



WEST CREEK

BUSINESS PARK * RICHMOND, VA

*3,500 Acre Business Park Located Between Richmond and Charlottesville
For more information email us at: info@westcreekva.com
www.westcreekva.com*

*Owned and Operated by the Pruitt Companies and Riverstone Group
www.pruittcompanies.com*

Welcome to
WEST CREEK
Business Park

West Creek Business Park stretches from Broad Street to Patterson Avenue, just west of the Henrico County line, with over 2.1 million square feet of office space existing. Strategically located just west of *Richmond*, the park has easy access to major roads and interstate highways including I-288, I-95, I-64, I-295, *Broad Street and Patterson Avenue*. *West Creek's* scenic beauty and unmatched environmental quality have created an impressive business environment of enduring value. *West Creek* is also within two miles of the largest retail shopping area in the entire region, with numerous banks, hotels, restaurants, grocery stores, health clubs and five golf courses within a short drive.





Welcome to West Creek Business Park

West Creek is home to some of the most respected and community-minded businesses in the region including Capital One, CarMax, Virginia Farm Bureau, Hospital Corporation of America (HCA), Performance Food Group, and the Federal Reserve Bank of Richmond. West Creek is an established business park served by four interchanges, ample public water and sewer, and has existing commercial zoning. Totalling over 3,500 acres of land, West Creek has: approximately 800 acres developed, 1,700 acres undeveloped, and 650 acres are preserved wild life habitat.





Surrounded by majestic trees, magnificent vegetation, wide lakes and wildlife habitans, over 650 acres of West Creek are designated and protected natural reserve. The park has abundant wildlife habitats along the Tuckahoe Creek, as well as two large lakes, with restrictive covenants to maintain and protect this natural integrity.

