIS  
MEDICAL CENTER

Pocahontas  
State Park





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