



Entire First Floor (19,508 RSF) Available 1/1/26

**Conceptual renovation*

Almond Building

1610 Forest Avenue, Richmond, VA

Two Story, 40,127 RSF Building – Ideal for Medical or Office Use

- Medical office features such as covered patient drop off, patient parking and additional tenant exclusive entrances can be added as shown above
- Exceptional visibility from Forest Ave
- 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



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

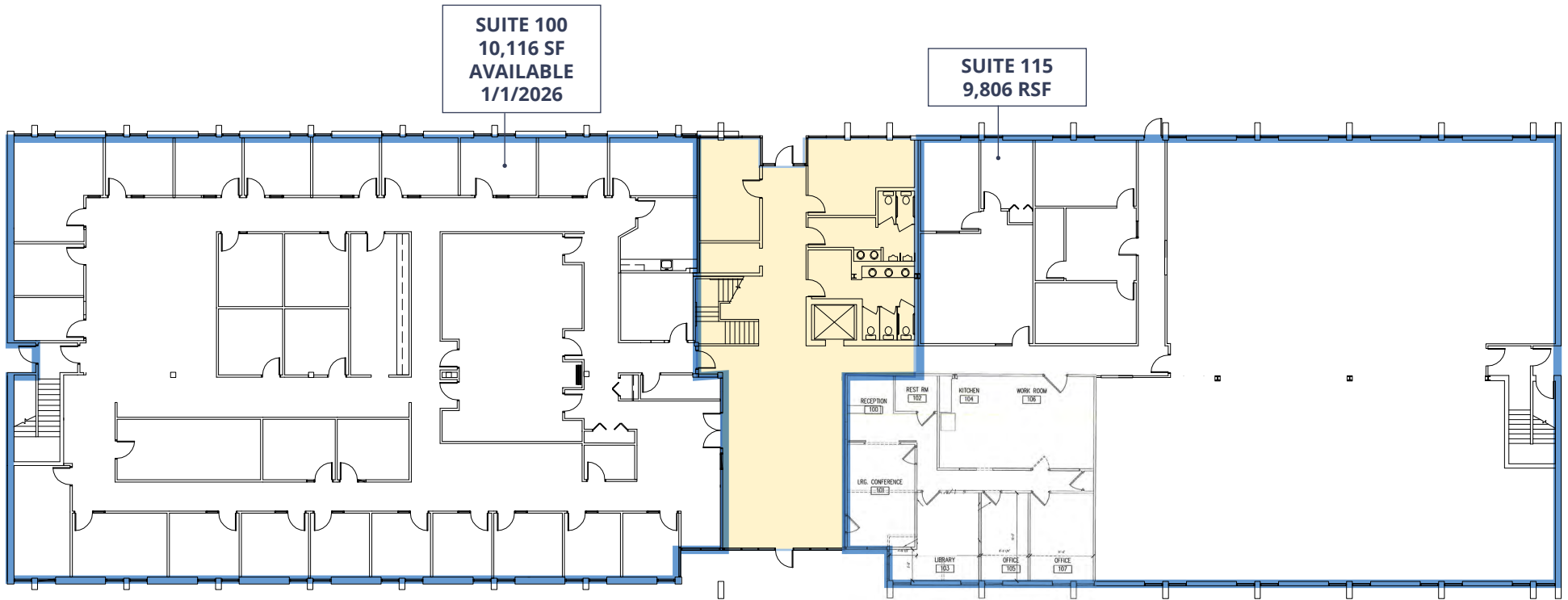
Suite 600 | Richmond, VA

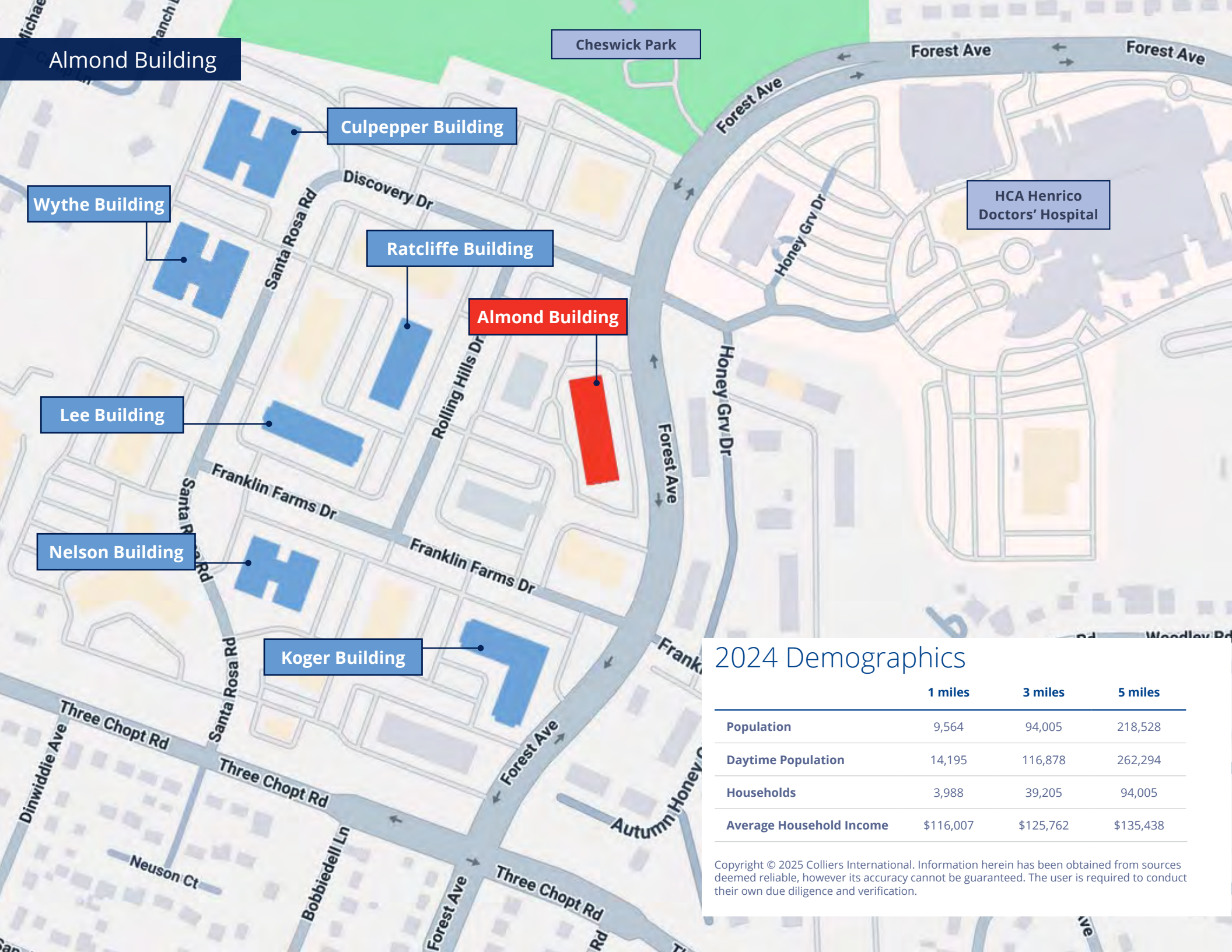
P: +1 804 320 5500

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Almond Building

FIRST FLOOR





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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Almond Building

WEDGEWOOD

Regency Mall

Panera
BREAD



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast
NEW AMERICAN GASTROPUB
GINGER JUICE

Publix
Blue Cow
ICE CREAM CO



Malcolm Randolph, SIOR
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malcolm.randolph@colliers.com

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