



Suites available from 708 – 2,605 RSF

Koger Building

8001 Franklin Farms Dr, Richmond, VA

Two-story 50,954 SF building

- Recently renovated lobbies, common areas and restrooms
- 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
- 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 



CONTACT US

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

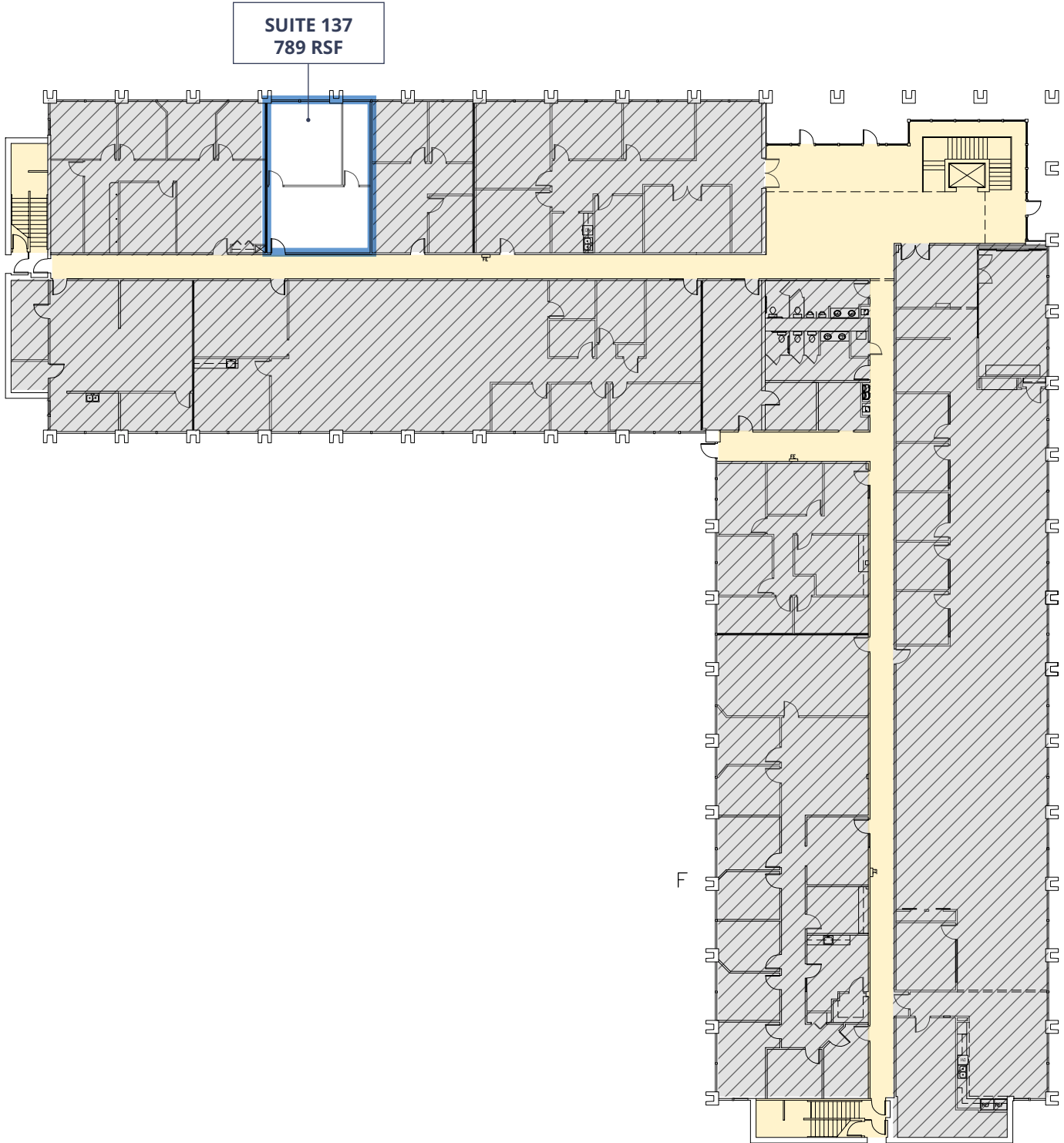
Catherine Walker
Vice President
+1 804 968 1978
catherine.walker@colliers.com

