

Lobby Renovations coming early 2026!

Suites available from 1,734 RSF - 8,376 RSF

# Ratcliffe Building

## 1602 Rolling Hills Dr, Richmond, VA

### Two-story 31,352 SF building

- 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
- Signage opportunities – building facade and monument signage available
- Common Conference Room Access
  - Culpepper Building (25 seat capacity)
  - Koger Building (15 seat capacity)
- Plentiful Parking to accommodate office and medical office users

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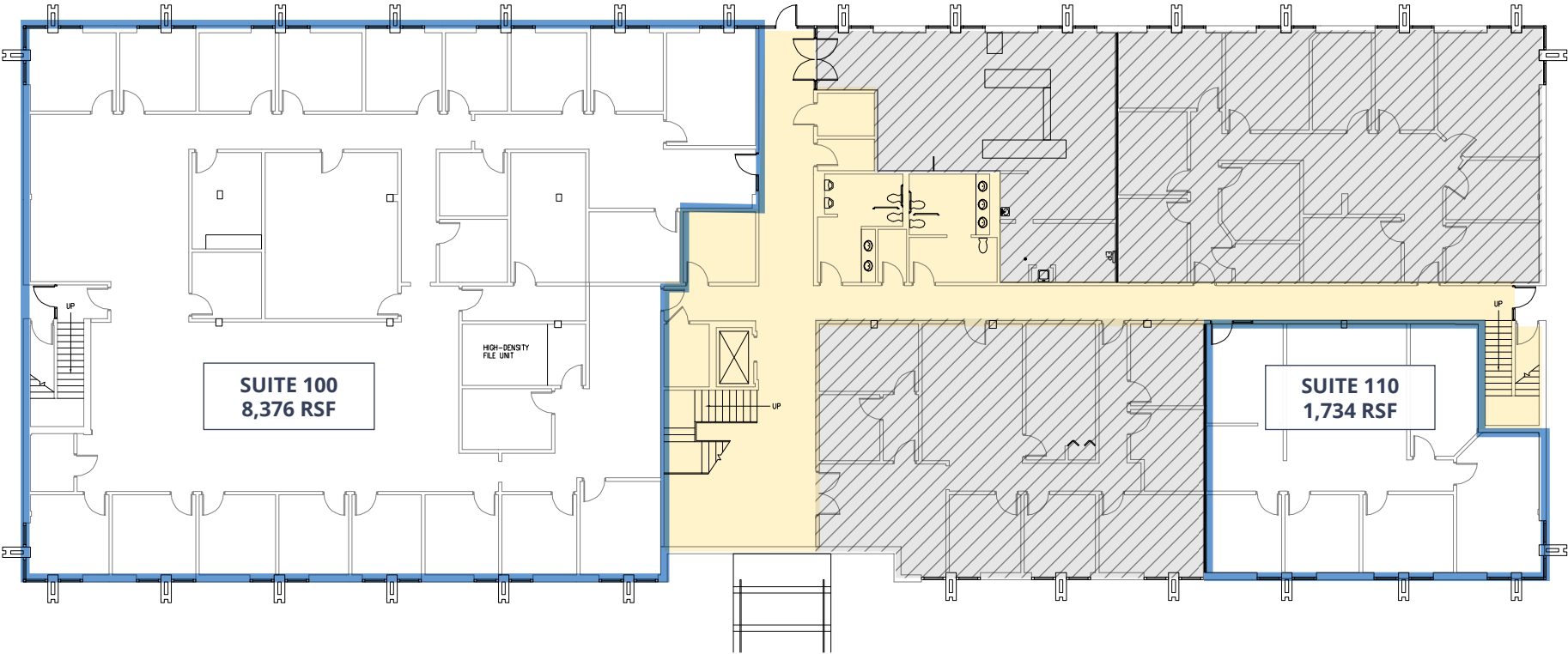
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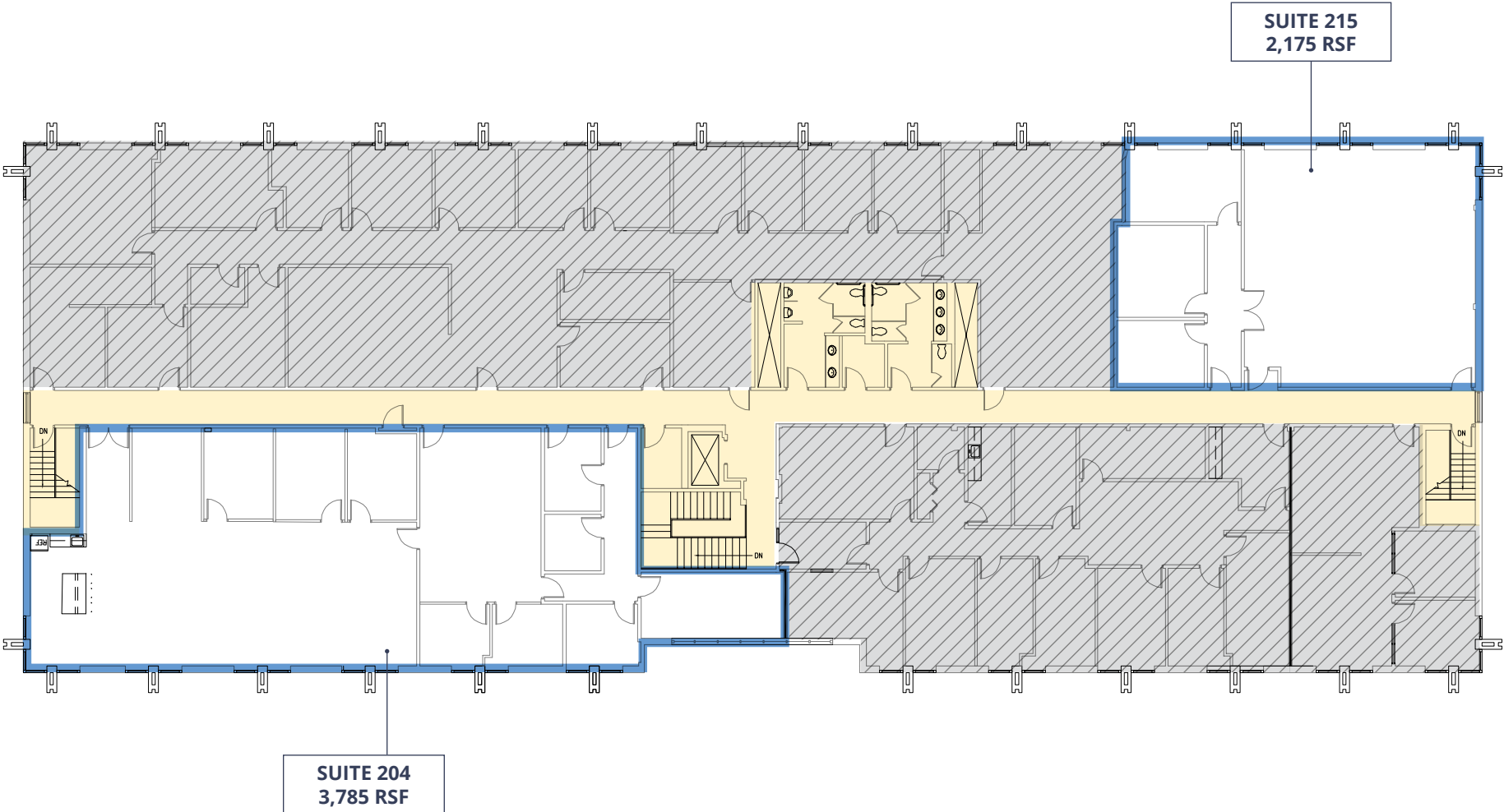
Ratcliffe Building

