

OFFICE FOR SALE

7605 Forest Ave | Suite 412
Richmond, VA 23229



MEDICAL/OFFICE CONDO FOR SALE

AMY BRODERICK

Senior Vice President

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KATE HOSKO

Vice President

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1,335 SF
AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY FEATURES

FEATURES

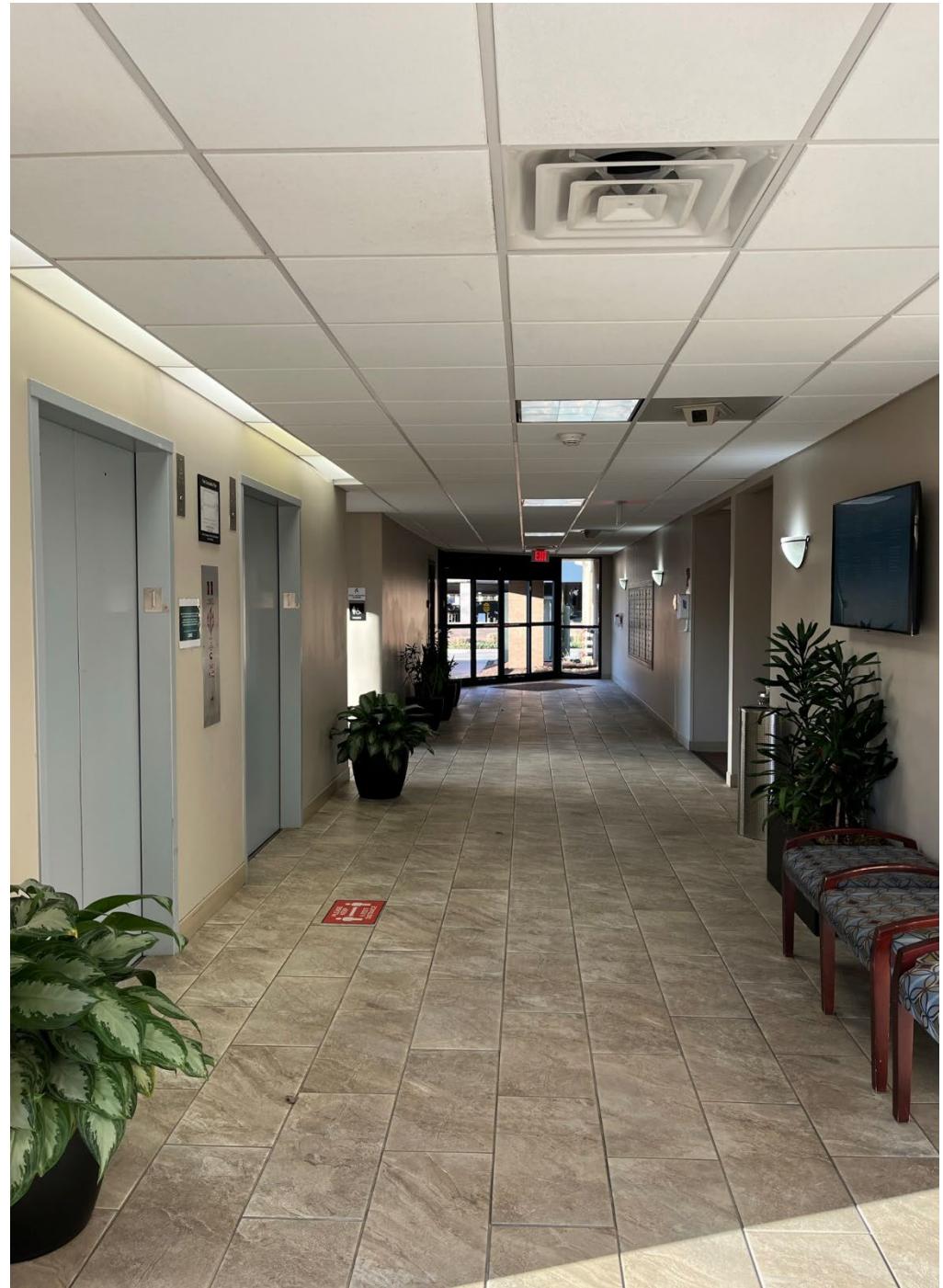
- Medical/Office Condo Available
- Recently renovated!
- Located on elevator lobby near core restrooms
- Access-controlled main building entries
- Building Common area renovations complete including updated flooring and digital directory
- Adjacent parking in garage and surface lot
- Building is professionally managed
- Unit includes two parking spaces in “physicians only” parking area

