



Entire First Floor (19,508 RSF) Available 7/1/25

**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



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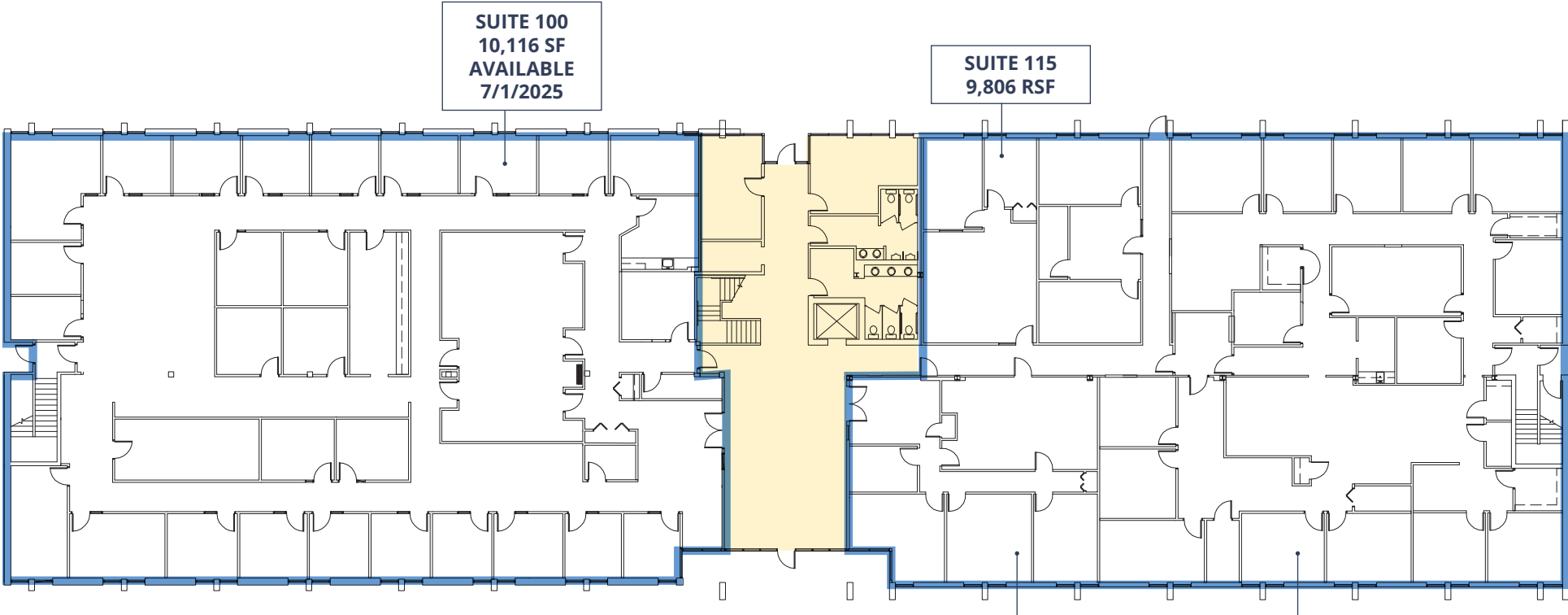
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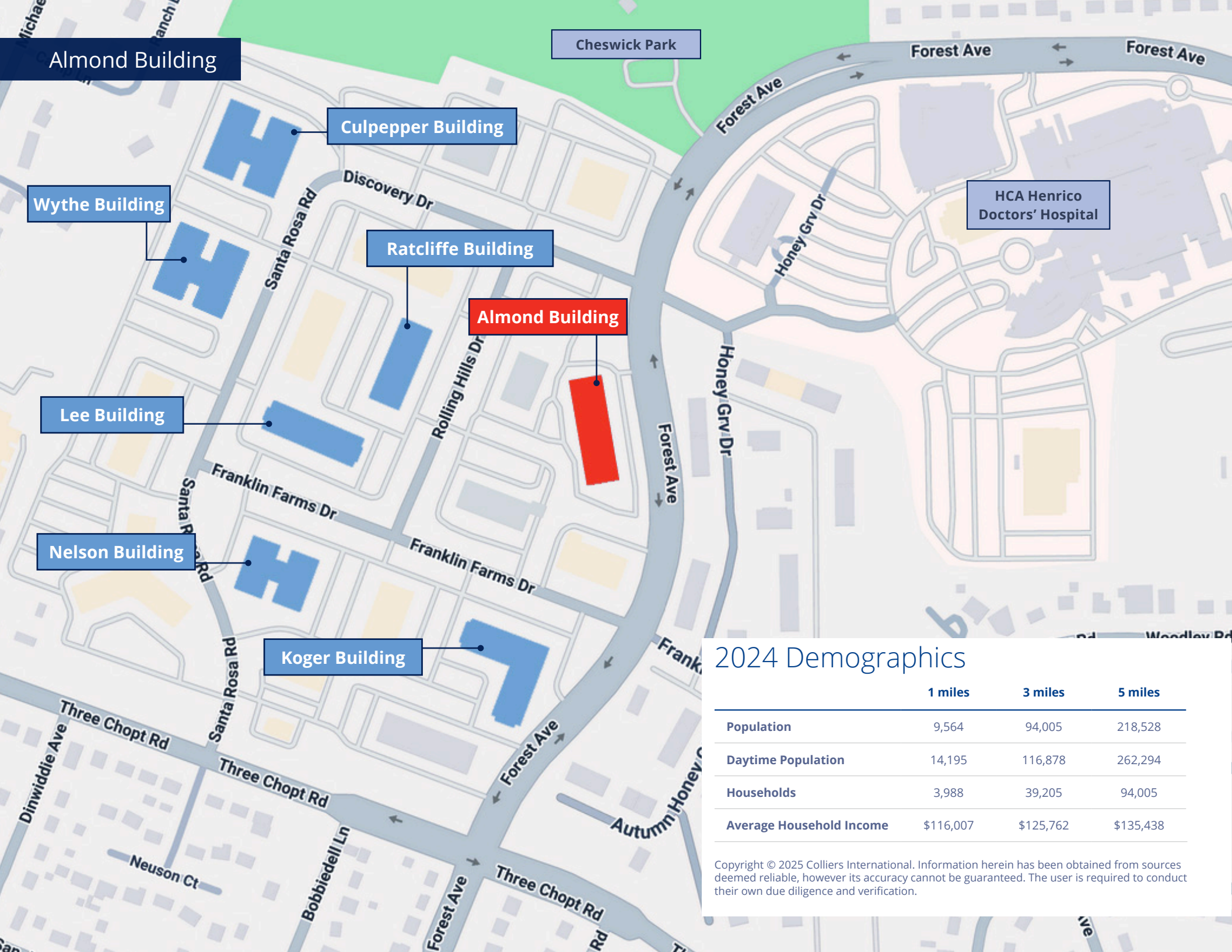
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Almond Building

