



Suites available from 541 RSF – 9,759 RSF

Nelson Building

1503 Santa Rosa Road, Richmond, VA

Two story building totaling 38,914 RSF

- Lobby renovated 2024!
- Brand new tenant lounge
- 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

VISIT WEBSITE



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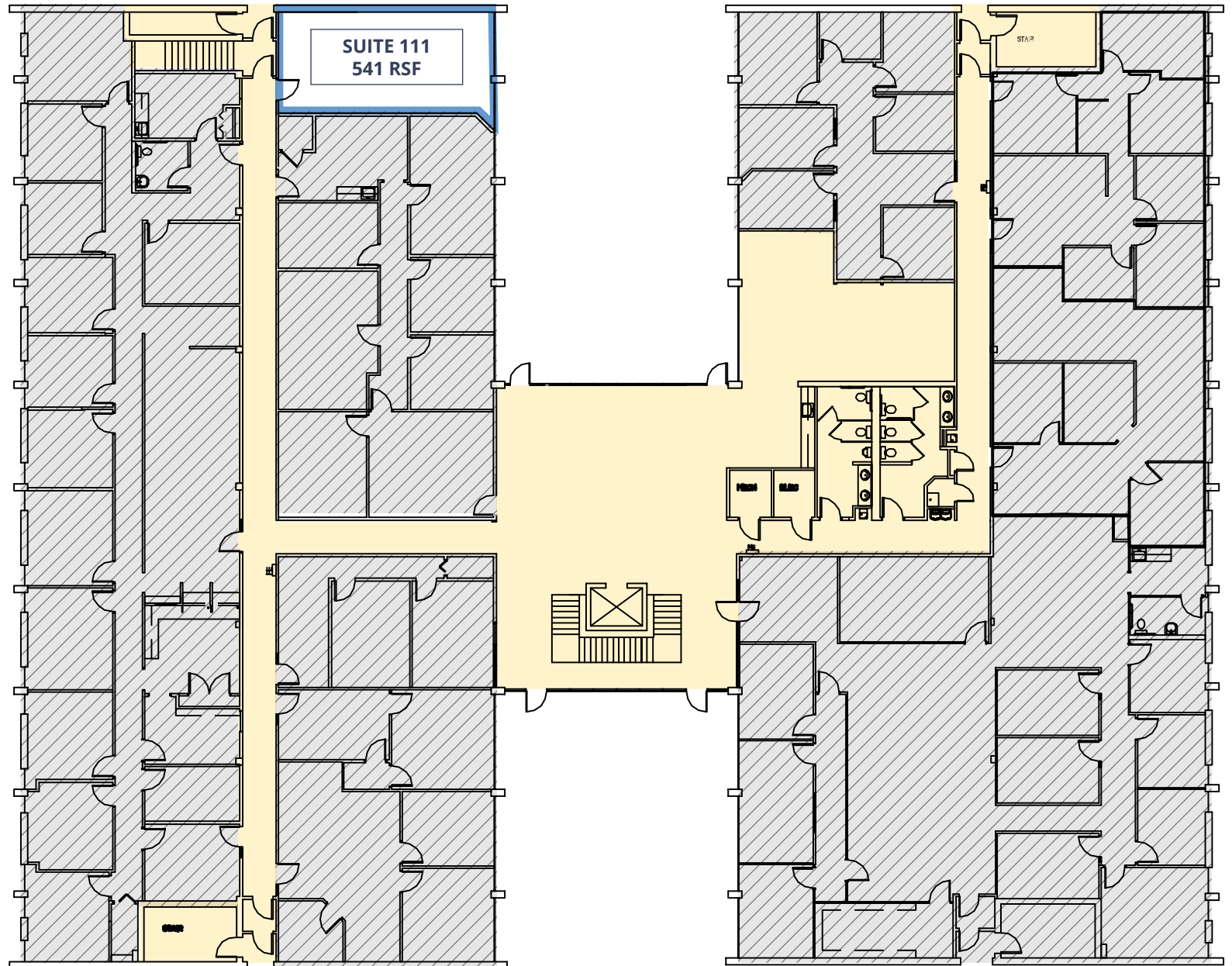
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Nelson Building