\$140,315 Average Household Income
Within 10 miles

21% of Households each over \$200,000
Within 10 miles

LOCATION

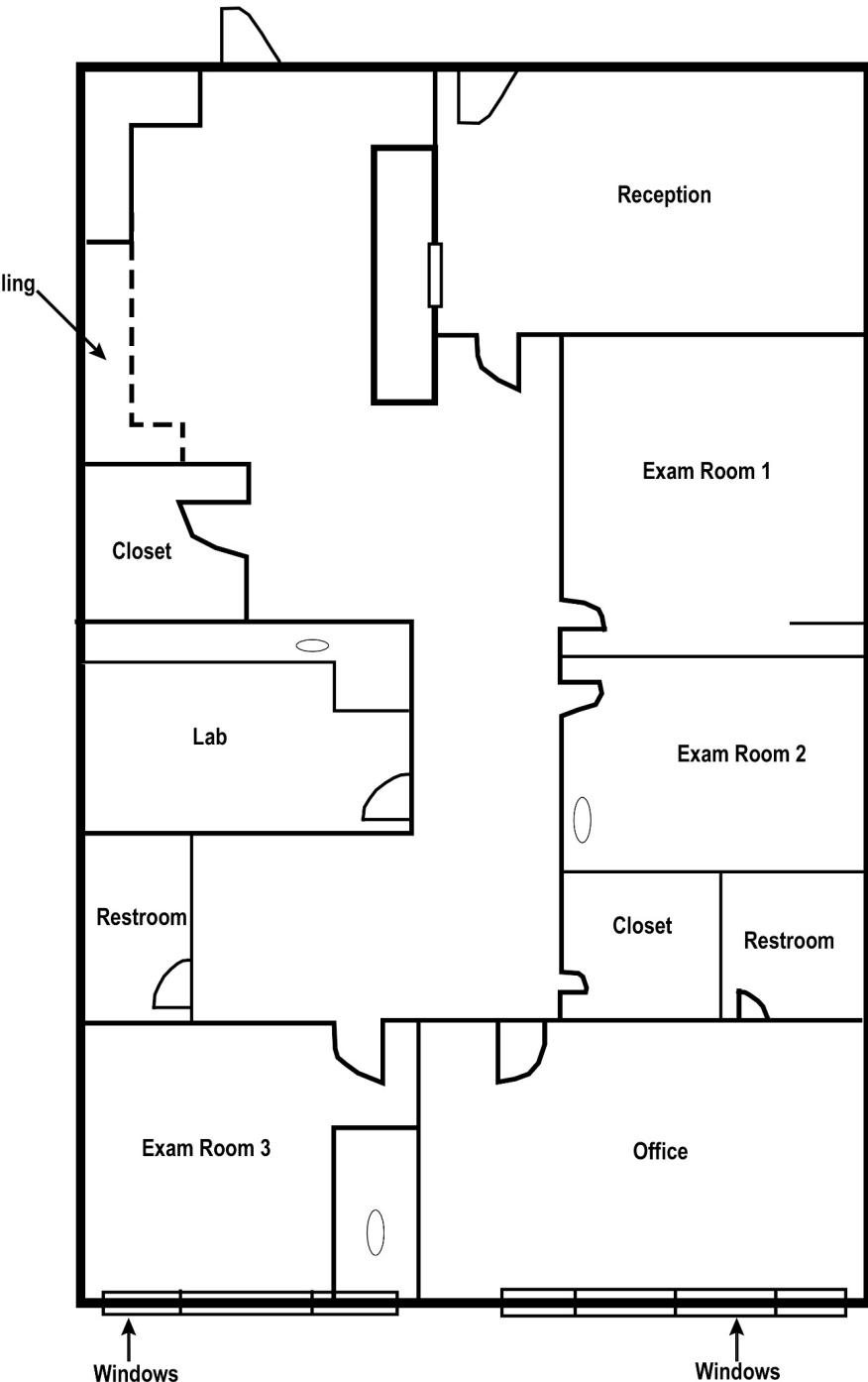
- Located on Henrico Doctor's Hospital campus
- Across Forest Ave from Cheswick Park
- 5-minute walk to Henrico Doctor's cafeteria
- 8-minute drive to Saint Mary's Hospital
- 4-minute drive to I-64
- 3-minute drive to Reynolds Crossing amenities including Mezeh, Starbucks, Chipotle, Poke Sushi, Walmart and Orangetheory Fitness



