

# West Creek Business Park

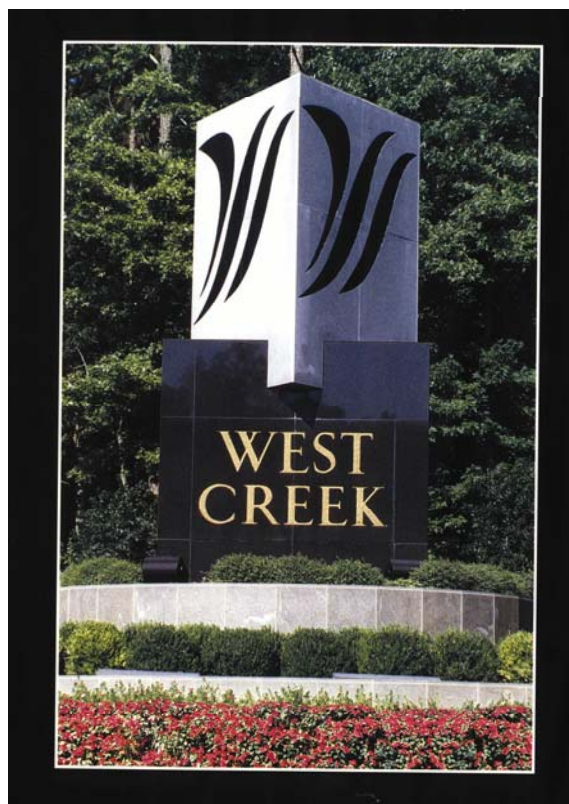


Prepared by:  
West Creek Associates, LLC





# 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.**





# 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 purchase 25 acres for speculative office space

# Properties Developed by Principals



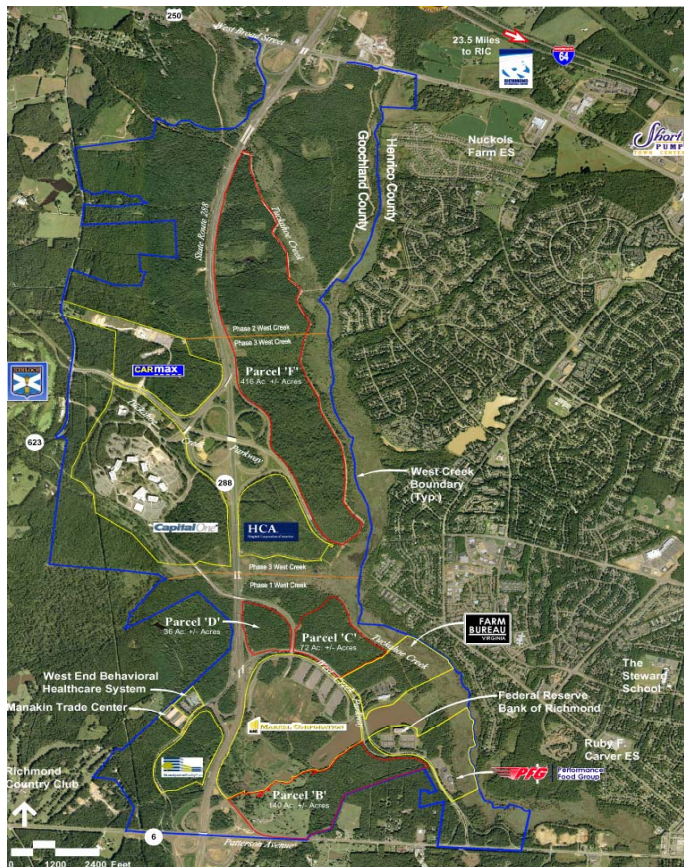
Hillcrest, Arrington and  
Meridian Buildings  
**Glen Forest Office Park**



