



**THALHIMER**

**OFFICE FOR LEASE**  
**Capital City Physicians Building**  
8002 Discovery Drive | Richmond, VA

**RECENT RENOVATIONS COMPLETE**



**EXCELLENT LOCATION, MEDICAL/OFFICE WITH RENOVATED COMMON AREAS!**

For more information, contact:

**AMY BRODERICK**  
Senior Vice President  
804 344 7189  
[amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com)

**KATE HOSKO**  
Vice President  
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Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Henrico Doctors'  
Hospital

### Property Features

- Fresh and modern newly renovated common areas and restrooms
- New canopy at building entry for covered drop offs
- Abundant natural light and tree line views in every suite
- New HVAC
- High ceilings
- Vacancies are in shell condition and fully customizable
- Water bottle filling stations on each floor
- Digital building directory
- Eyebrow and monument signage available

### Location

- Directly across Forest Ave from Henrico Doctors' Hospital | 8-minute drive to Saint Mary's Hospital
- Great proximity to affluent neighborhoods: \$150,000 average household income; 28% of households earn > \$200,000
- Direct access to Cheswick Park and walking trails
- 1.5 miles to I-64

### Join Existing Medical and Professional Tenants



- Lawrence G. Miller III, MD
- Dr. James Jones, MD

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Third Floor

Suite 310 B – 2,336 RSF



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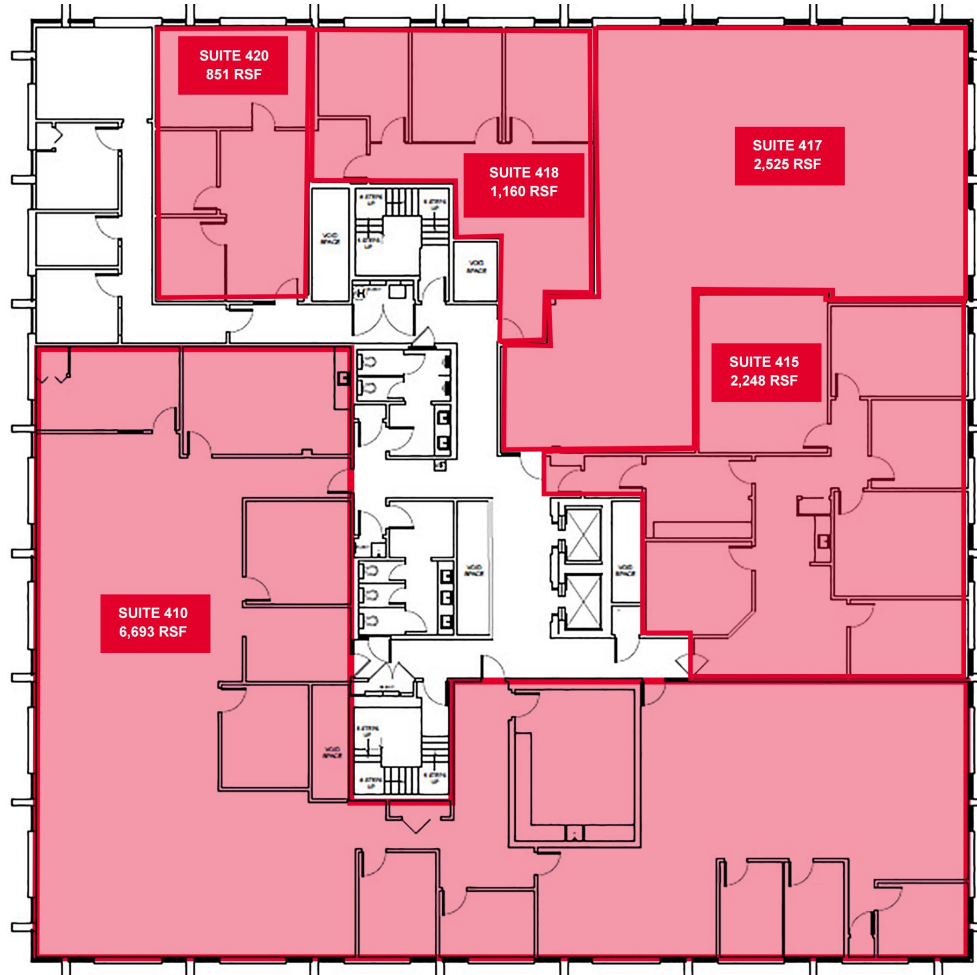
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**Fourth Floor**

- Suite 410 – 6,693 RSF
- Suite 415 – 2,248 RSF
- Suite 417 – 2,525 RSF
- Suite 418 – 1,160 RSF
- Suite 420 – 851 RSF

Max Contiguous 13,477 RSF



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