

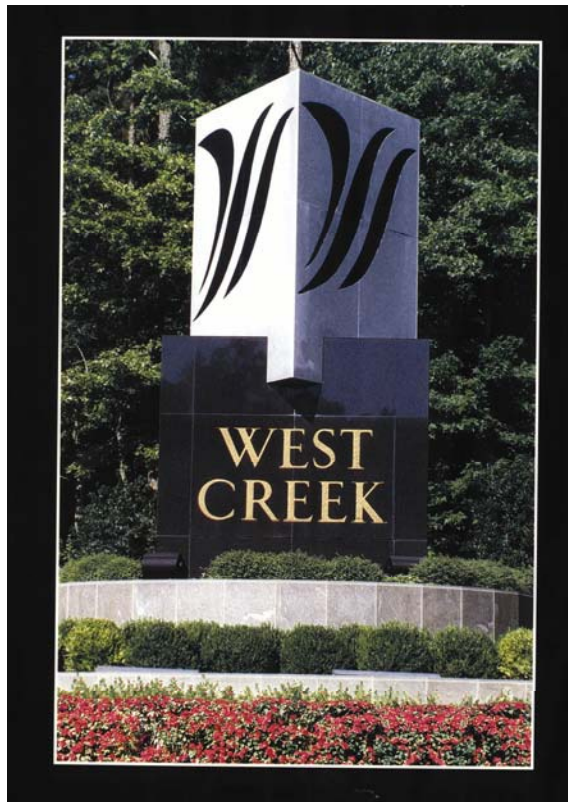
# West Creek Business Park



Prepared by:  
West Creek Associates, LLC



# Welcome to West Creek

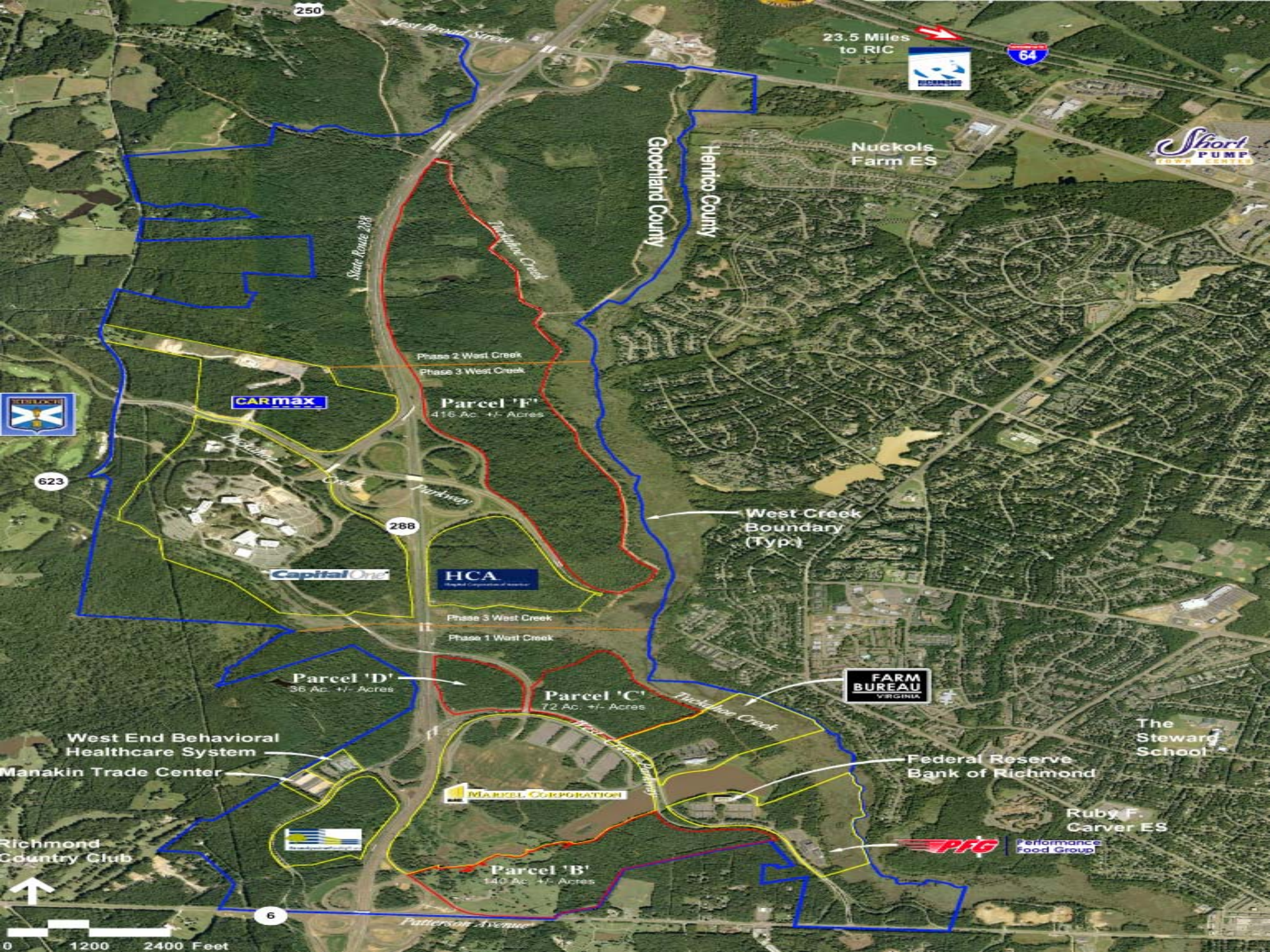


**Richmond's Premiere  
Business Park**



## Location

**West Creek is Richmond's premiere business park located in Goochland County just west of the Henrico County line defined by West Broad Street to the north, Patterson Avenue to the south and Route 288 running through the middle.**



250

23.5 Miles to RIC



64



Goochland County  
Henrico County

Nuckols Farm ES

State Route 288

Phase 2 West Creek  
Phase 3 West Creek

Parcel 'F'  
416 Ac +/- Acres

CARMAX

623

288

Capital One

HCA  
Hospital Corporation of America

West Creek Boundary (Typ.)

Phase 3 West Creek  
Phase 1 West Creek

Parcel 'D'  
36 Ac +/- Acres

Parcel 'C'  
72 Ac +/- Acres

FARM BUREAU VIRGINIA

West End Behavioral Healthcare System  
Manakin Trade Center

Federal Reserve Bank of Richmond

The Steward School

MARKET CORPORATION

Ruby F. Carver ES

Richmond Country Club

PFG Performance Food Group

Parcel 'B'  
140 Ac +/- Acres

6

Patterson Avenue

0 1200 2400 Feet



# History of West Creek

- 1988** Assemblage and rezoning by original owner, NCNB Holdings
- 1995** Motorola purchases site for semi-conductor plant
- 2000** Remaining property sold to West Creek Associates
- 2001** CapitalOne purchases 316 acres for campus
- 2003** CarMax purchases 100 acres for headquarters
- 2004** Route 288 opens
- 2005** Pruitt Family becomes an equity owner with West Creek Associates
- 2006** HCA purchases 60 acres for a regional hospital
- 2006** Brandywine Realty Trust purchases 25 acres for speculative office space