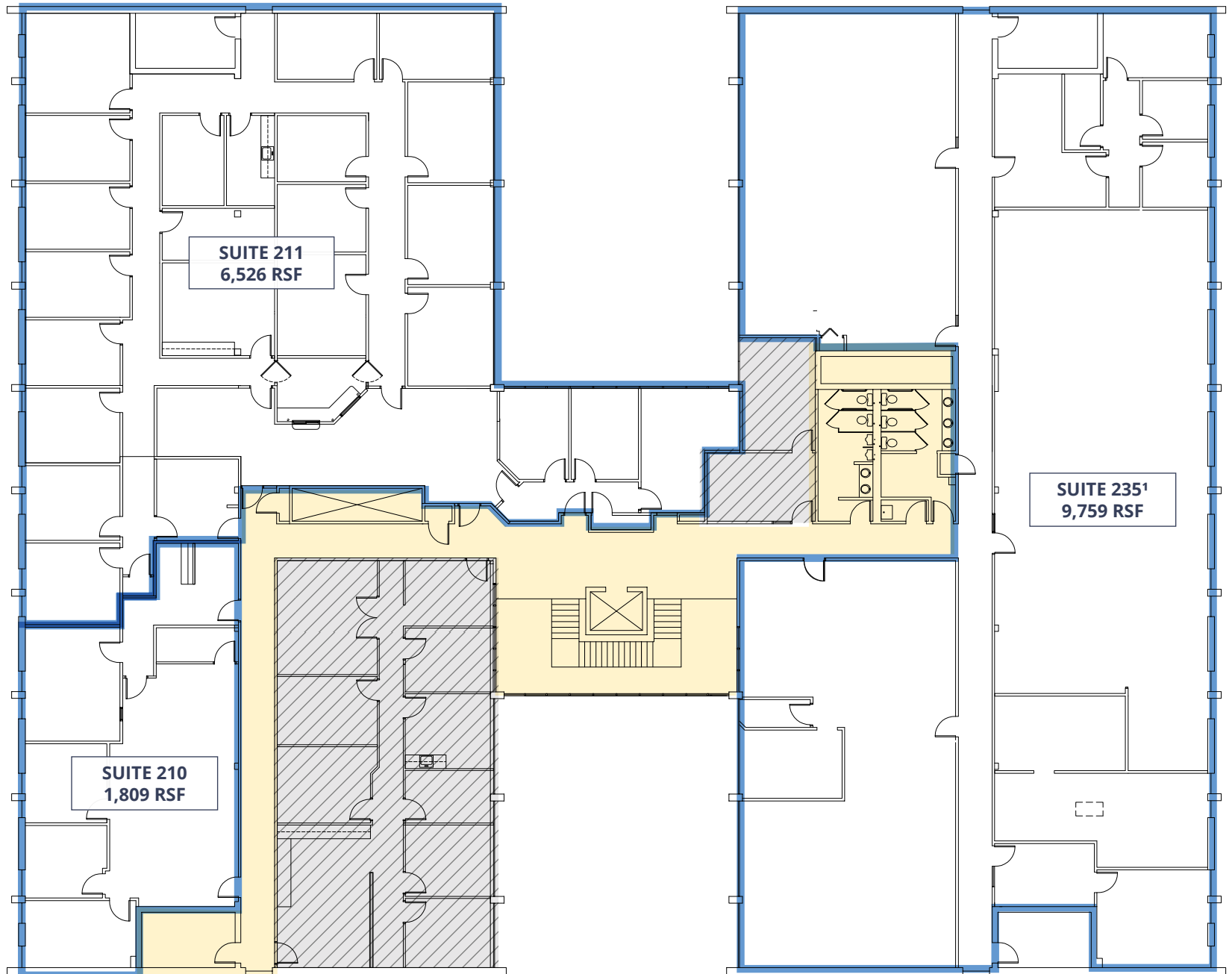
FIRST FLOOR



Nelson Building

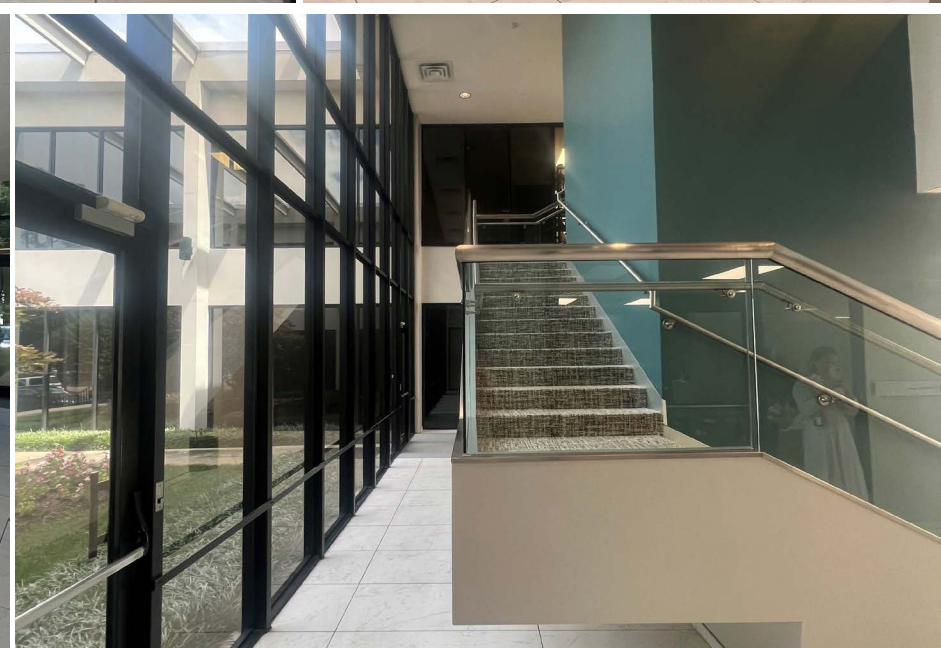
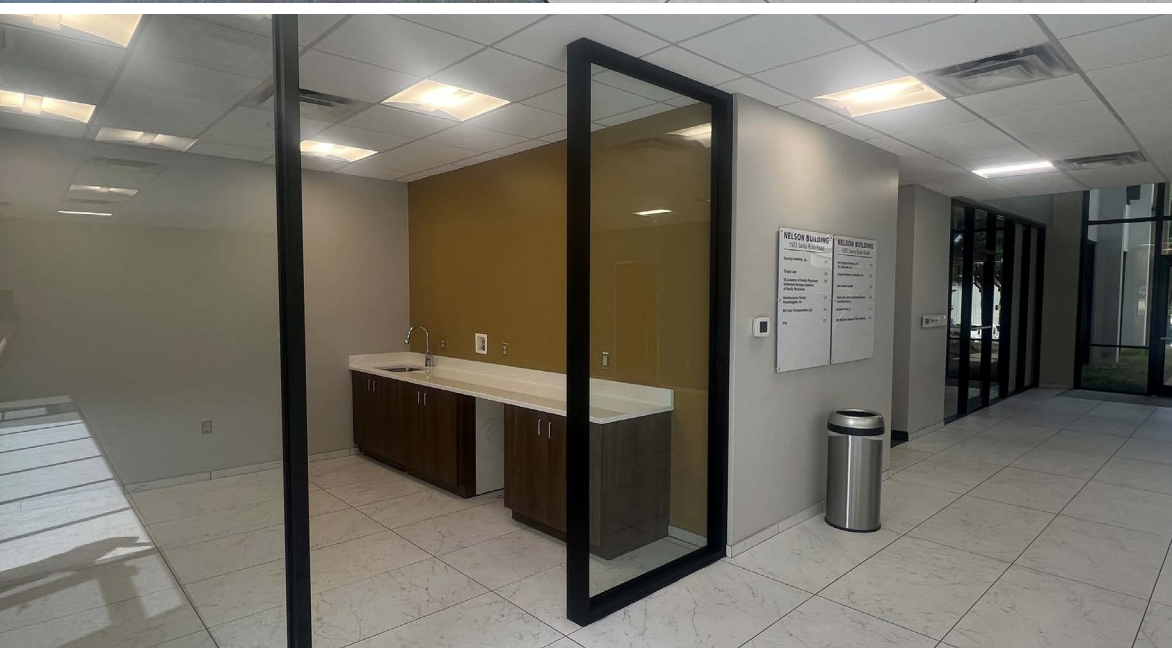
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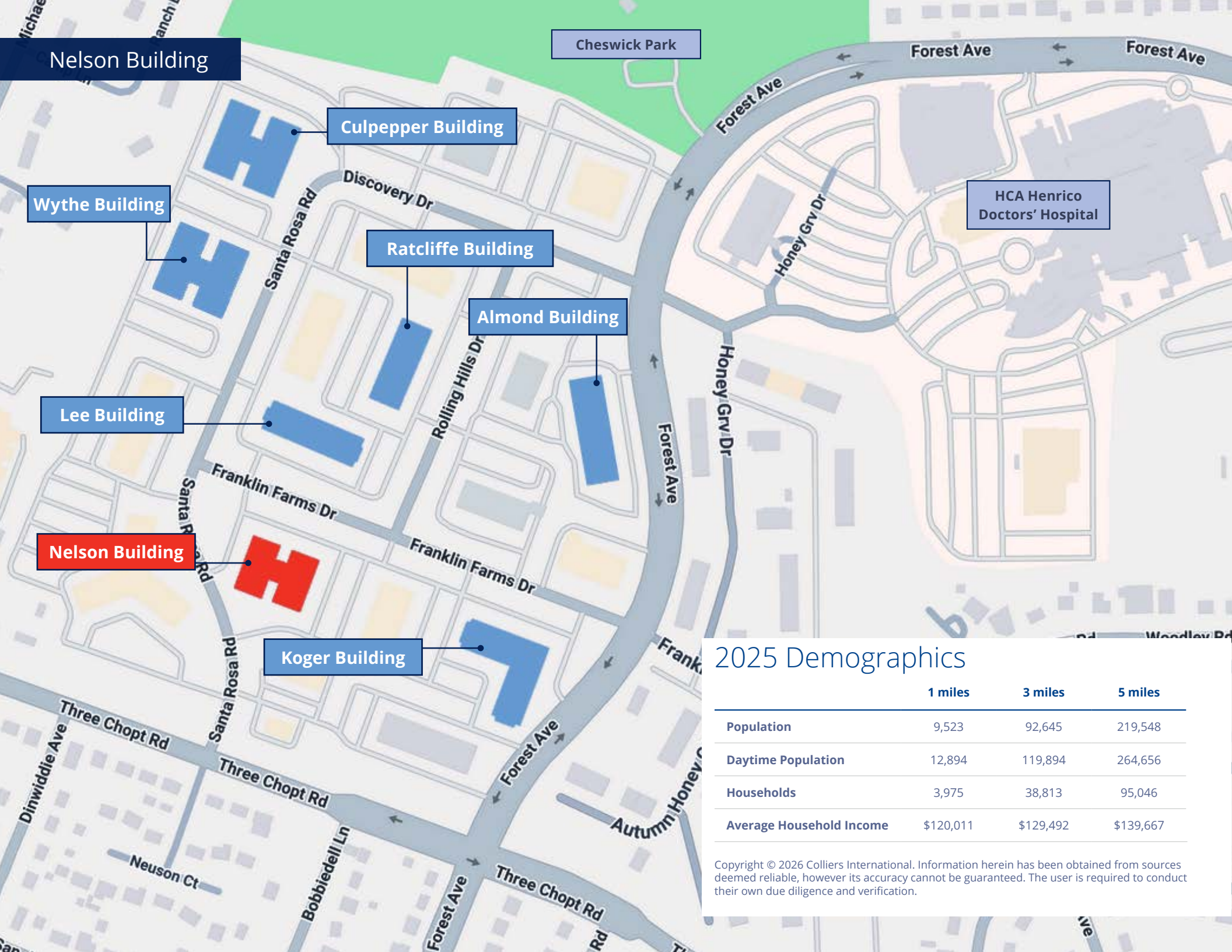
¹ Subdividable



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Lobby Renovations





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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Nelson Building

WEDGEWOOD

Regency Mall

Panera
BREAD®



THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

FIRST WATCH
THE DAYTIME CAFE



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast
NEW AMERICAN GASTRONOMY

Publix

GINGER JUICE

Blue Cow
ICE CREAM CO.



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