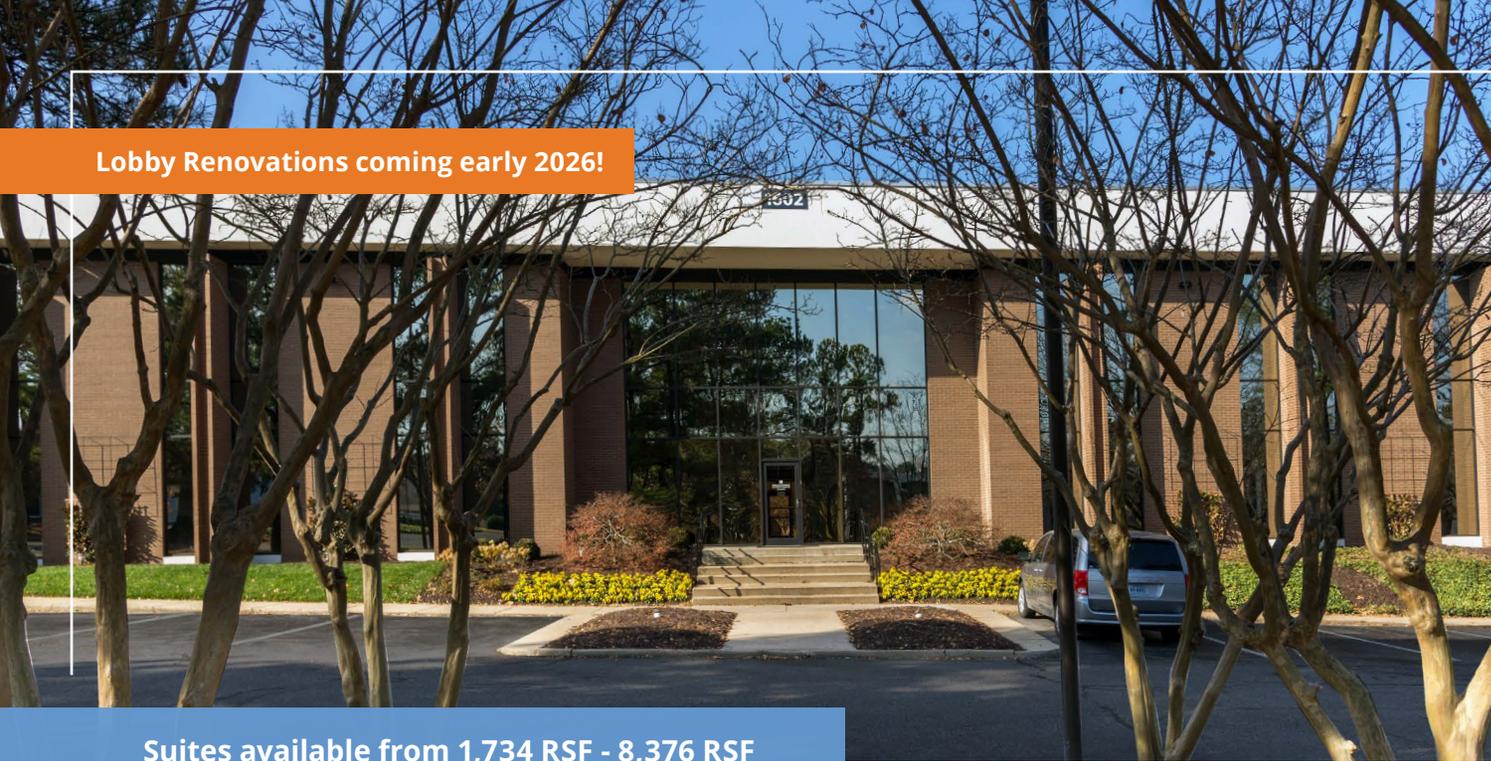


Lobby Renovations coming early 2026!



