



**FOR LEASE**

**2 Story 35,061 RSF Building Available 1/1/26**

*\*Conceptual renovation*

# Lee Building

## 8004 Franklin Farms Drive, Richmond, VA

**VISIT WEBSITE**



### 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

**Colliers**

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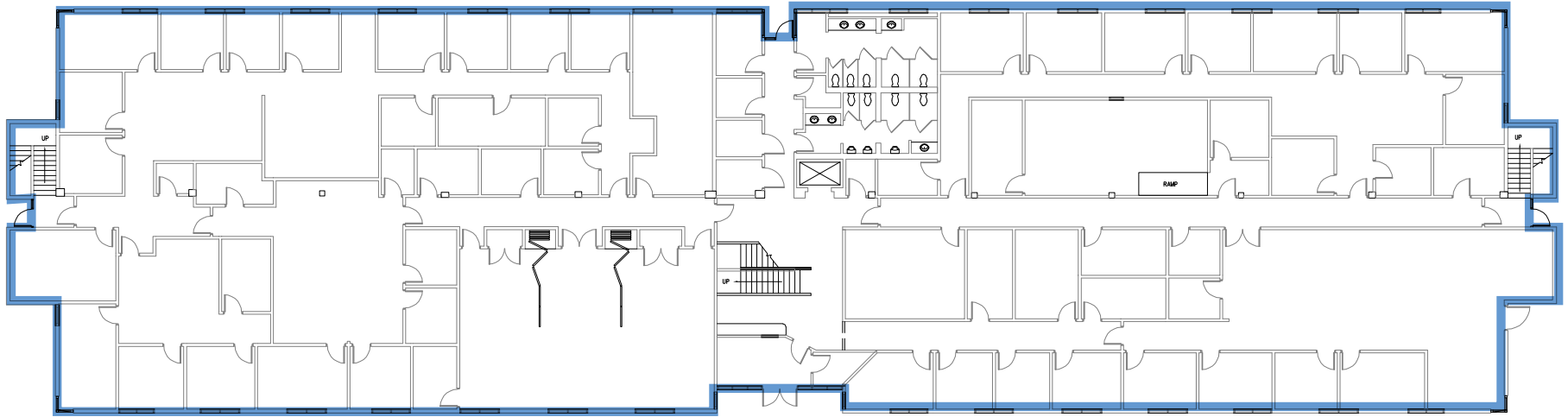
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# Lee Building