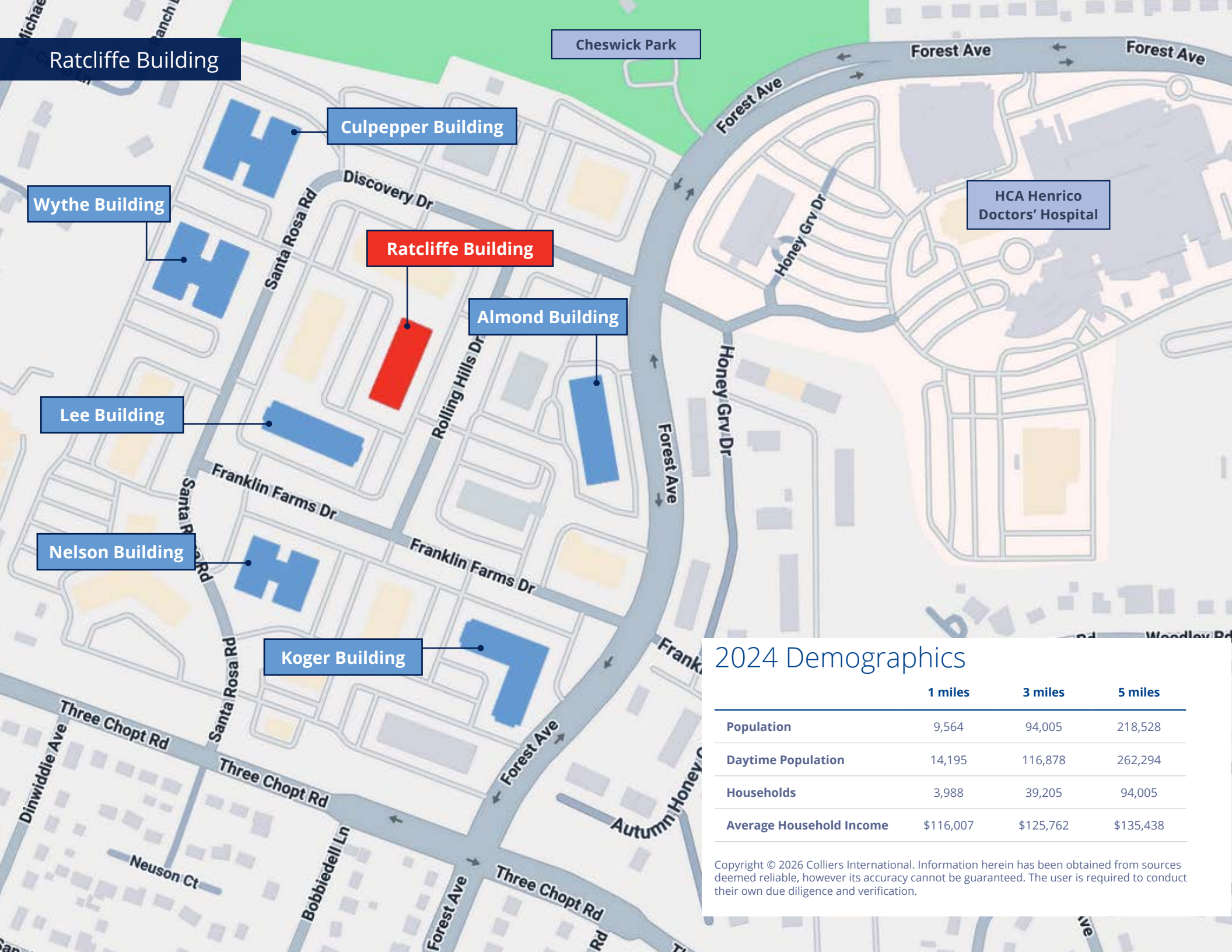
FIRST FLOOR



Ratcliffe Building

SECOND FLOOR





Ratcliffe 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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# Ratcliffe Building

WEDGEWOOD

Regency Mall

Panera  
BREAD



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory  
FITNESS

mezeh



toast

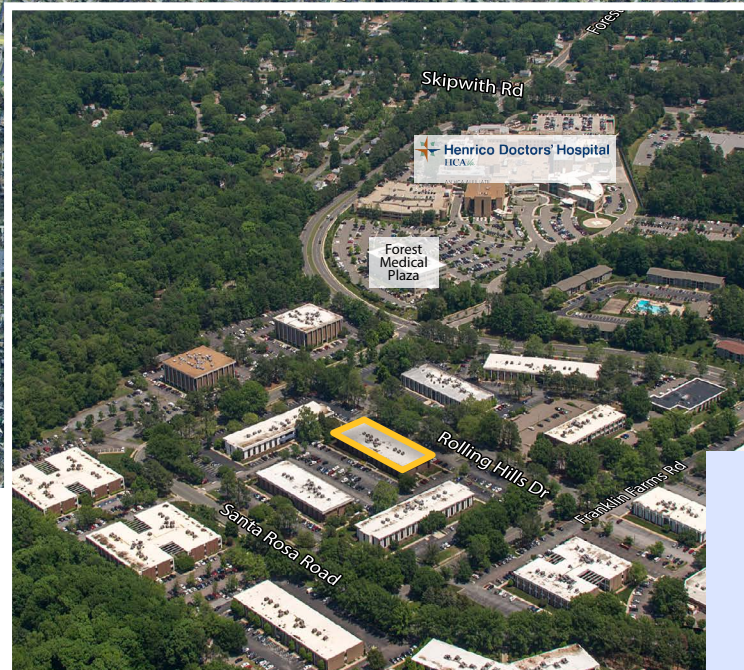
NEW AMERICAN GASTRONOMY

GINGER JUICE

Publix

Blue Cow

ICE CREAM CO



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