



**FOR LEASE**  
**2 Story 35,061 RSF Building Available**

*\*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



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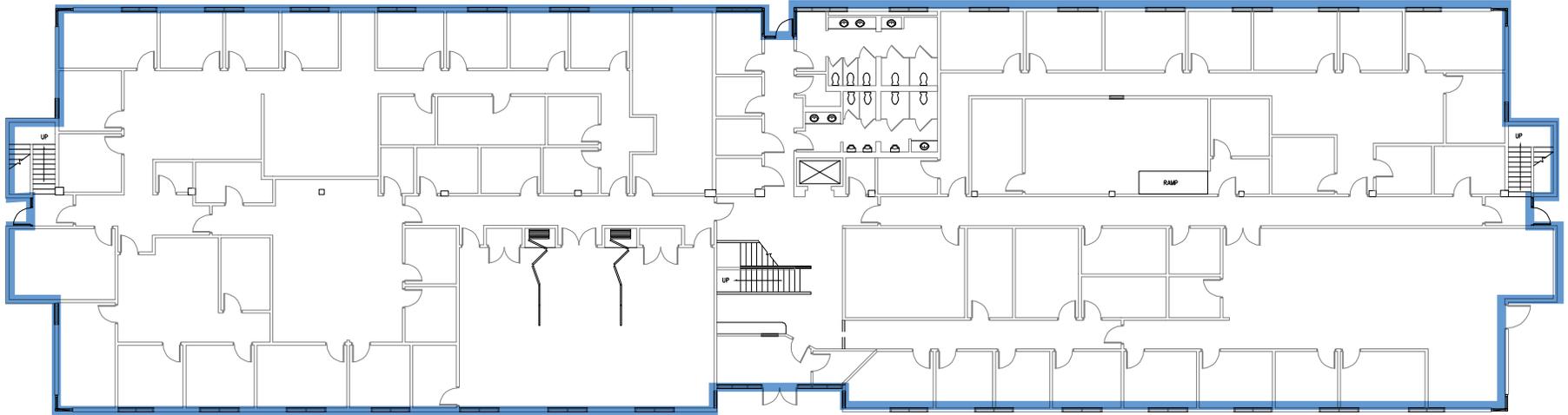
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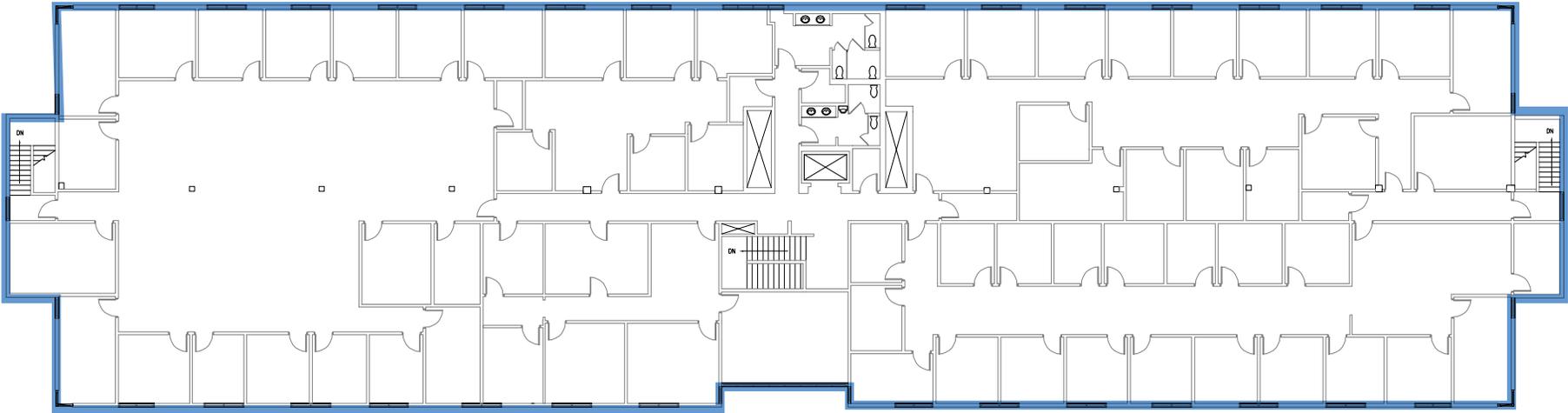
## FIRST FLOOR