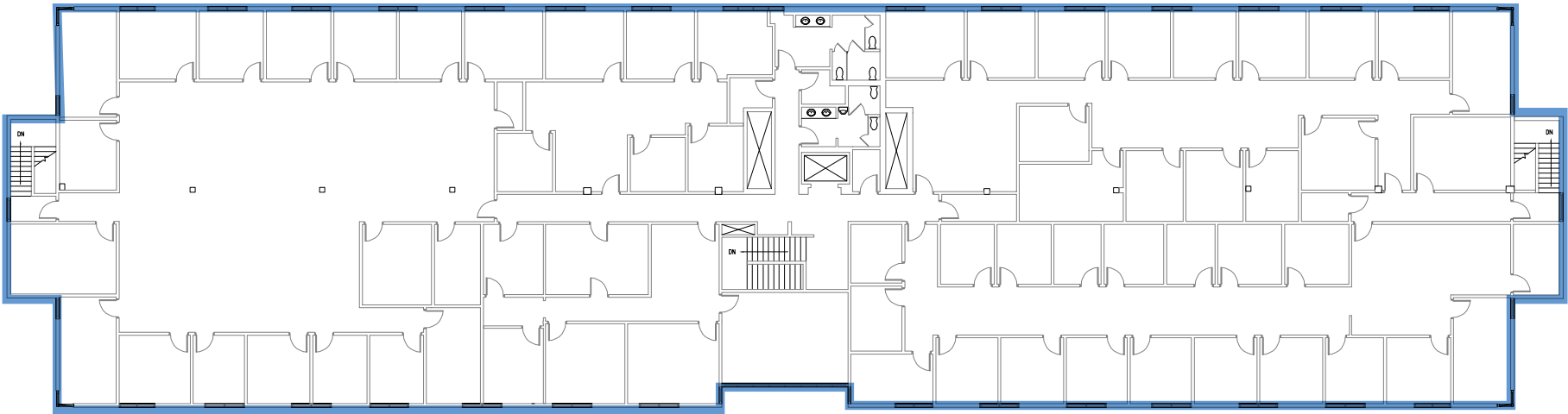
## FIRST FLOOR

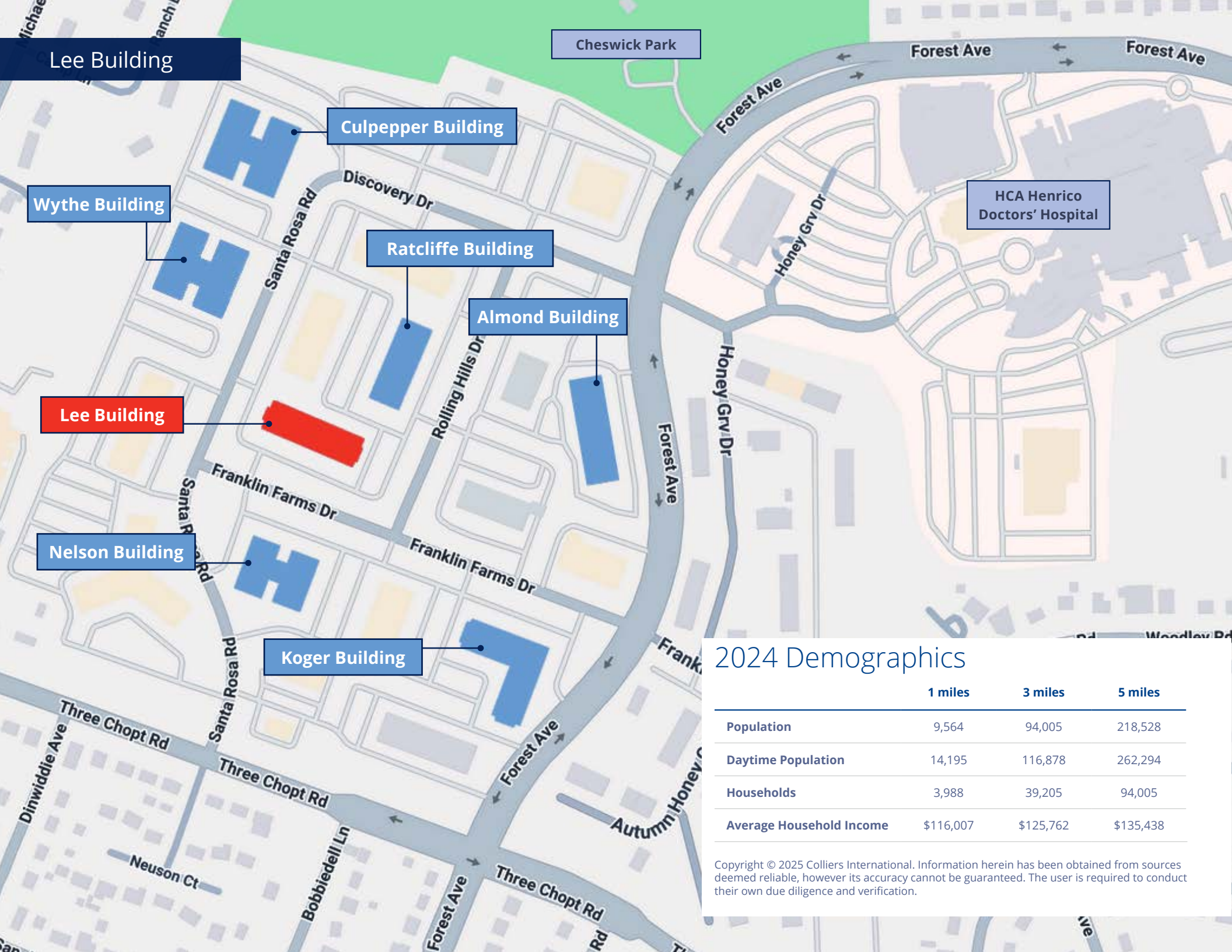
17,621 SF



## SECOND FLOOR

17,440 SF





Lee Building

Culpepper Building

Wythe Building

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

Cheswick Park

Forest Ave

Forest Ave

HCA Henrico  
Doctors' Hospital

## 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

WEDGEWOOD

Regency Mall

Panera  
BREAD



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory  
FITNESS

mezeh



toast

GINGER JUICE

Publix

Blue Cow  
ICE CREAM CO



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