

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

VISIT WEBSITE



Colliers

#### CONTACT US

#### Malcolm Randolph, SIOR

Senior Vice President

+1 804 267 7208

malcolm.randolph@colliers.com

#### Catherine Walker

Associate Vice President

+1 804 968 1978

catherine.walker@colliers.com

#### Austin Makepeace

Associate

+1 804 762 6790

austin.makepeace@colliers.com

#### Colliers

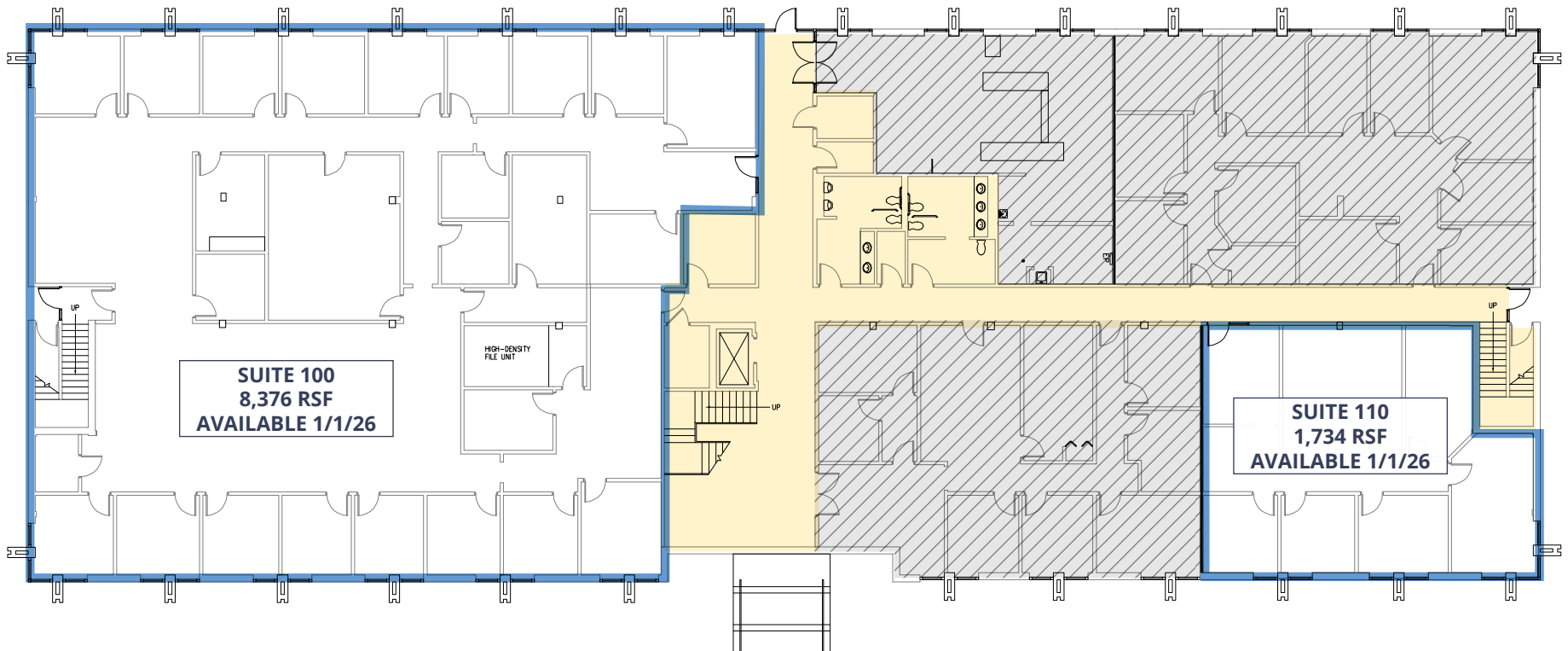
2221 Edward Holland Dr  
Suite 600 | Richmond, VA