# Other Properties Owned by Principals

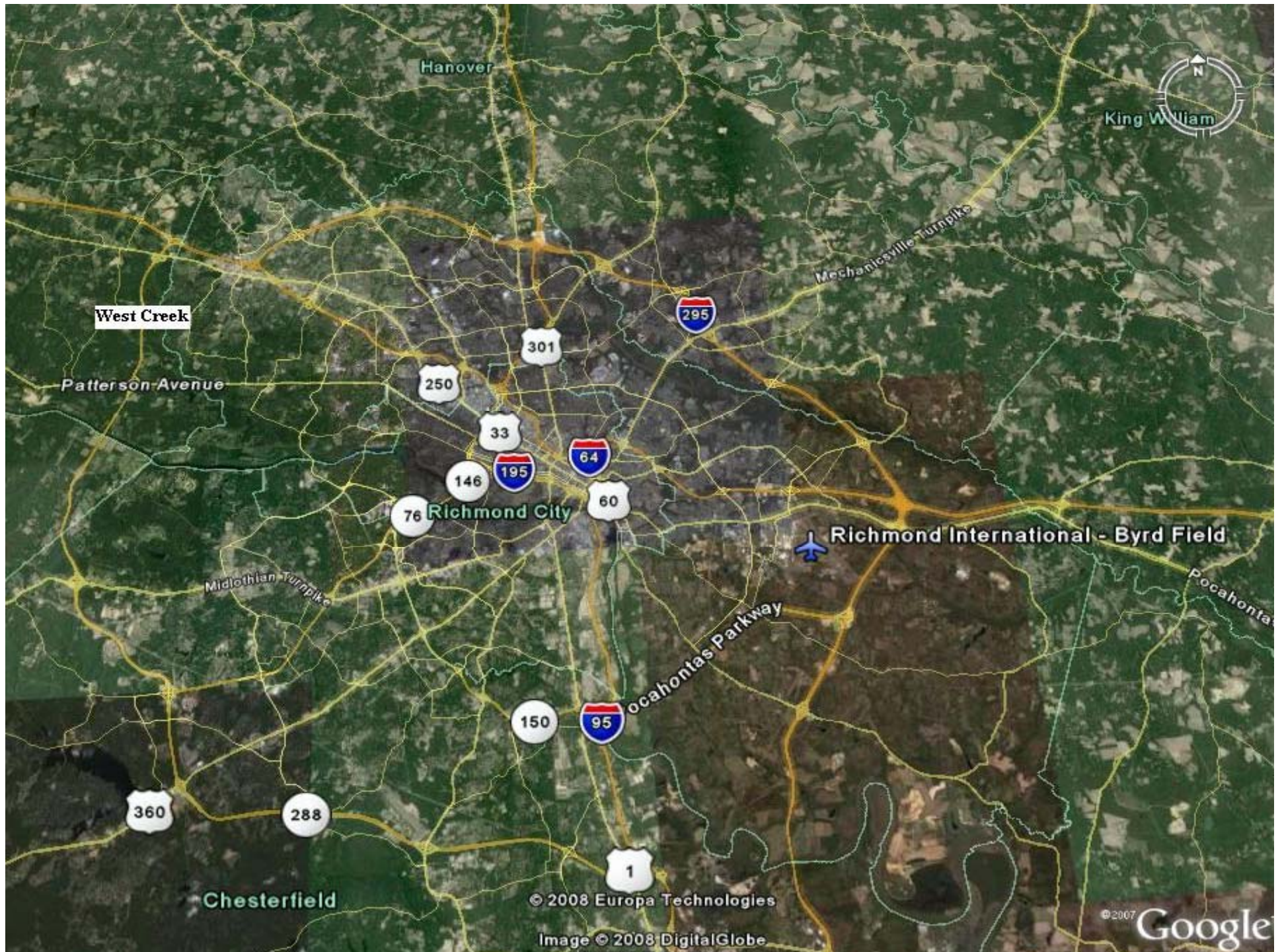


# Transportation System



## 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



West Creek

Hanover

King William



Mechanosville Turnpike



Patterson Avenue



Richmond City



Richmond International - Byrd Field

Midlothian Turnpike

Pocahontas

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**

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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