



FOR LEASE

2 Story 35,061 RSF Building Available 7/1/25

**Conceptual renovation*

Lee Building

8004 Franklin Farms Drive, Richmond, VA

Office and Medical Uses Welcome

- Redevelopment opportunity for single tenant occupier and/or medical users
- Medical office features such as covered patient drop off, patient parking and additional tenant exclusive entrances can be added
- Building generator
- 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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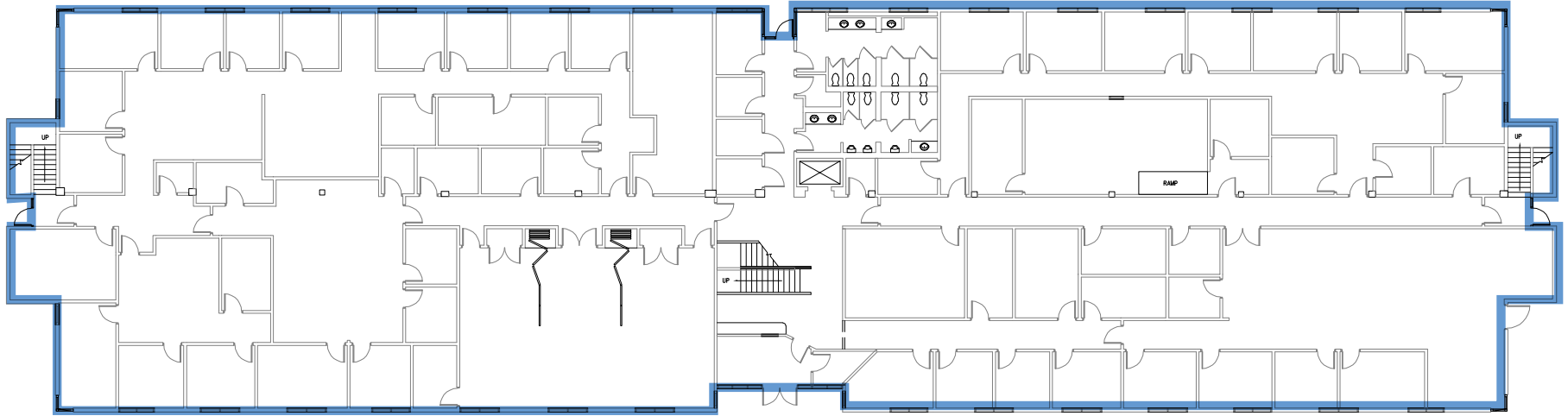
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Lee Building