Suites available from 1,734 RSF - 8,376 RSF

Ratcliffe Building

1602 Rolling Hills Dr, Richmond, VA

VISIT WEBSITE



Two-story 31,352 SF building

- 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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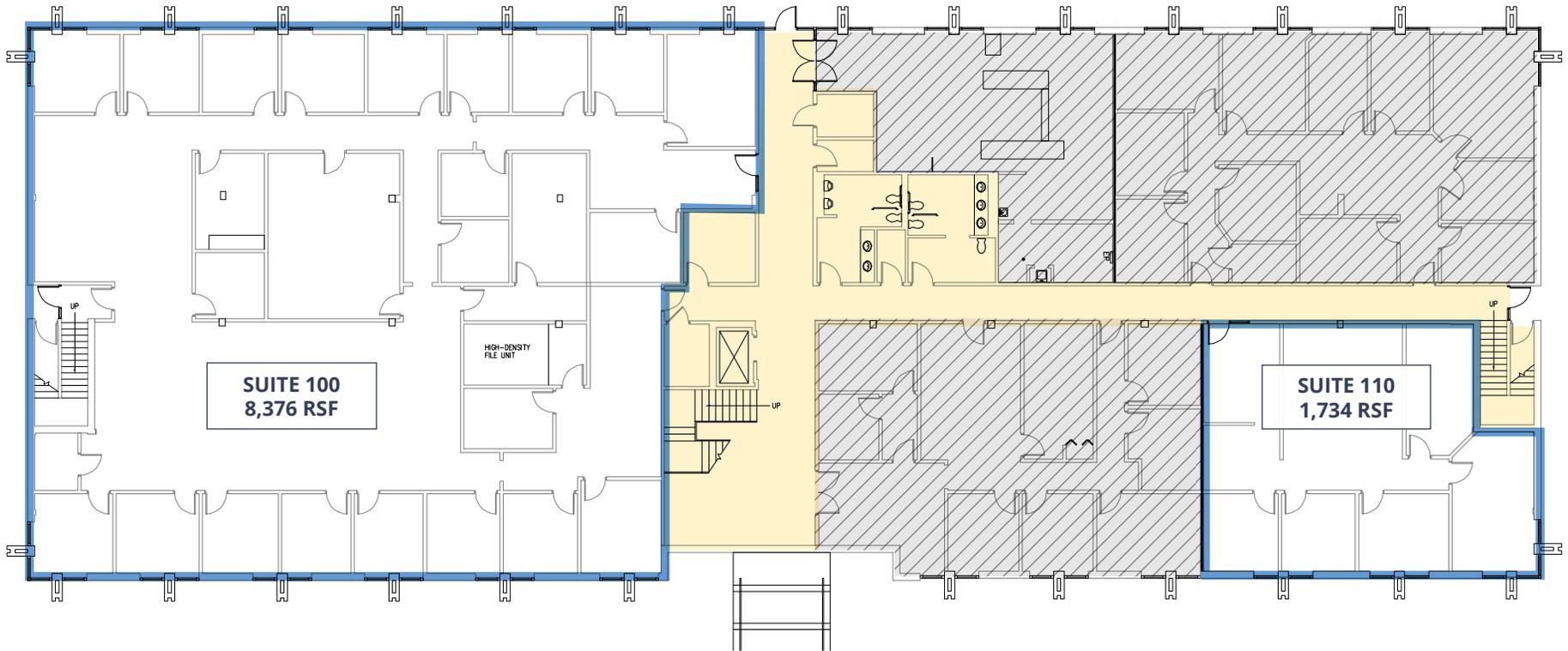
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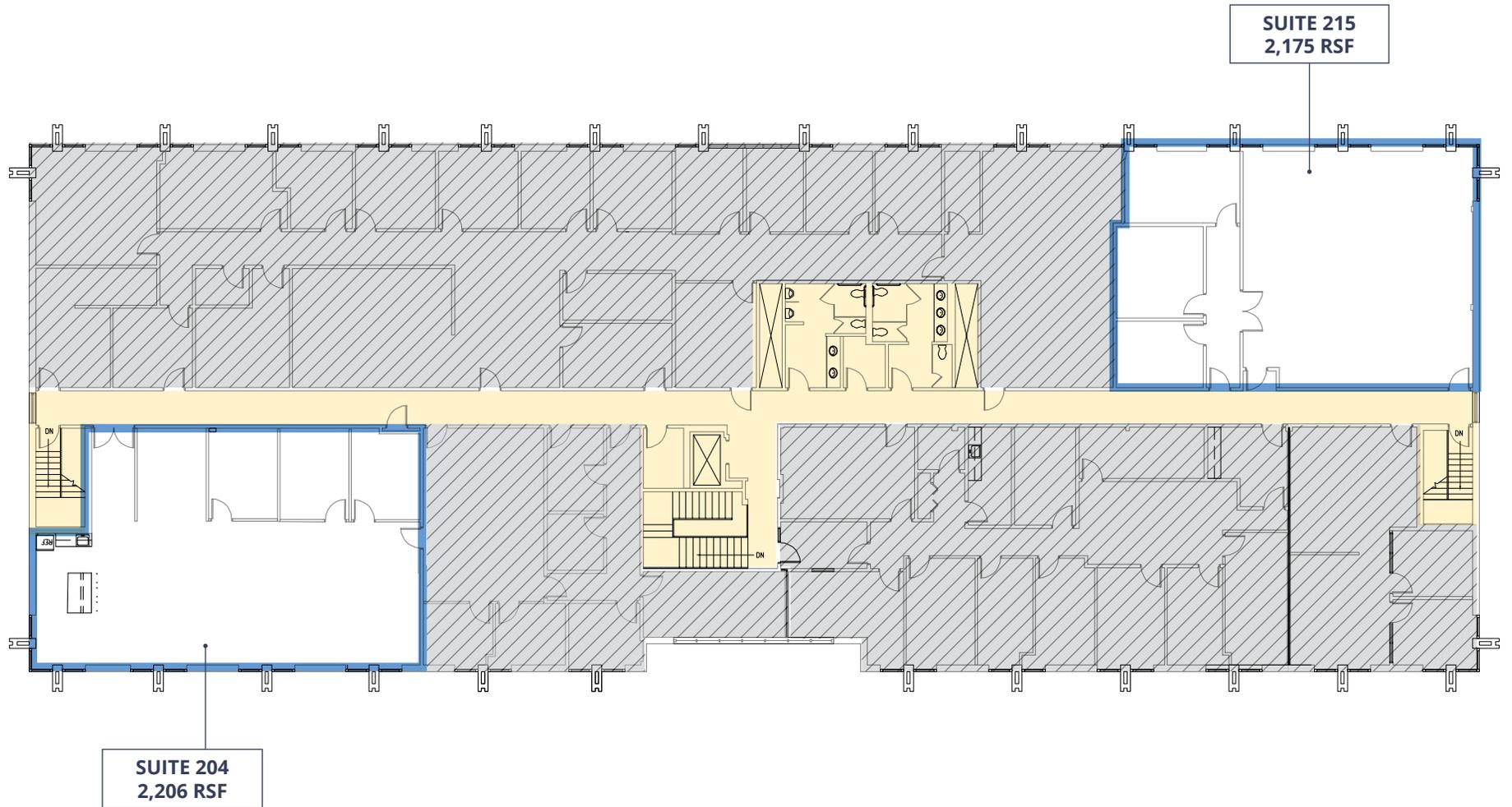
Ratcliffe Building

