



Suites available from 708 – 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

VISIT WEBSITE 



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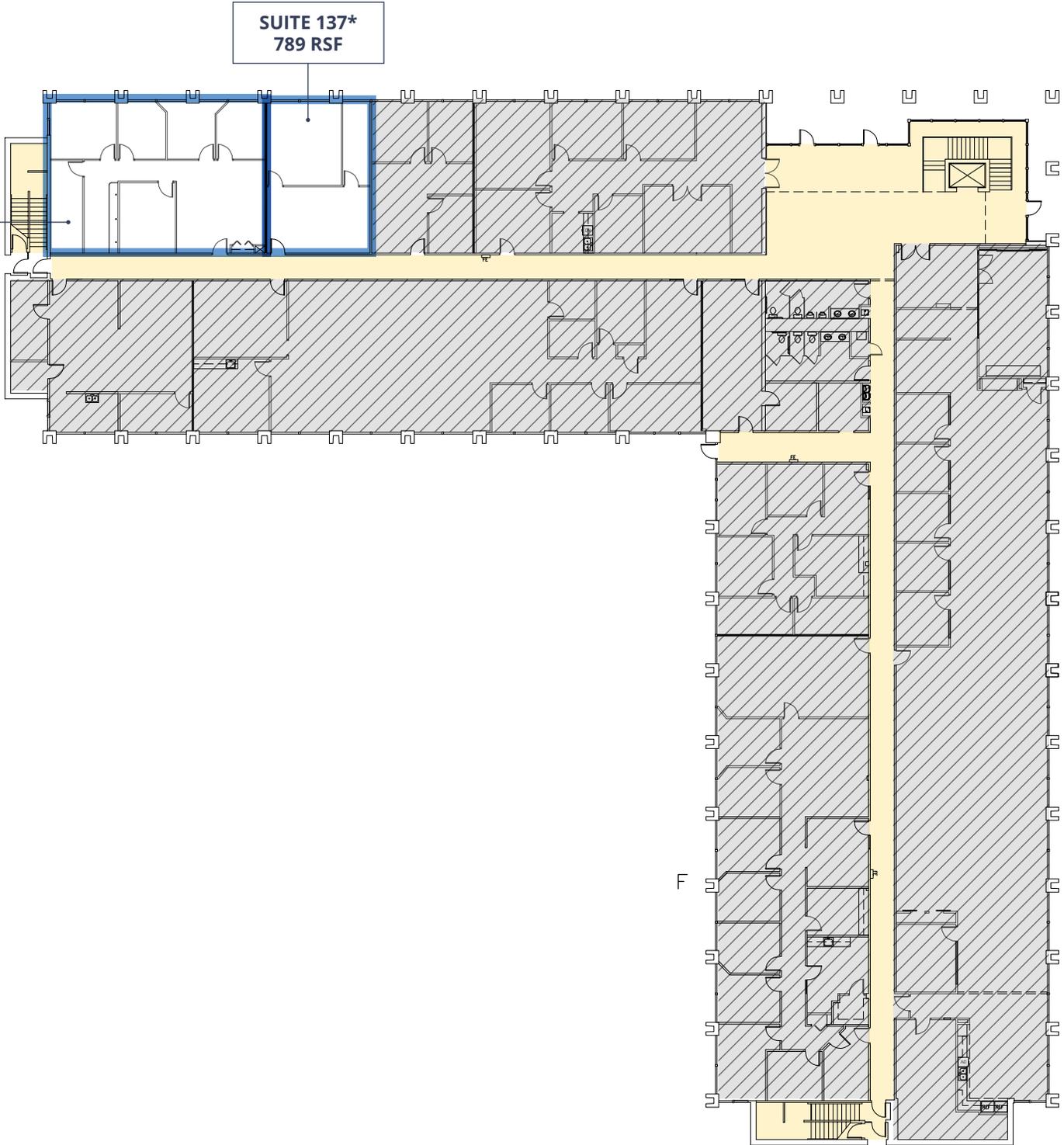
Koger Building