SUITE 412 FEATURES

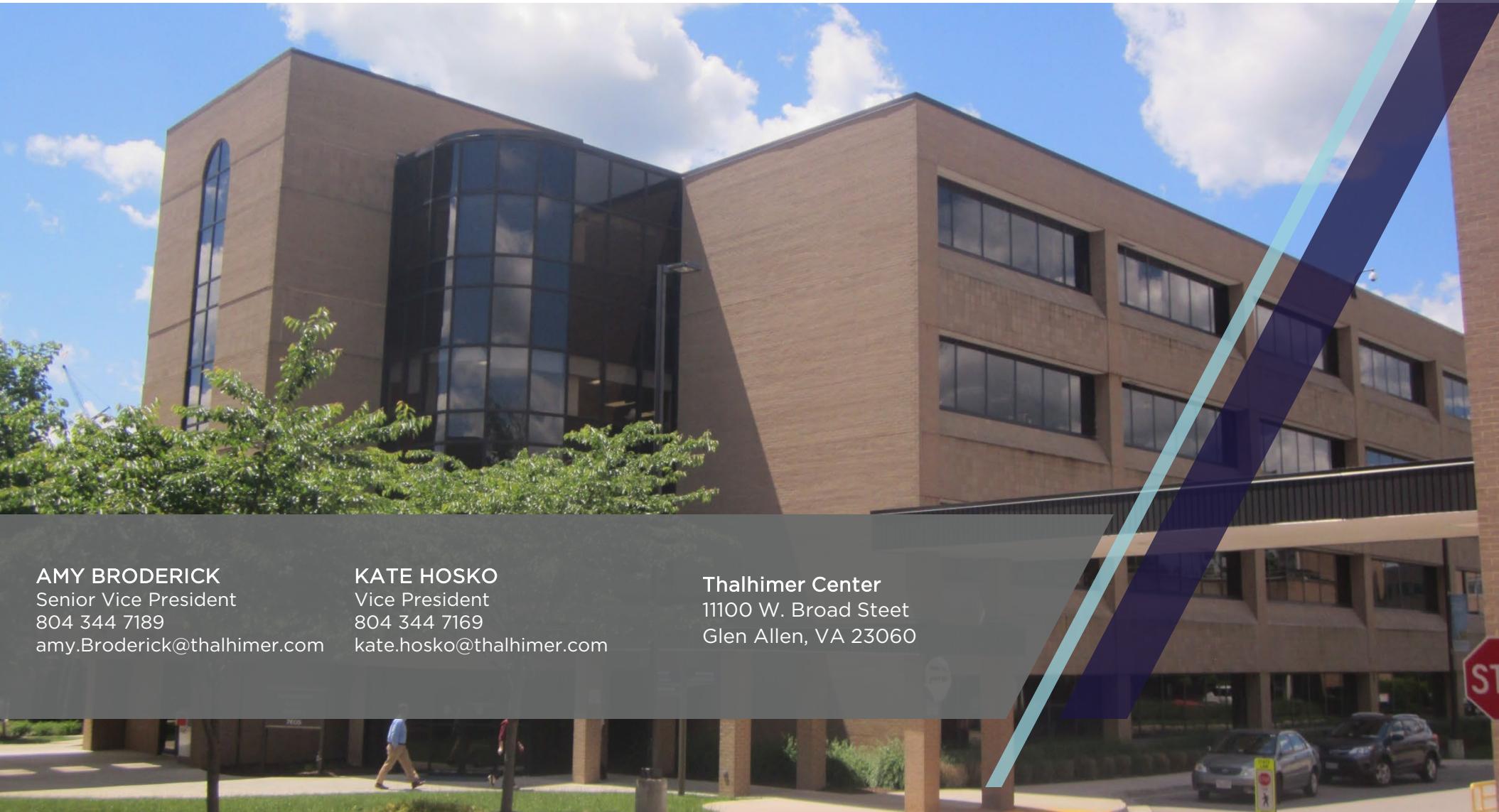
SUITE 412:

- 1,335 SF AVAILABLE
- Large windows
- Three exam rooms, office with private restroom, patient restroom, lab/exam room, reception and filing area



PROPERTY AERIAL MAP



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