



Suites available from 541 RSF – 9,759 RSF

# Nelson Building

## 1503 Santa Rosa Road, Richmond, VA

VISIT WEBSITE 

### 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

Accelerating success.



CONTACT US

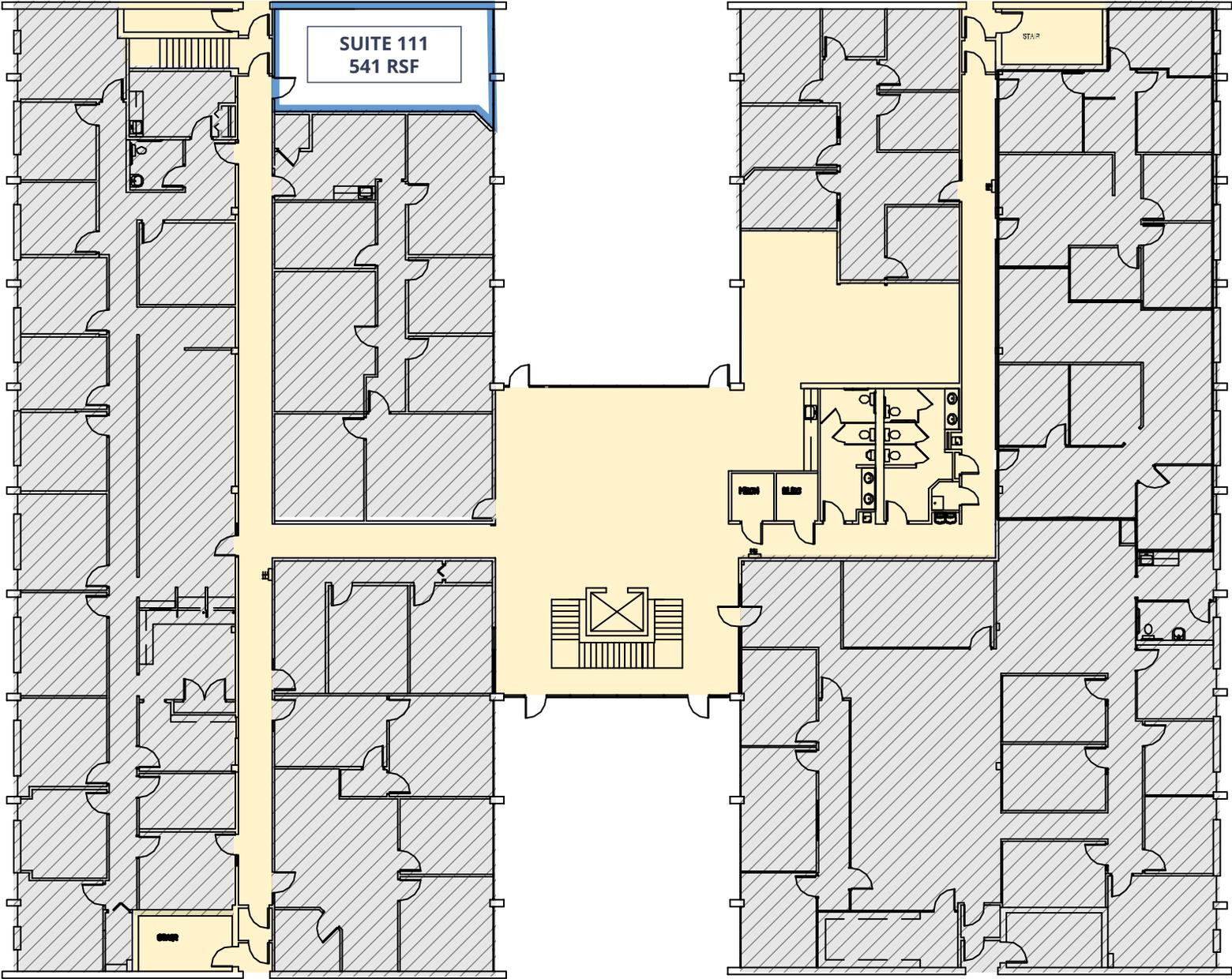
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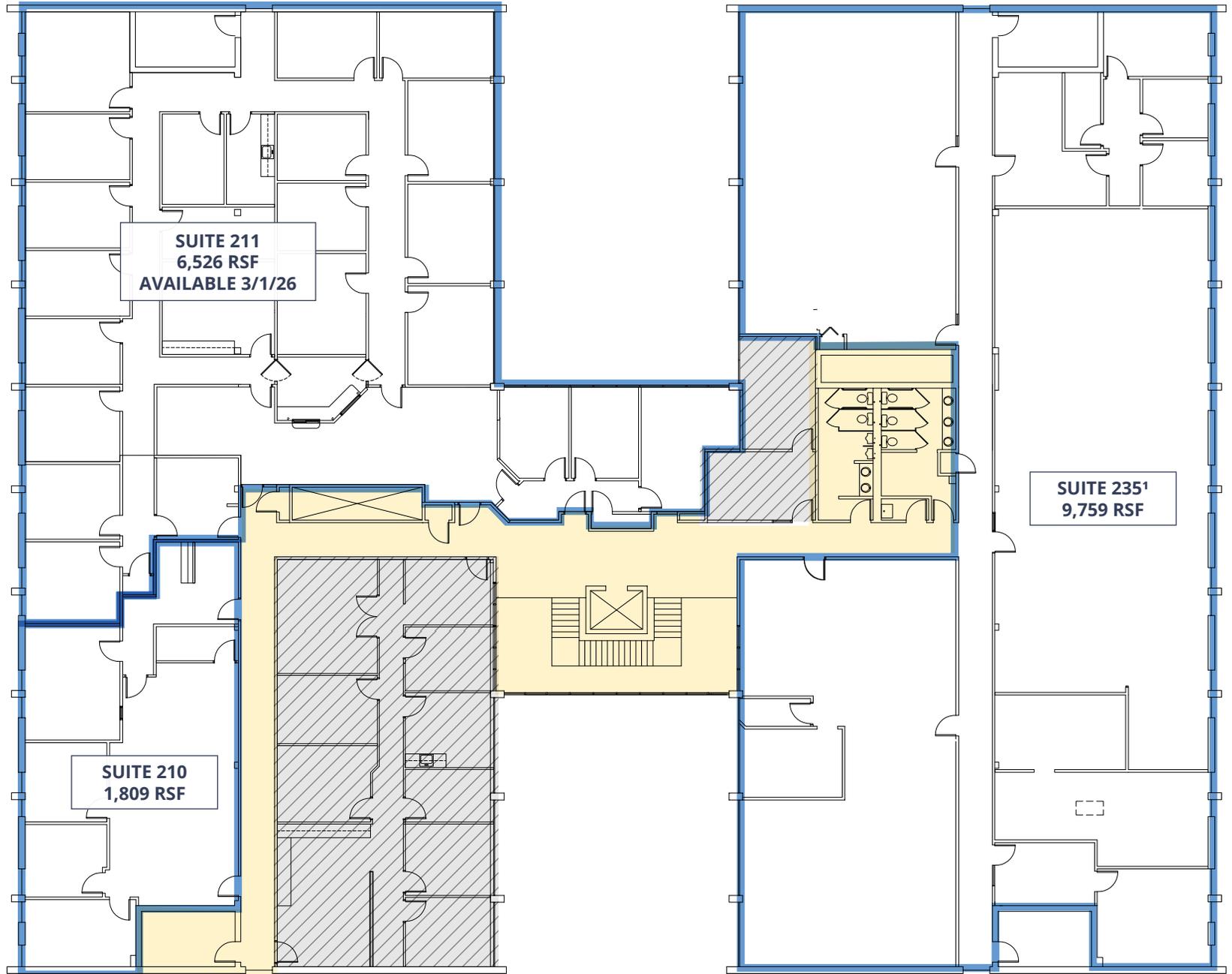
FIRST FLOOR