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

Koger Building

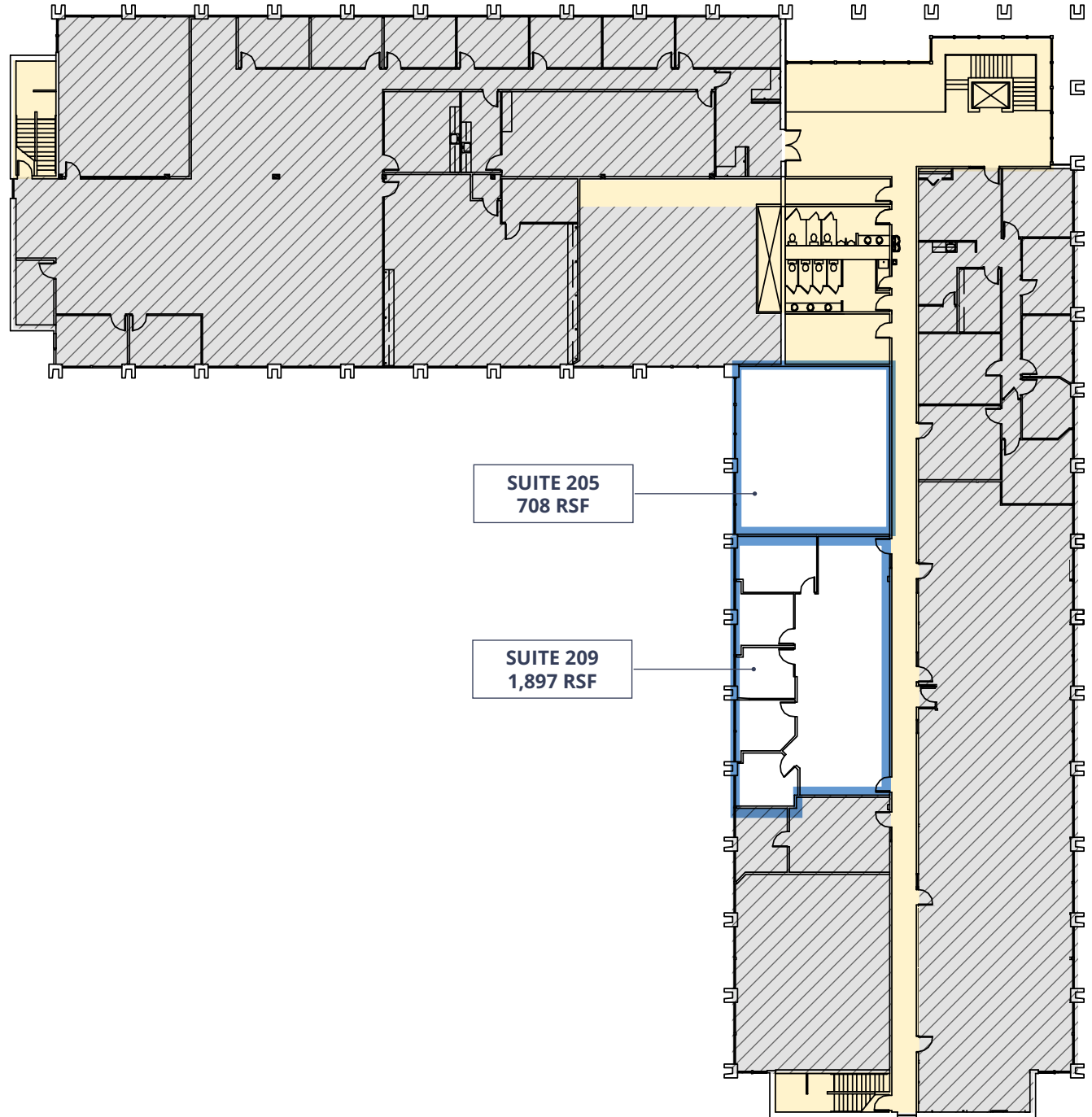
FIRST FLOOR

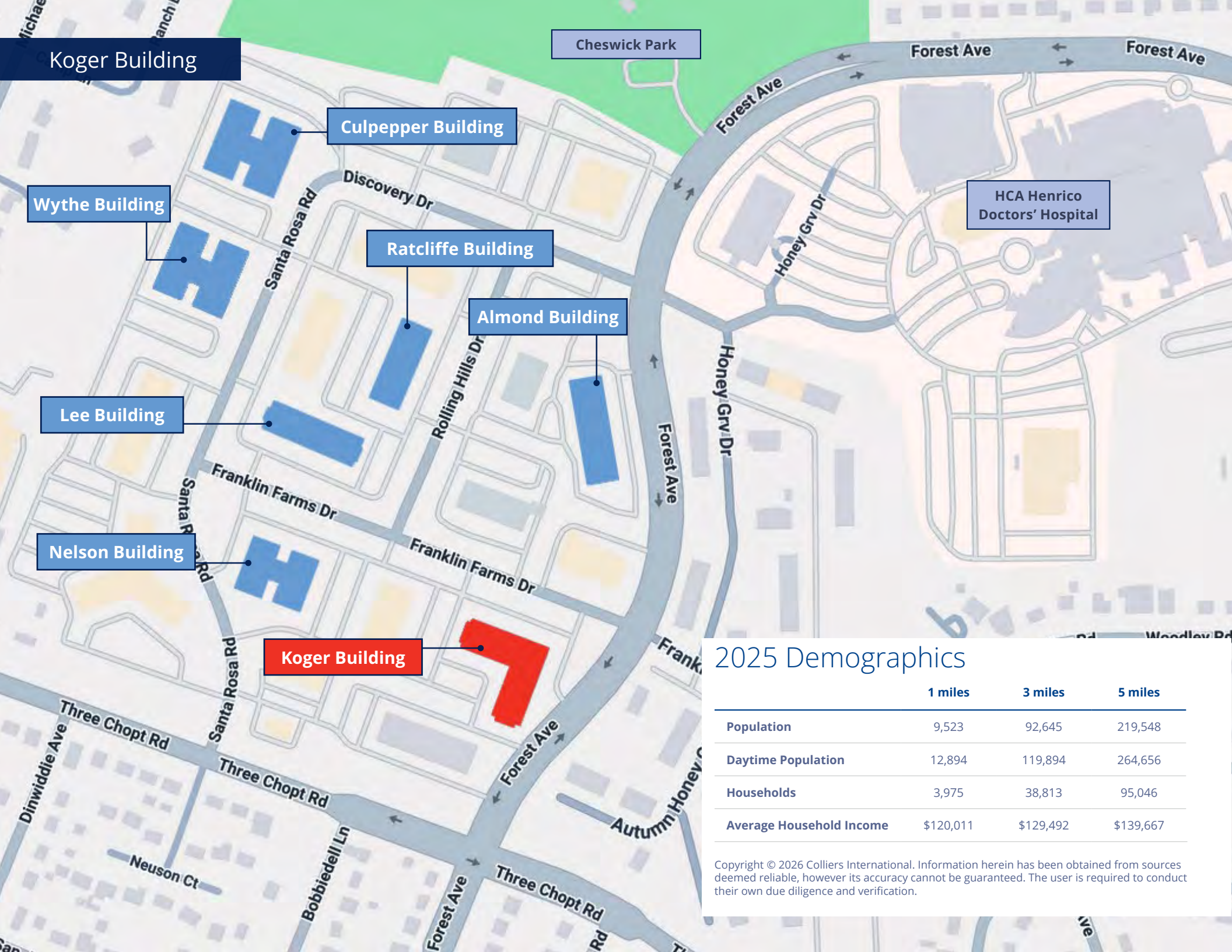


Koger Building

SECOND FLOOR

**Suites can be combined for total of 2,605 RSF*





Koger Building

Cheswick Park

Culpepper Building

Wythe Building

HCA Henrico
Doctors' Hospital

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