FIRST FLOOR

**Suites can be combined for total of 2,438 RSF*

SUITE 127*
1,649 RSF

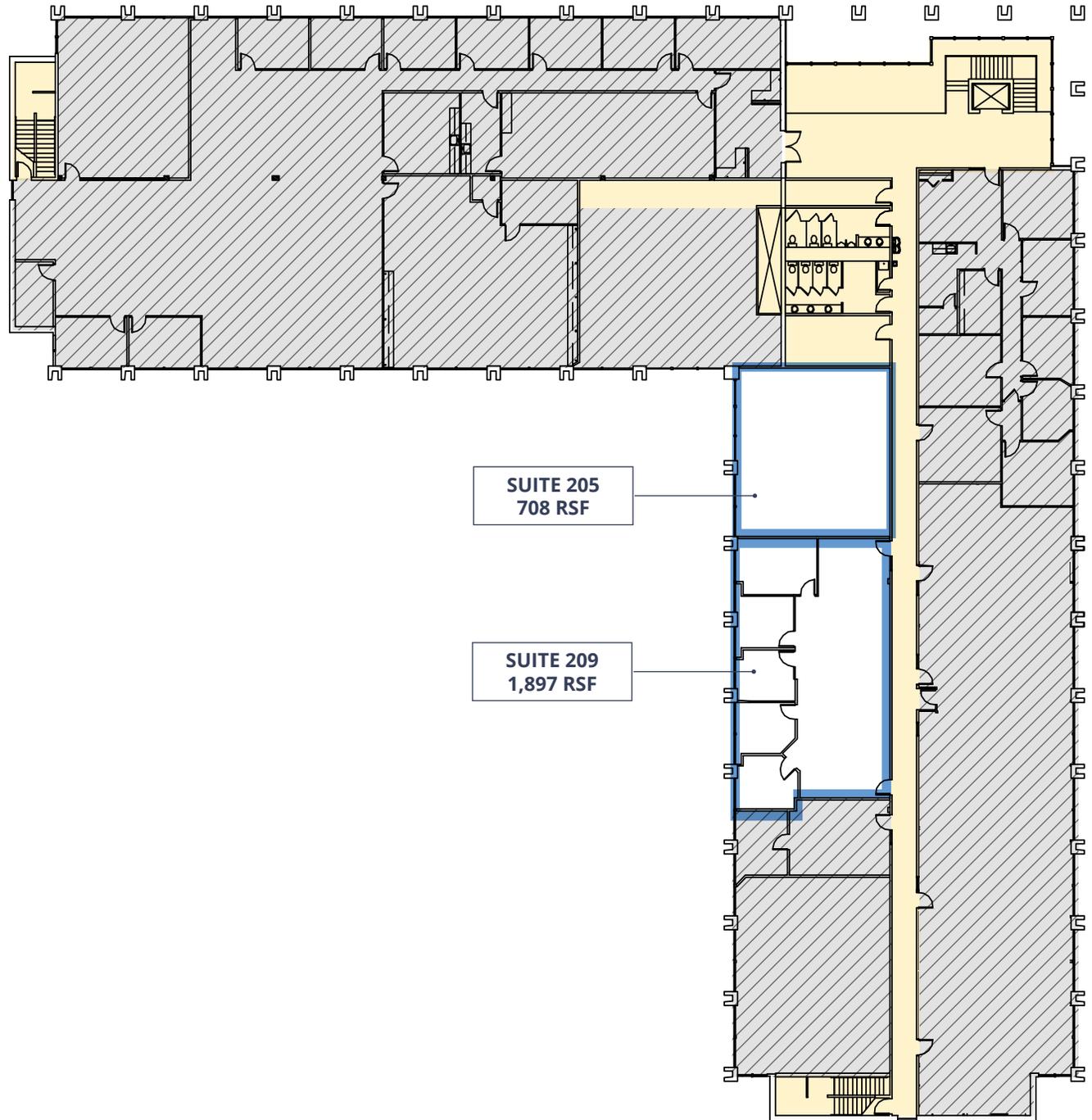
SUITE 137*
789 RSF

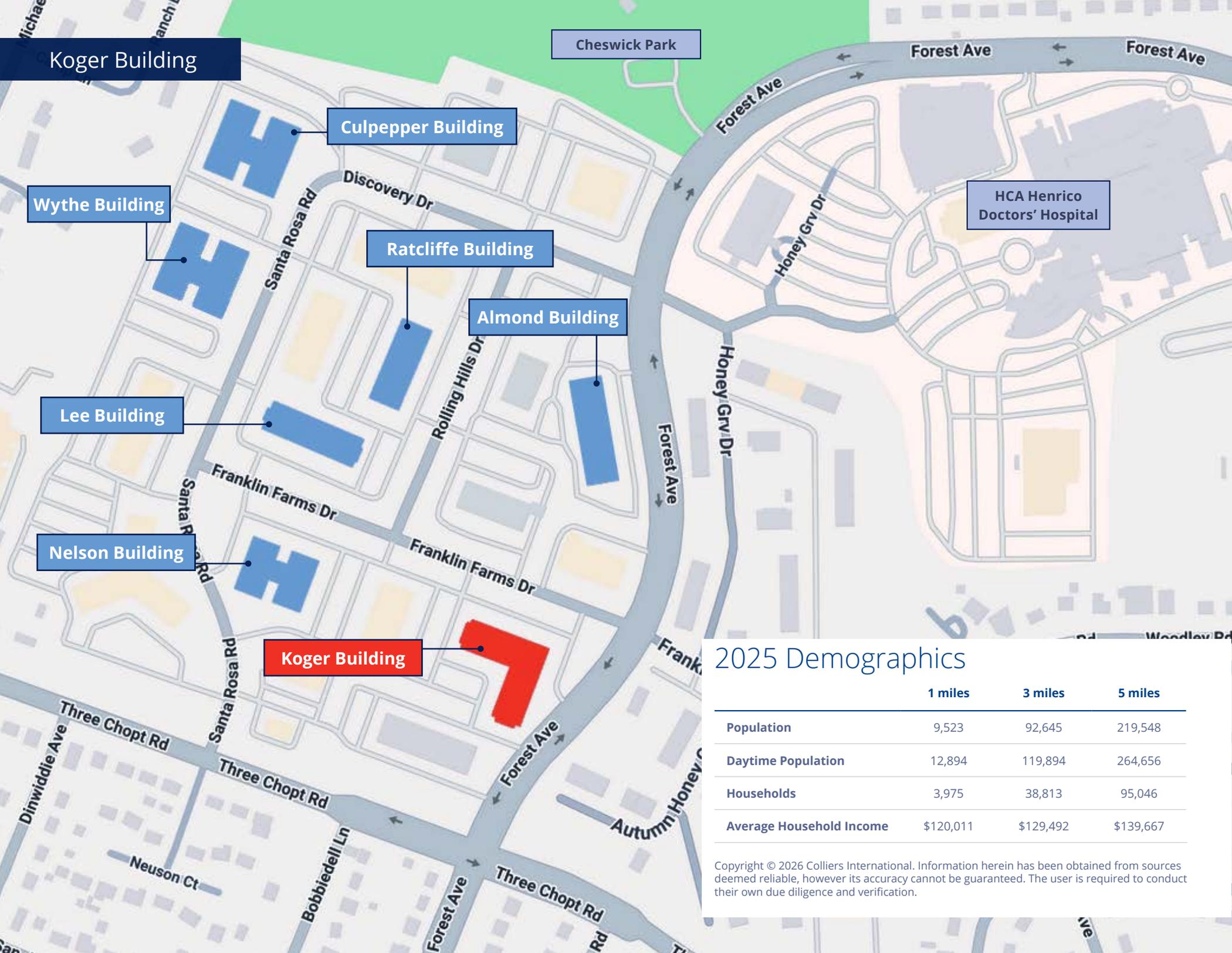


Koger Building

SECOND FLOOR

**Suites can be combined for total of 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

2025 Demographics

| | 1 miles | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| Population | 9,523 | 92,645 | 219,548 |
| Daytime Population | 12,894 | 119,894 | 264,656 |
| Households | 3,975 | 38,813 | 95,046 |
| Average Household Income | \$120,011 | \$129,492 | \$139,667 |

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Koger Building

Regency Mall



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing



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