# Nelson Building

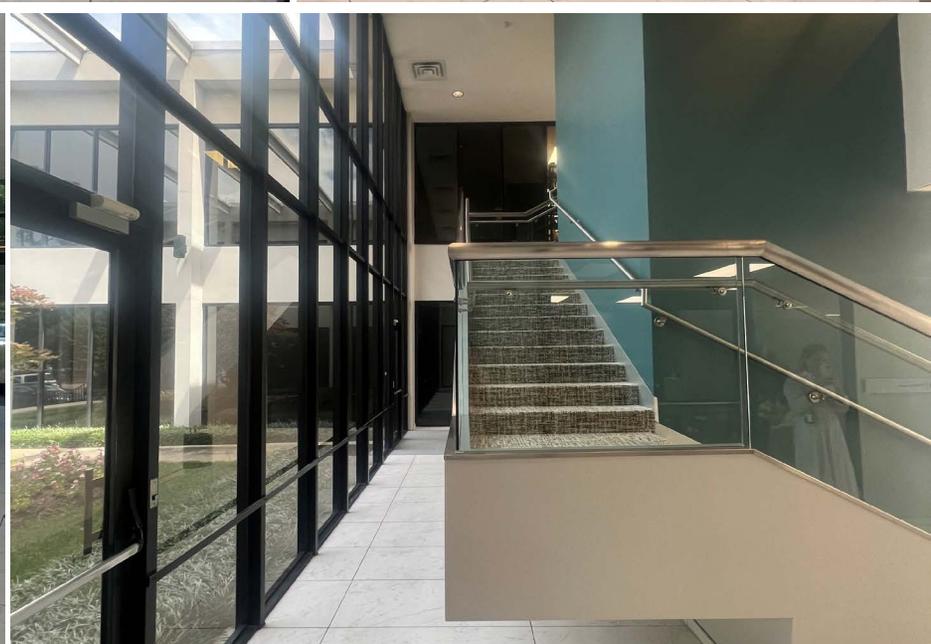
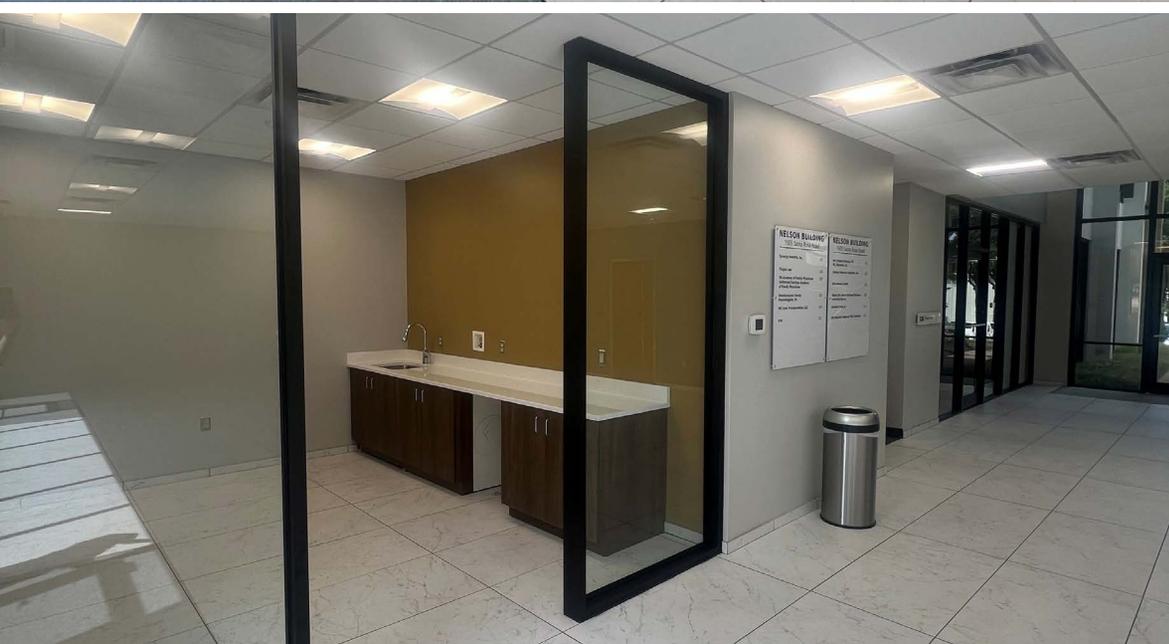
## SECOND FLOOR