P: +1 804 320 5500

colliers.com

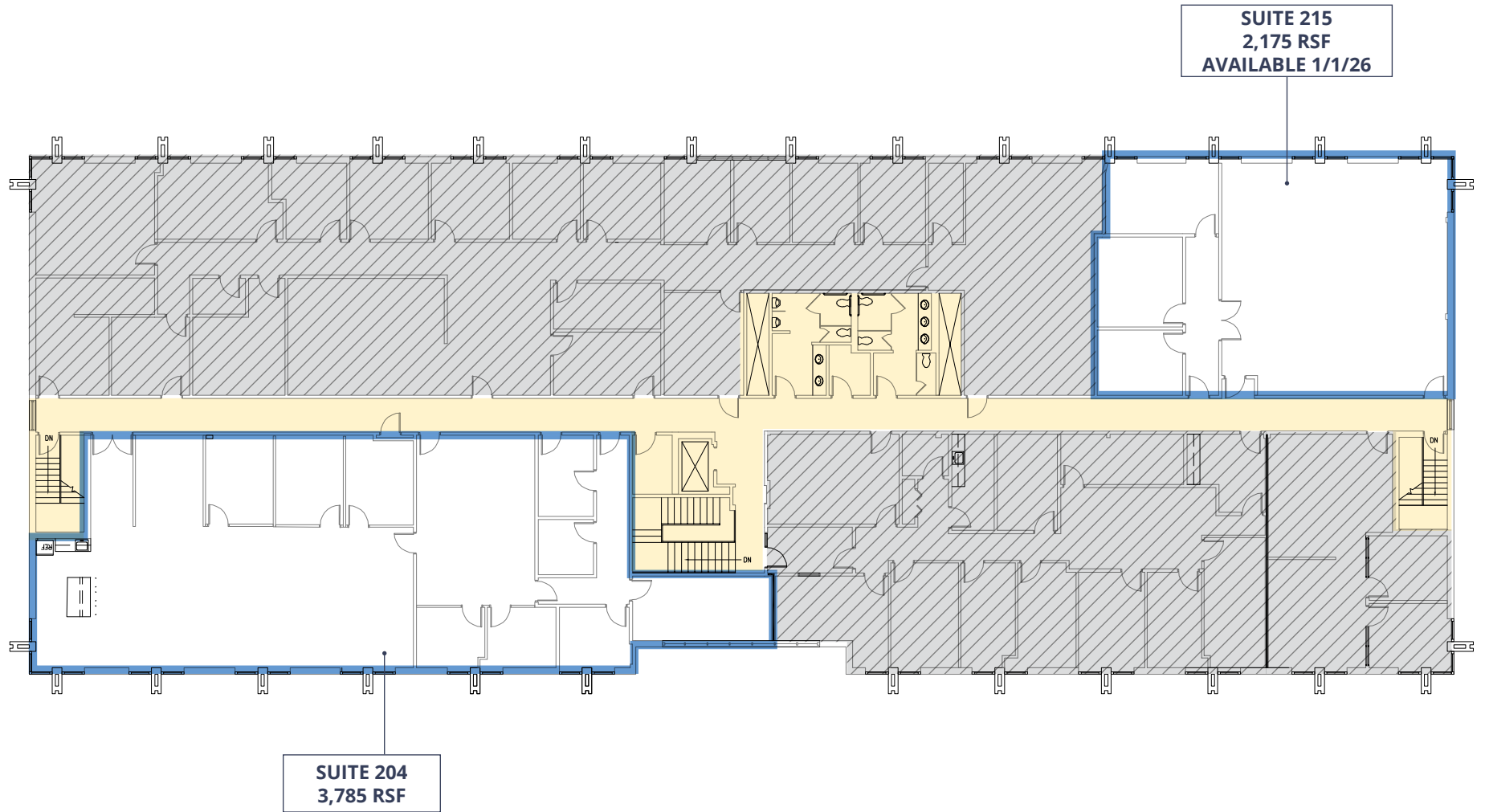
# Ratcliffe Building

## FIRST FLOOR

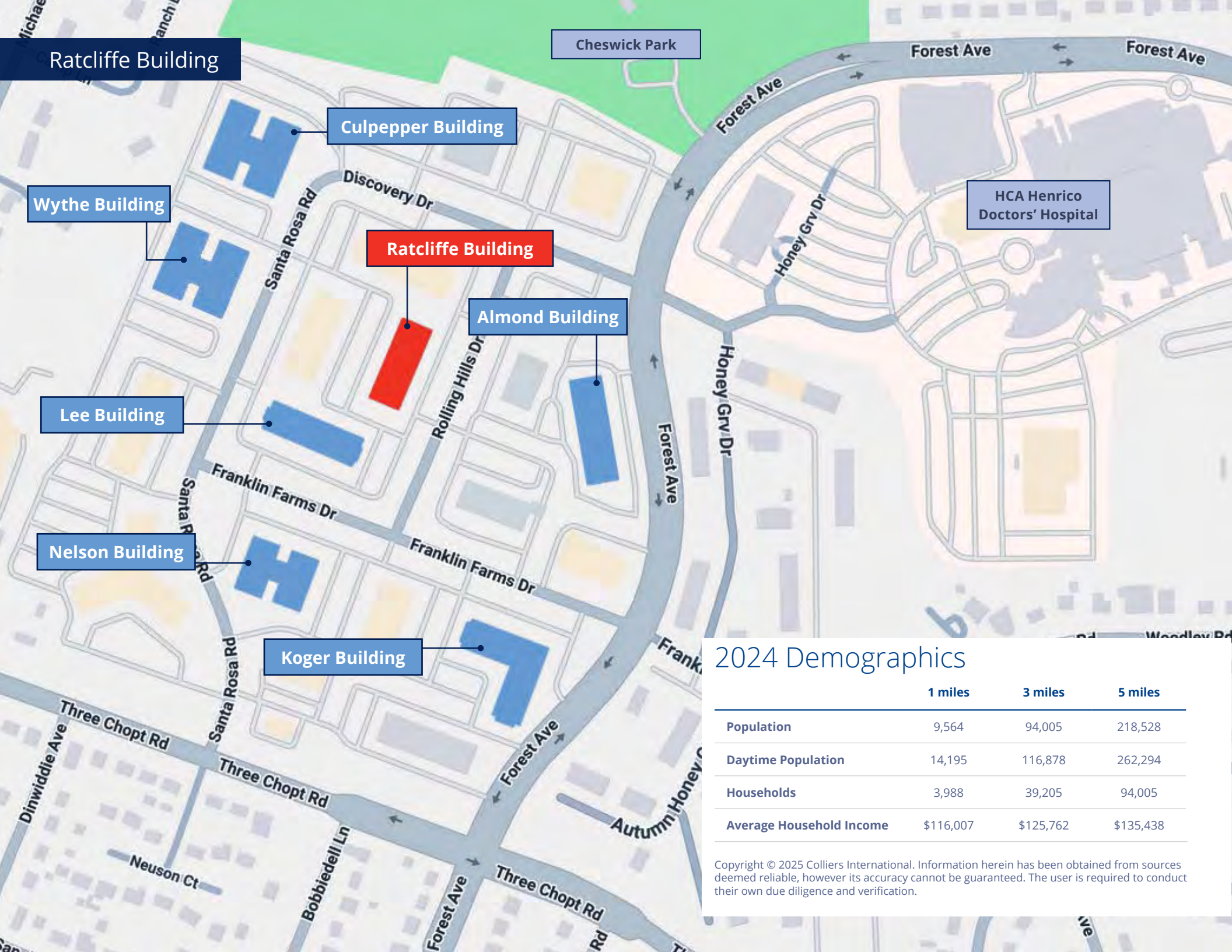


# Ratcliffe Building

## 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

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Ratcliffe Building

WEDGEWOOD

Regency Mall

Panera  
BREAD®



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory  