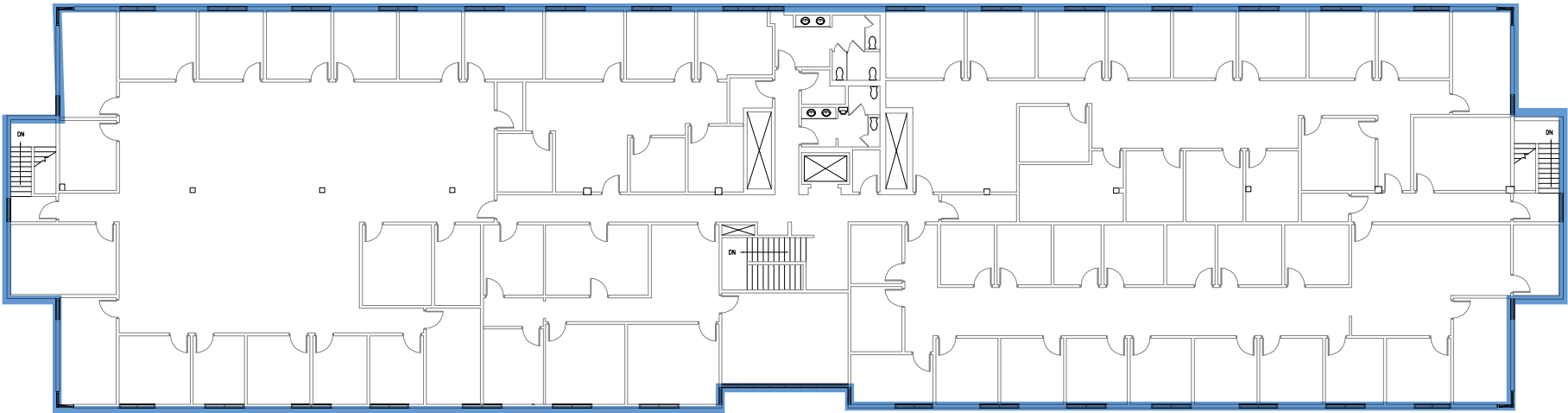
FIRST FLOOR

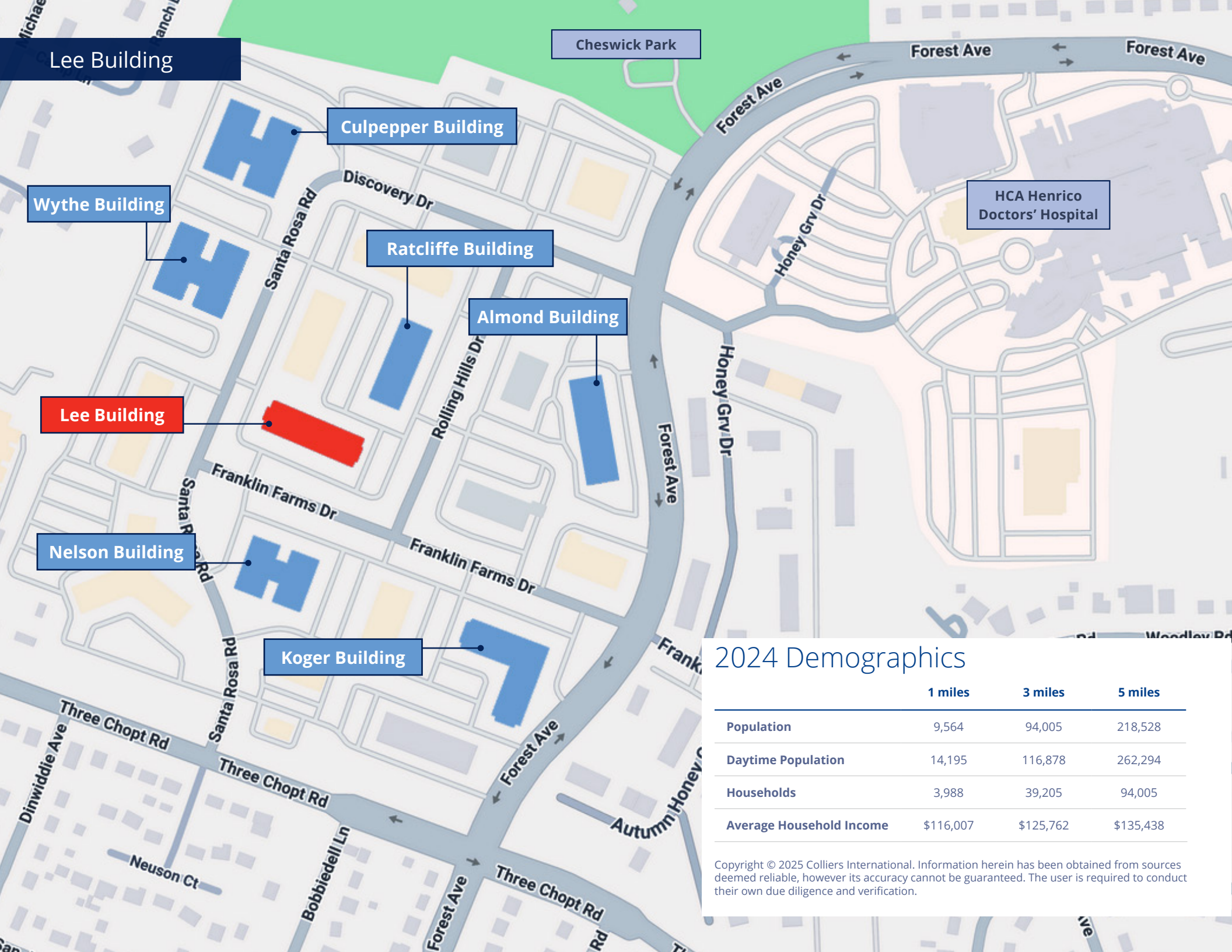
17,621 SF



SECOND FLOOR

17,440 SF





Lee Building

Cheswick Park

Culpepper Building

Wythe Building

Ratcliffe Building

Almond Building

Lee Building

HCA Henrico Doctors' Hospital

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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Lee Building

Regency Mall

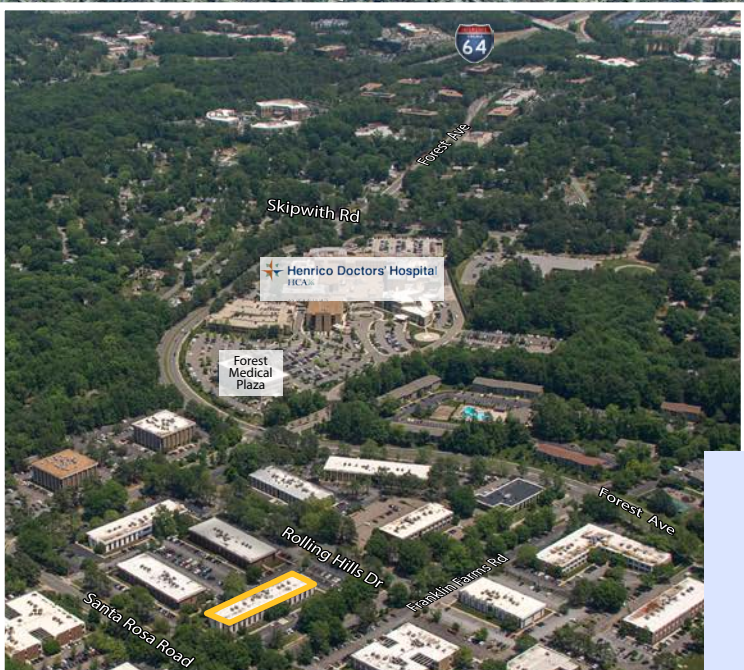


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing

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