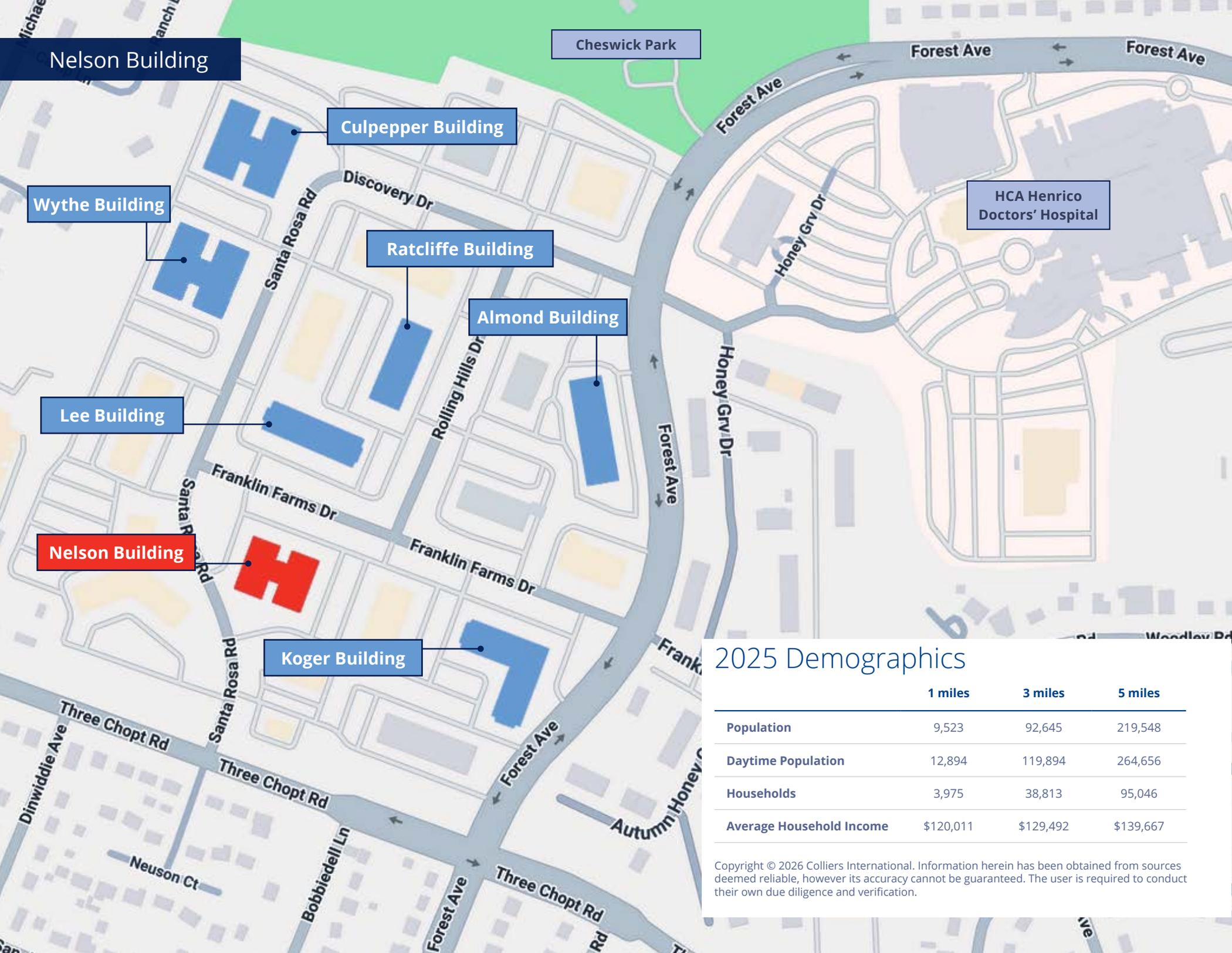
<sup>1</sup> Subdividable



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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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WEDGEWOOD

Regency Mall

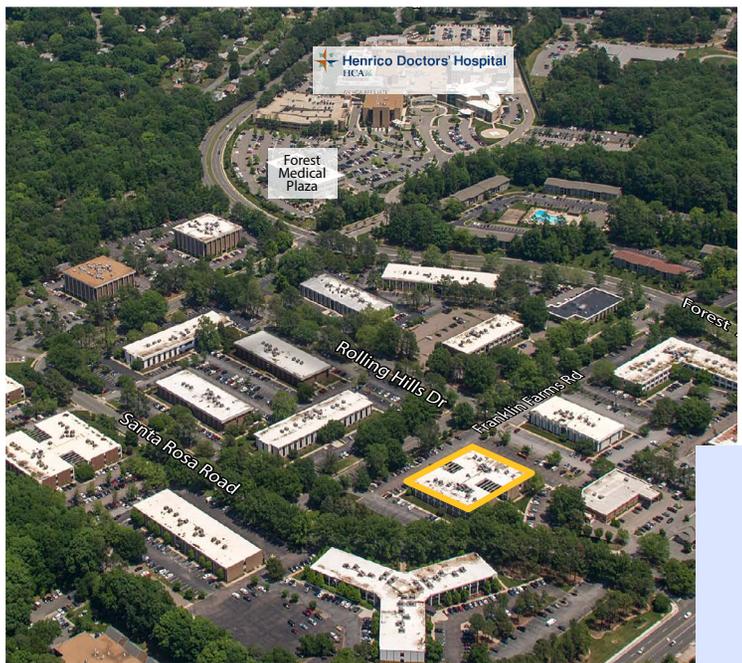


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing

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