FITNESS

mezeh



toast

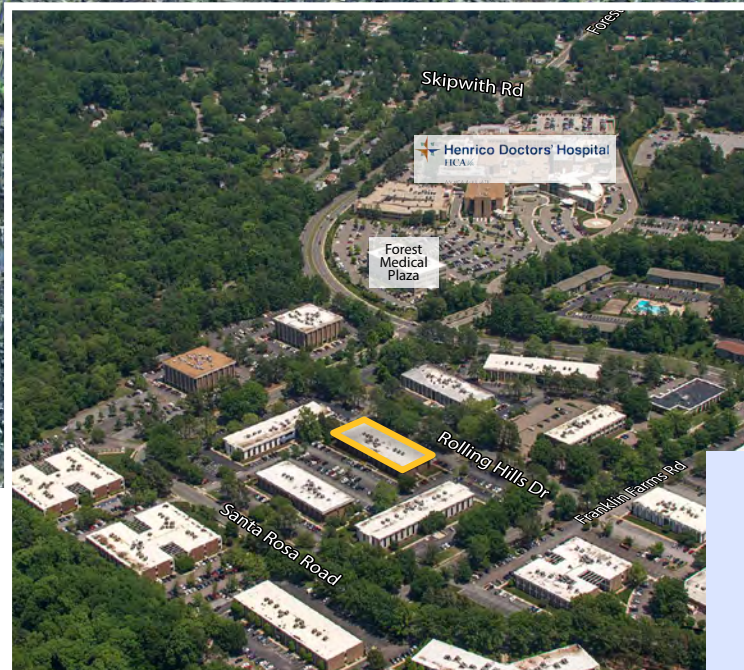
NEW AMERICAN GASTROPHIL

GINGER JUICE

Publix

Blue Cow

ICE CREAM CO.



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

**Catherine Walker**  
Associate Vice President  
+1 804 968 1978  
catherine.walker@colliers.com

**Austin Makepeace**  
Associate  
+1 804 762 6790  
austin.makepeace@colliers.com