Breathe nature at West Creek Business Park

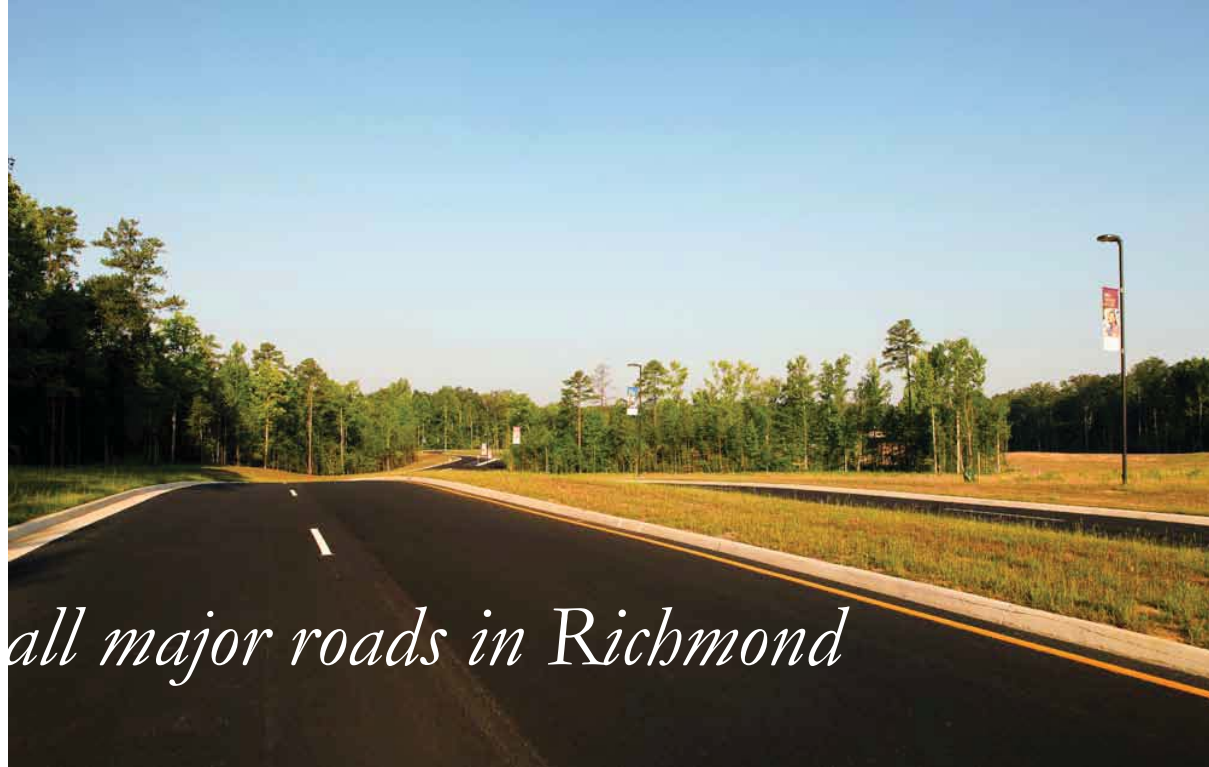




Strategically located in the West End of Richmond, VA, West Creek has easy access to I-288, I-95, I-64, I-295, Broad Street and Patterson Avenue. Interstate 288 runs close to 5 miles through the park with four interchanges into West Creek. Two scenic roads also run through West Creek: West Creek Parkway and Tuckahoe Creek Parkway. Both are four-lane, median-divided roads with interchange access to Interstate 288.



Access to all major roads in Richmond



West Creek Facts-at-a-Glance

Over 10,000 people are currently employed within the park, with over one million residents living within a 30-mile radius making an abundant workforce available. West Creek has become an integral part of the Richmond landscape with several major institutions and amenities within proximity to the site, such as the University of Richmond, University of Virginia, Virginia Commonwealth, and Randolph Macon. Take a closer look:

- Assembled and rezoned by original owner NCNB Holdings in 1988.
- West Creek consists of 3,500 acres: approximately 800 acres developed, 1,700 acres undeveloped, and 650 acres are preserved in a flood plain.
- Home to Capital One, CarMax, Virginia Farm Bureau, Hospital Corporation of America (HCA), Performance Food Group, and the Federal Reserve Bank of Richmond.
- Interstate 288 built in 2004.
- In 2006, HCA purchases 60-acres for a regional hospital.
- Ample water and sewer capacity for future growth.
- Protective covenants with architectural and site development guidelines.
- Zoned M1-C (Hospitality, Light Industrial, Medical Office, Multi-Family, Office, Retail).
- Strategically located within close proximity to Richmond and Charlottesville.
- Major arterial roads surround and traverse West Creek (I-288, I-64, Rt. 250, Rt. 6).
- Within an hour to the University of Virginia, a 20 minute drive to VCU, and close proximity to eleven area colleges and universities.
- Nearby amenities includes 4 country clubs, 2 (18-hole) golf courses, health clubs, shopping, restaurants, and entertainment.





250

WEST BROAD STREET

WEST CREEK MEDICAL PARK

64

DRIVE SHACK

Walmart
Safeway
TJ Maxx

WEST BROAD MARKETPLACE

Short Pump
Farm & Home

SHELTERING ARMS
REHAB INSTITUTE
AND VCU

RETAIL/HOTEL

THE RETREAT AT
WEST CREEK
APARTMENTS

GREENGATE

THE NOTCH

Erickson
LIVING

CATON ROAD

PROPOSED NEW
INTERCHANGE

288

395 +/- Acres

HOCKETT ROAD

CARMAX

36 +/- Acres

KINLOCH

HHHUNT
HOMES

Capital One

TUCKAHOE CREEK PKWY

HHHUNT
HOMES

HHHUNT
HOMES

HCA
Health System

KIDDLE
ACADEMY
EDUCATIONAL CHILD CARE

47 +/- Acres

75 +/- Acres

HARDYWOOD

FARM
BUREAU
INSURANCE

bristol
development group

Brandywine Realty Trust

39 +/- Acres

75 +/- Acres

MARKEL

PFG
Performance
Food Group

PATTERSON AVENUE

128 +/- Acres

18,000 VPD

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