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

Copyright © 2026 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.

Koger Building

Regency Mall

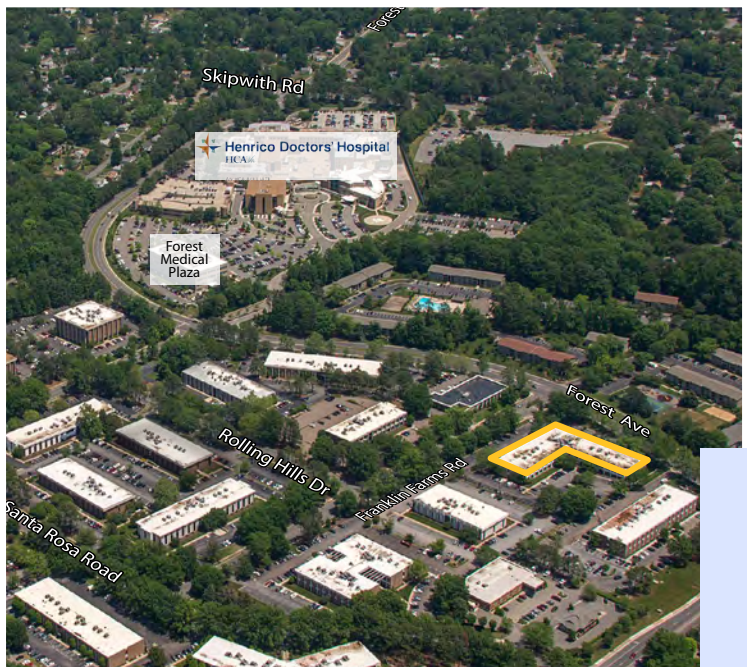


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing

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

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

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