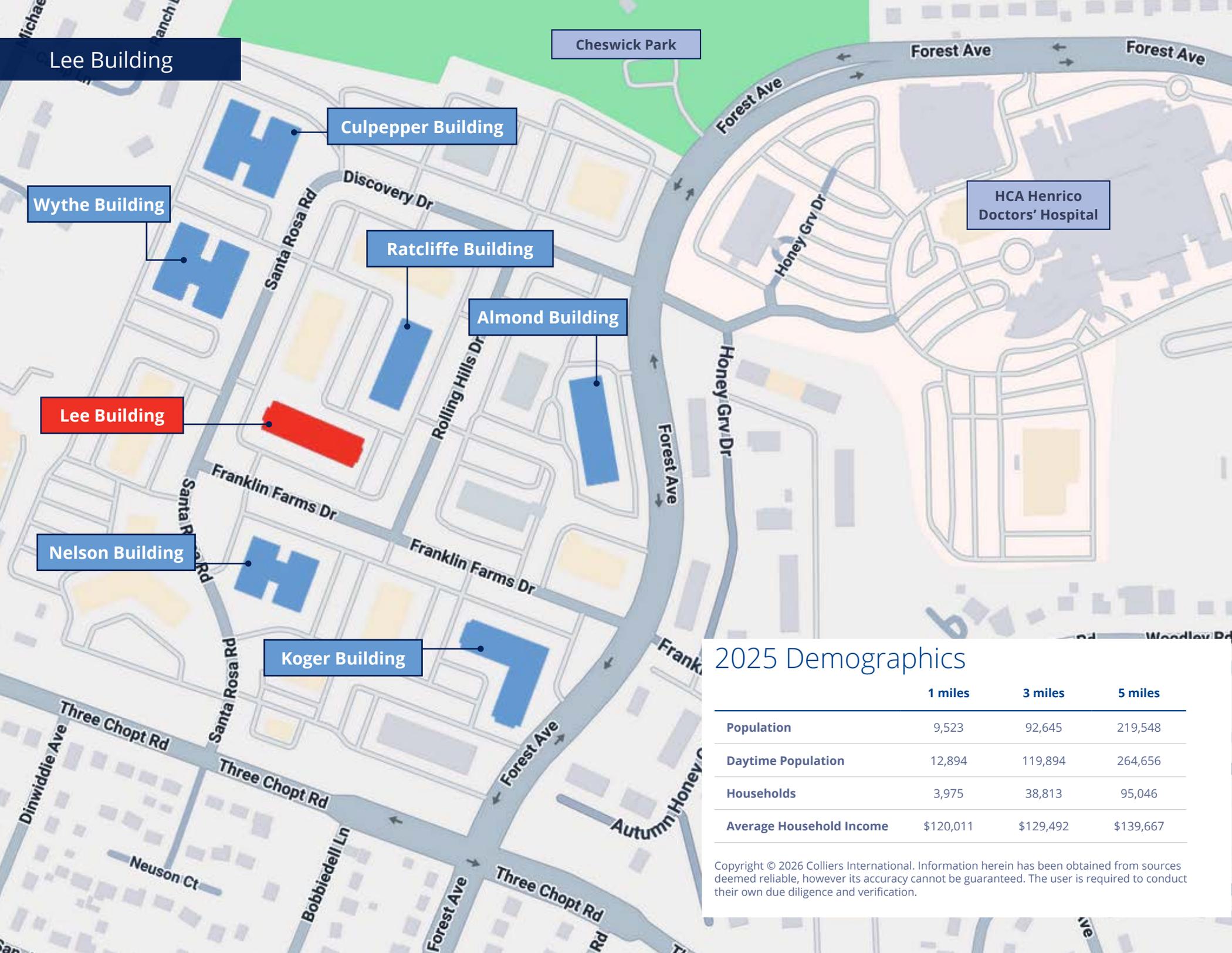
17,621 SF



## SECOND FLOOR

17,440 SF





Lee Building

Culpepper Building

Wythe Building

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

Cheswick Park

HCA Henrico  
Doctors' Hospital

## 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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