FIRST FLOOR





Almond Building

Cheswick Park

Culpepper Building

Wythe Building

Ratcliffe Building

HCA Henrico
Doctors' Hospital

Almond Building

Lee Building

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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Almond Building

Regency Mall

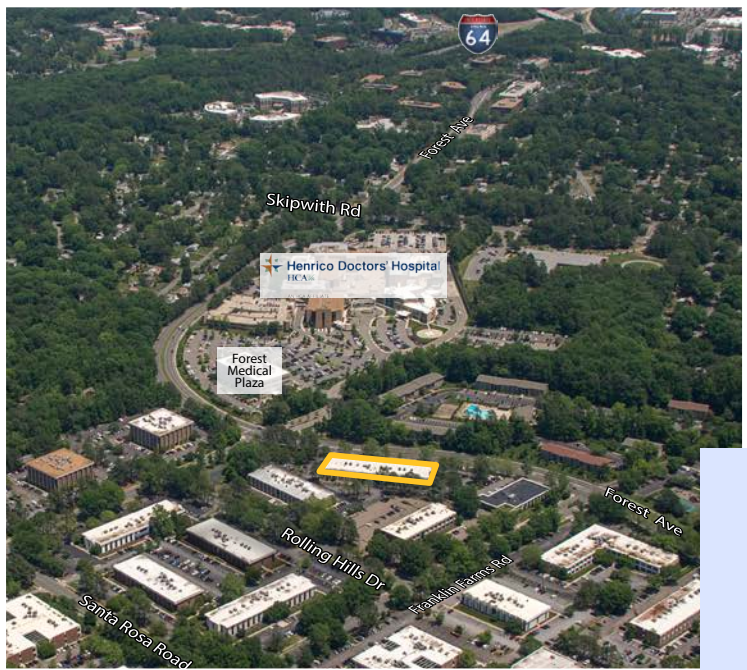


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing

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