# Properties Developed by Principals



Hillcrest, Arrington and  
Meridian Buildings  
**Glen Forest Office Park**



*Short*  
PUMP  
TOWN CENTER

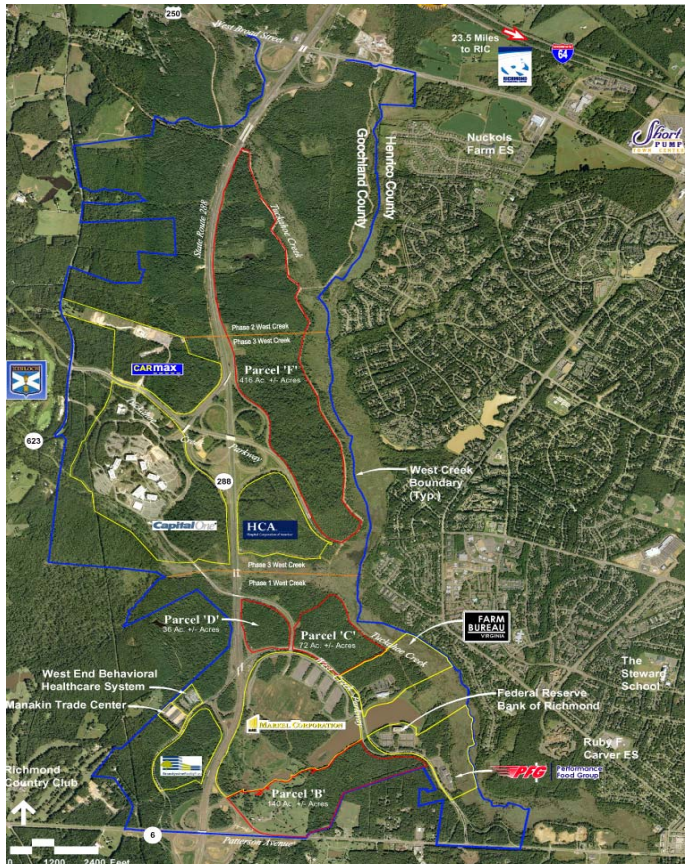
# Other Properties Owned by Principals



THE  
SANCTUARY  
AT KIAWAH ISLAND

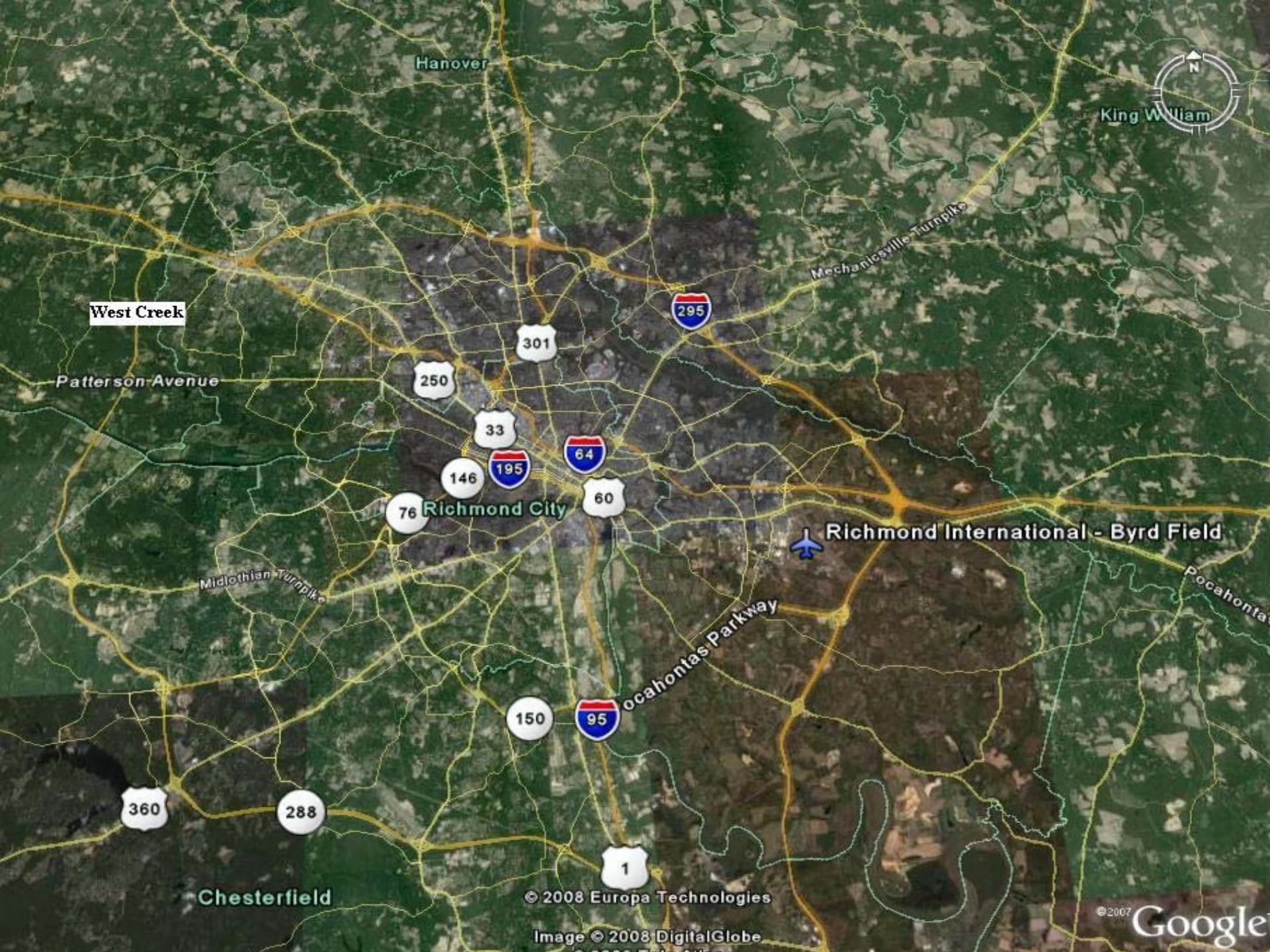


# Transportation System



## EXCELLENT ACCESSIBILITY TO ENTIRE RICHMOND METRO AND POINTS BEYOND:

- Rt. 288 – 4.5 miles through center of West Creek
- 4 full interchanges serving the park
- Easy Access to Rt. 250 (West Broad) and Rt. 6 (Patterson Ave.) as well as I-64 East/West and I-95 North/South



Hanover

King William



West Creek

Patterson Avenue

Mechanicsville Turnpike



Richmond City



Richmond International - Byrd Field

Midlothian Turnpike

Pocahontas Parkway

Pocahontas Parkway



Chesterfield

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# Size and Available Acreage

- West Creek consists of 3,500 acres, zoned for mixed use Office, Retail and Light Industrial.
- Zoned M1-C with allocation of 1.75 million sq. ft. of Retail.
- Approximately 800 acres have been sold.
- Over 650 acres are in flood plain, natural reserve predominantly along Tuckahoe Creek.

# Existing Infrastructure



- West Creek Parkway: a 4 lane, 3 mile median divided loop road with interchange access to Route 288
- Tuckahoe Creek Parkway: a 4 lane median divided road with interchange access to Route 288
- 2 lakes totaling 40+/- acres
- Water, sewer, natural gas and fiber available
- Abundant natural areas including wildlife habitats along Tuckahoe and Broad Branch Creeks
- Restrictive covenants to maintain integrity and protect values

# Current West Creek Property Occupants

Approximately 2 million square feet built to date.

- Capital One Campus
- Carmax Corporate Headquarters
- Virginia Farm Bureau Headquarters
