



Suites available from 708 RSF - 2,605 RSF

Koger Building

8001 Franklin Farms Dr, Richmond, VA

Two-story 50,954 SF building

- Recently renovated lobbies, common areas and restrooms
- Located in Forest Office Park
 - 18 building, 740,000 SF suburban office park conveniently located in the heart of Richmond's West End
 - Approximately 1 Mile from Interstate 64
 - Directly Across from HCA's Henrico Doctors' Hospital
 - Adjacent to Henrico County's recently renovated Cheswick Park
 - Plentiful amenities nearby including Village Shopping Center, Reynolds Crossing and Regency Square
- Owned and Managed by Equitable Real Estate Partners
 - Equitable Real Estate Partners owns 7 buildings in Forest Office Park – Almond, Koger, Nelson, Wythe, Culpepper, Ratcliffe, and Lee
- Common Conference Room Access
 - Culpepper Building (25 seat capacity)
 - Koger Building (15 seat capacity)
- Plentiful Parking to accommodate office and medical office users



CONTACT US

Malcolm Randolph, SIOR

Senior Vice President

+1 804 267 7208

malcolm.randolph@colliers.com

Catherine Walker

Senior Associate

+1 804 968 1978

catherine.walker@colliers.com

Austin Makepeace

Associate

+1 804 762 6790

austin.makepeace@colliers.com

Colliers

2221 Edward Holland Dr

Suite 600 | Richmond, VA

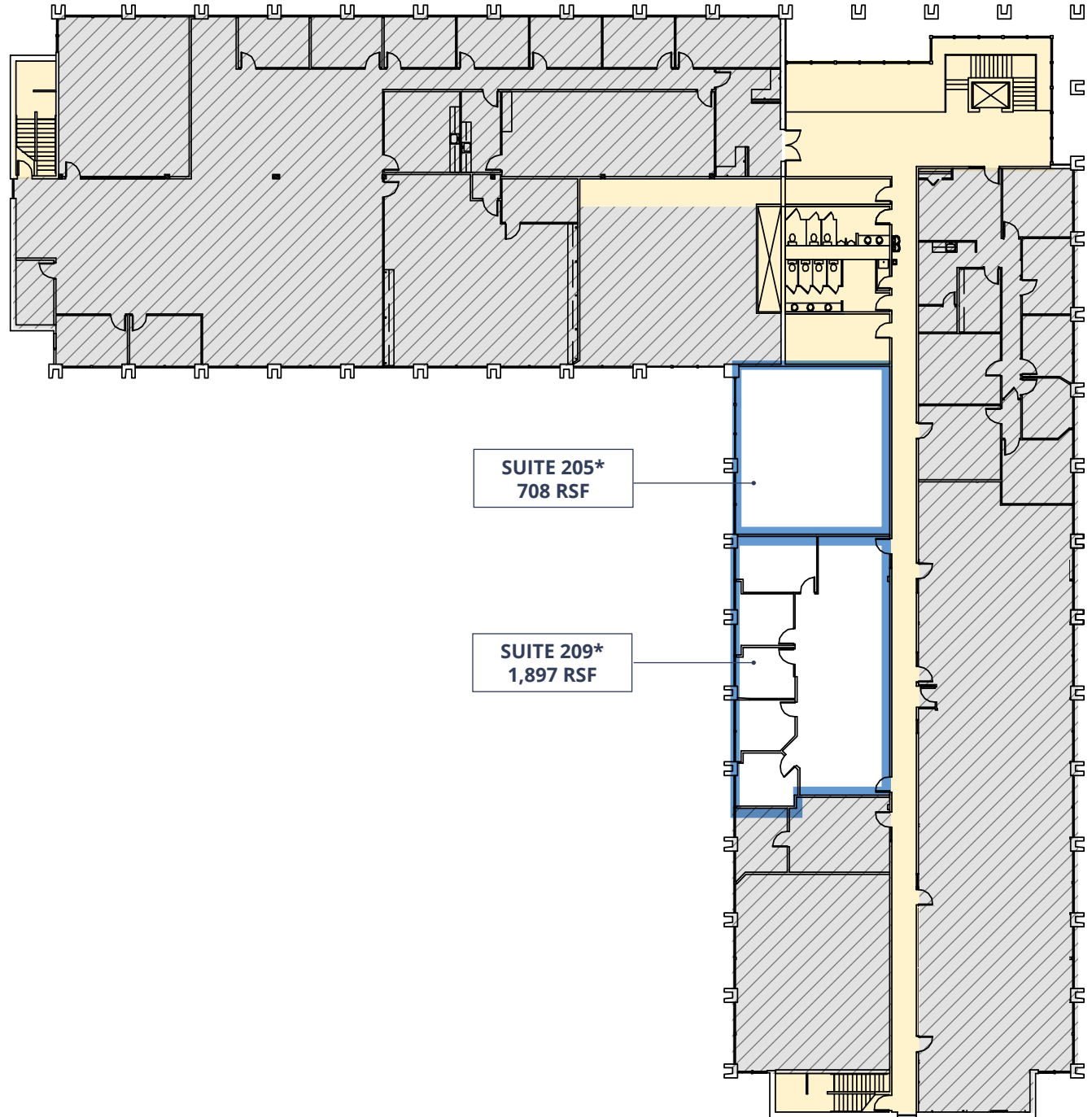
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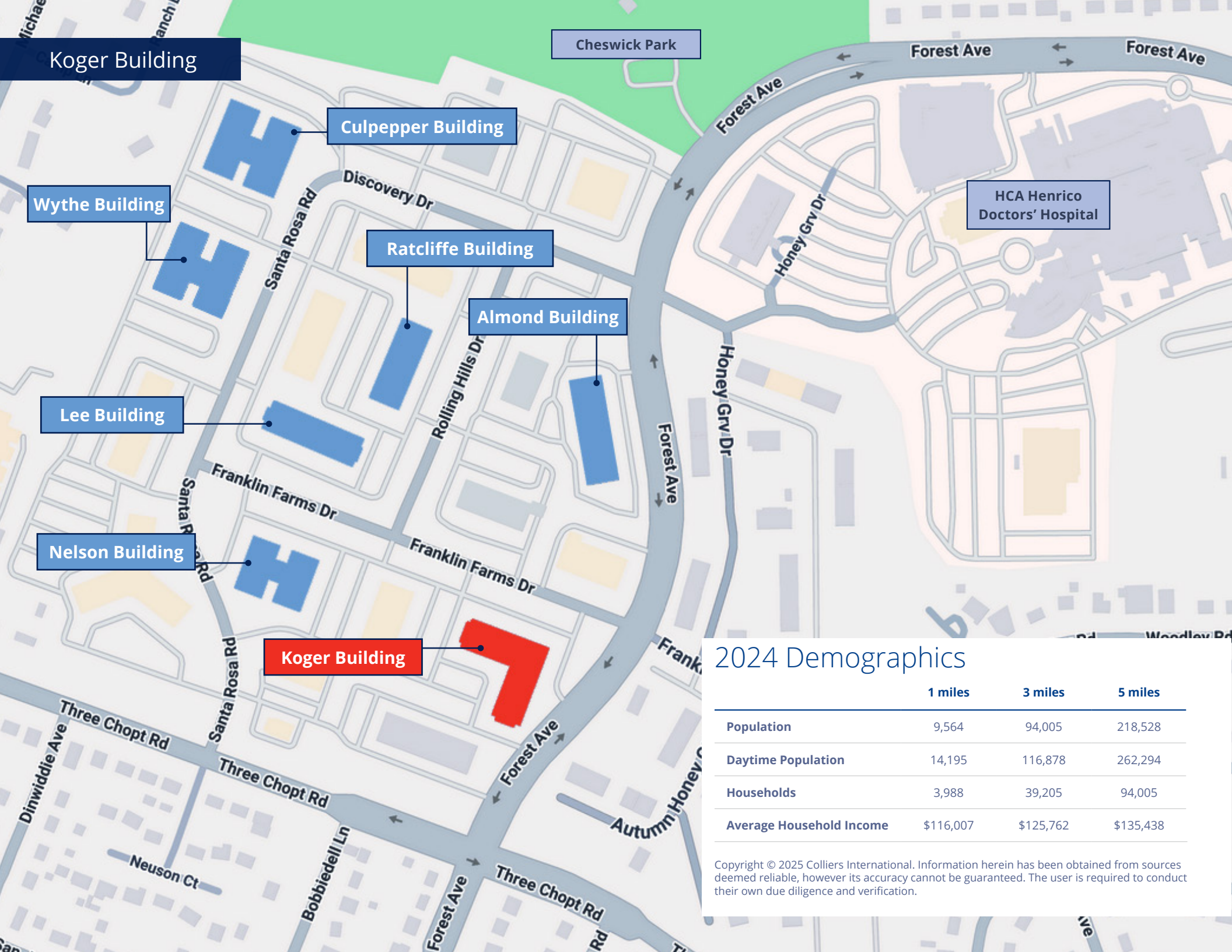
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Koger Building

SECOND FLOOR

**Suites can be combined
for 2,605 RSF*





Koger Building

Cheswick Park

Culpepper Building

Wythe Building

HCA Henrico
Doctors' Hospital

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

2024 Demographics

	1 miles	3 miles	5 miles
Population	9,564	94,005	218,528
Daytime Population	14,195	116,878	262,294
Households	3,988	39,205	94,005
Average Household Income	\$116,007	\$125,762	\$135,438

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Koger Building

WEDGEWOOD

Regency Mall

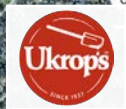


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing




Malcolm Randolph, SIOR
 Senior Vice President
 +1 804 267 7208
 malcolm.randolph@colliers.com

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