

Cardiology practice teams with Lingerfelt for new building in western Chesterfield



Richmond Heart and Vascular Associates is opening a new office in western Chesterfield, which it will operate alongside Hanover and Hopewell locations. *(Jack Jacobs photo)*

Another medical practice is joining a growing healthcare hub in western Chesterfield.

Richmond Heart and Vascular Associates is planning to open a new office at 15200 East West Road near Westchester Commons in July 2027.

The upcoming medical building is a joint venture between the cardiology practice and local developer Lingerfelt. An LLC tied to the team bought the 4.9-acre project site for \$1.6 million in a deal that was recorded with the county in early March, per online land records.

The new office is planned to be a 40,000-square-foot, two-story building. RHVA would occupy the first floor, which is 27,000 square feet. Its space would include a 9,000-square-foot cardiac surgery center with two procedure rooms for cardiac care, as well as a 12-bed recovery bay and 15 exam rooms. The new facility has already received regulatory approval from the state.

Practice co-owner Dr. Harpreet Grewal said Chesterfield's growing population, particularly in the western part of the county, motivated the desire to expand into Chesterfield.

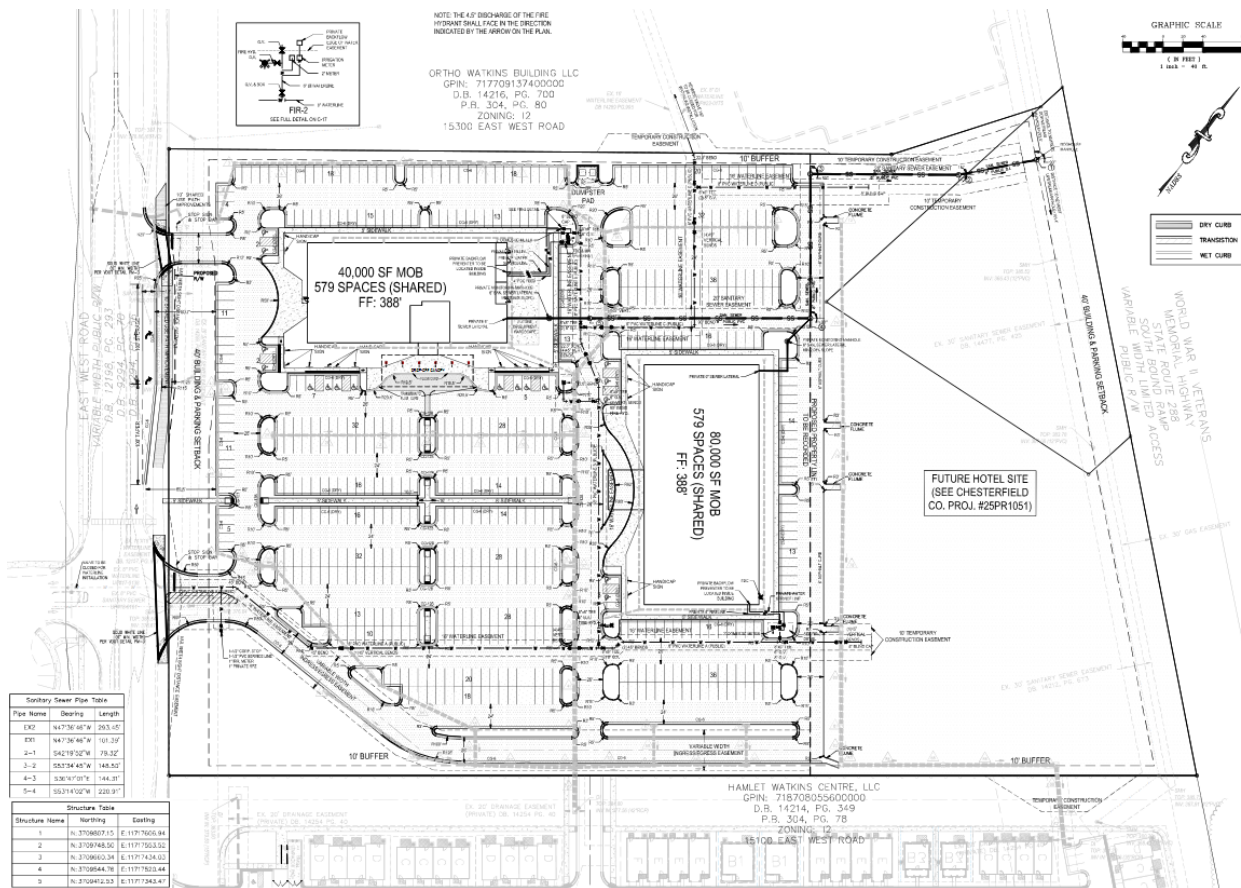
"Chesterfield is a growing area, so we should expand to that market," Grewal said of the strategy behind the expansion. "There's a clear need for services."

The upcoming office would be the practice's third location, alongside offices at 8160 Pleasant Grove Road in Mechanicsville and 5303 Plaza Drive in Hopewell.

Grewal, who is an electrophysiologist, owns RHVA with Dr. P.V. Ravindra, an invasive cardiologist, and Dr. M. Sohail Chaudhry, a peripheral vascular specialist.

The practice was formerly known as Richmond Cardiology Associates and was founded in the 1980s. In 2011, it became part of Bon Secours Medical Group. RHVA later parted with Bon Secours and returned to being an independent practice in 2022. The 15,000-square-foot Mechanicsville outpost opened in 2024 and the practice expanded into Hopewell by acquiring an existing cardiac office about a year ago.

Nautilus Health, a primary care practice that is a subsidiary of RHVA, would have an office on the second floor of the new building in Chesterfield. It would be a second location for Nautilus, which has a 9,000-square-foot office at 8243 Meadowbridge Road in Mechanicsville.



The planned Watkins Medical Center project would bring 120,000 square feet of new medical office space to the Westchester Commons area. The smaller building to be mostly occupied by Richmond Heart and Vascular Associates is phase one of the project. (Courtesy county documents)

The square footage of the Nautilus office at the upcoming new Chesterfield building hasn't been determined yet. There would be up to 11,000 square feet of the planned office that would be available for lease.

Grewal declined to comment on the anticipated cost of the upcoming office building. The cardiac catheterization lab planned at the building is estimated to cost more than \$4 million, according to a Virginia Department of Health filing. The facility's associated Certificate of Public Need (COPN) application was approved in December by then-State Health Commissioner Karen Shelton.

The project's contractor is Commonwealth Construction. PSH+ is the project's architect. Townes is the project's civil engineer. Construction is expected to start next week.

RHVA and Lingerfelt bought the land from an entity tied to former state lawmaker John Watkins. The undeveloped parcel's assessed value is \$1.2 million.

The recent acquisition of the project site came alongside another recent nearby property deal that involved Lingerfelt and Watkins.

An entity affiliated with the developer paid around \$3 million for a 4.3-acre parcel at 15210 East West Road and a 4.7-acre property at 15250 East West Road in a single transaction that was recorded with the county in early March. Watkins was the seller. The land's assessment is \$2.2 million.

An 80,000-square-foot medical office building would be built at 15210 East West, while [a pair of Sina Hospitality hotels](#) is slated to take shape on the other parcel, according to a site plan filed with Chesterfield.

Other local practices have planted their flags in the Westchester Commons area. [OrthoVirginia opened an office](#) adjacent to the RHVA project site in 2024. Last year, [Virginia Ear Nose and Throat Associates also opened an office](#) nearby.

BizSense reporter Jonathan Spiers contributed to this report