- Waters Edge – Federal Reserve Bank
- Performance Food Group Headquarters
- Manakin Trade Center – Luck Stone





**Capital One**<sup>®</sup>

9-10-04



# Educational Institutions Nearby

- **University of Richmond** – River Road
- **University of Virginia** - 53 miles
- **Virginia Commonwealth University & Medical College of Virginia** – Downtown
- **Randolph Macon College** – Ashland
- **J. Sargeant Reynolds** - Goochland Campus and Parham Rd. Campus
- **Virginia Union University** – Midtown
- **Virginia State University** – Ettrick
- **John Tyler Community College** – Midlothian Campus



# West Creek Mileage Study

## From Patterson Avenue (Route 6) and Route 288

## Approximate Mileage

Robious Road	3.25
Midlothian Turnpike (Route 60)	7
Powhite Parkway	11.5
Hull Street Road (Route 360)	14.25
Chesterfield Municipal Airport	20
Downtown Richmond	13.2
YMCA (Patterson Avenue)	3.75
United States Post Office 10509 Patterson Ave.)	2.5

## From Broad Street (Route 250) and Route 288

## Approximate Mileage

Innsbrook Corporate Center	4.25
Downtown Richmond	16.6
Short Pump Town Center	1.2
Richmond International Airport	23.5
Charlottesville, VA	53
Washington, DC	112
Hanover Municipal Airport	20



# Demographics - Population

**10 Miles: 229,750**

**15 Miles: 530,000**

**20 Miles: 739,500**

Source: Postalcount Pro



# Services

- **Short Pump Town Center and West Broad Street Corridor**
- **Centerville Village Shopping – Rt. 250 Broad Street**
- **Tuckahoe Village Shopping Center – Rt. 6 Patterson Avenue**
- **Banking, Restaurants, Hotels, Health Clubs, and 5 Golf Clubs all within a short driving distance**



# Anchor Tenants – Short Pump Town Center



NORDSTROM

Dillard's



# West Creek Business Park

For More Information Contact:

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