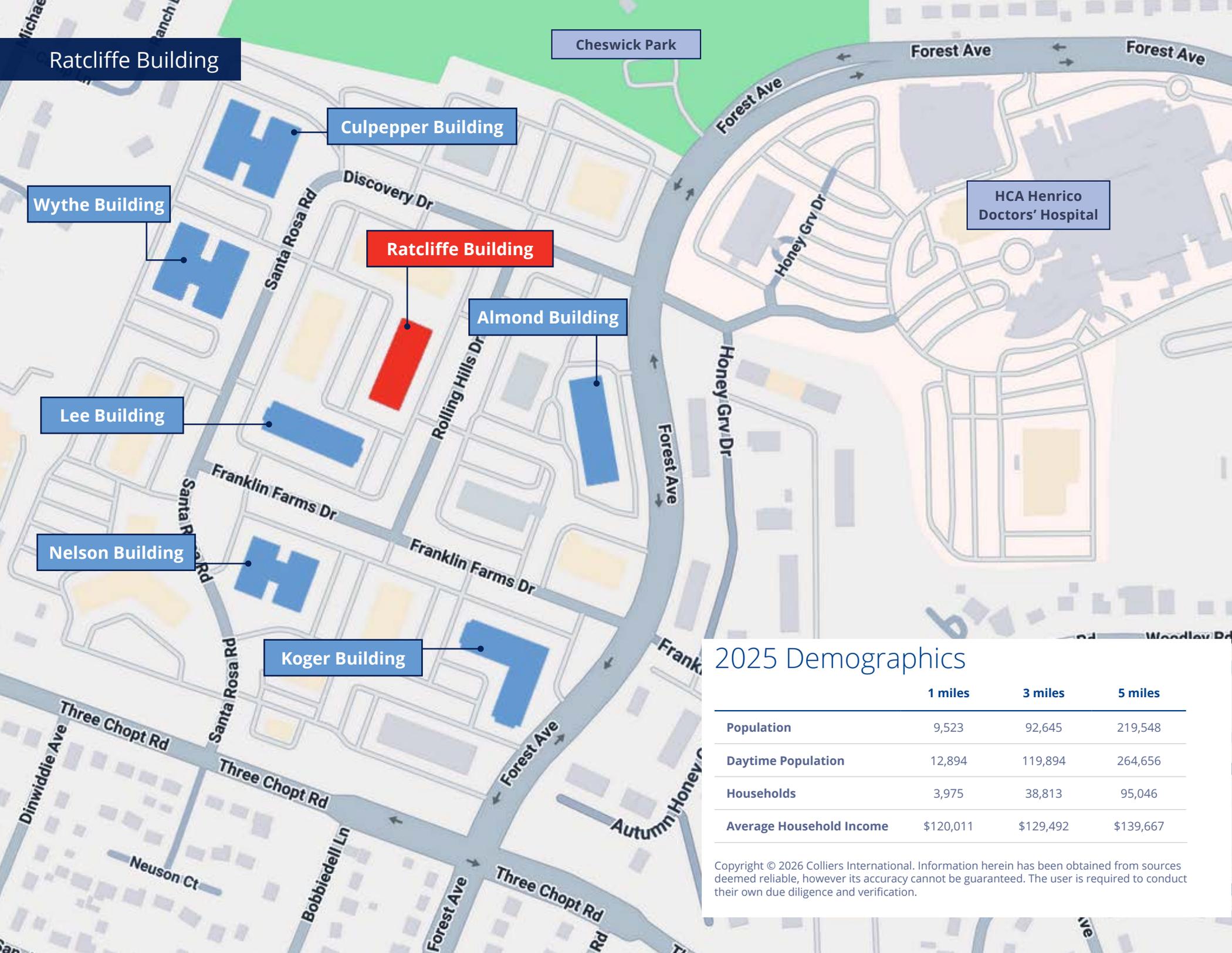
FIRST FLOOR



Ratcliffe Building

SECOND FLOOR





Ratcliffe Building

Cheswick Park

Culpepper Building

Wythe Building

Ratcliffe Building

Almond Building

HCA Henrico
Doctors' Hospital

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

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Ratcliffe Building

WEDGEWOOD

Regency Mall

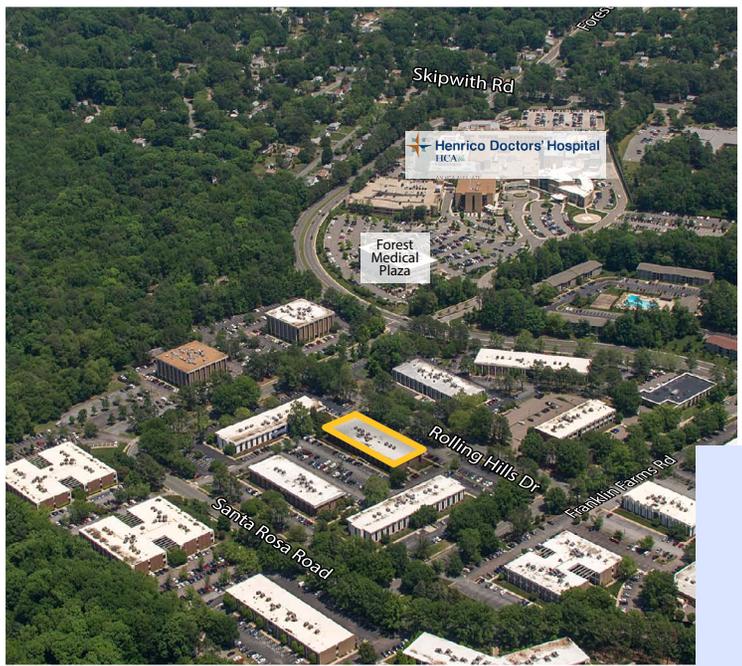


Cheswick Park

Henrico Doctors' Hospital

Forest Office Park

Reynolds Crossing



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