

OFFICE FOR SALE

7605 Forest Ave | Suite 412
Richmond, VA 23229



MEDICAL/OFFICE CONDO FOR SALE

AMY BRODERICK

Senior Vice President
804 344 7189

amy.broderick@thalhimer.com

KATE HOSKO

Vice President
804 344 7169

kate.hosko@thalhimer.com

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

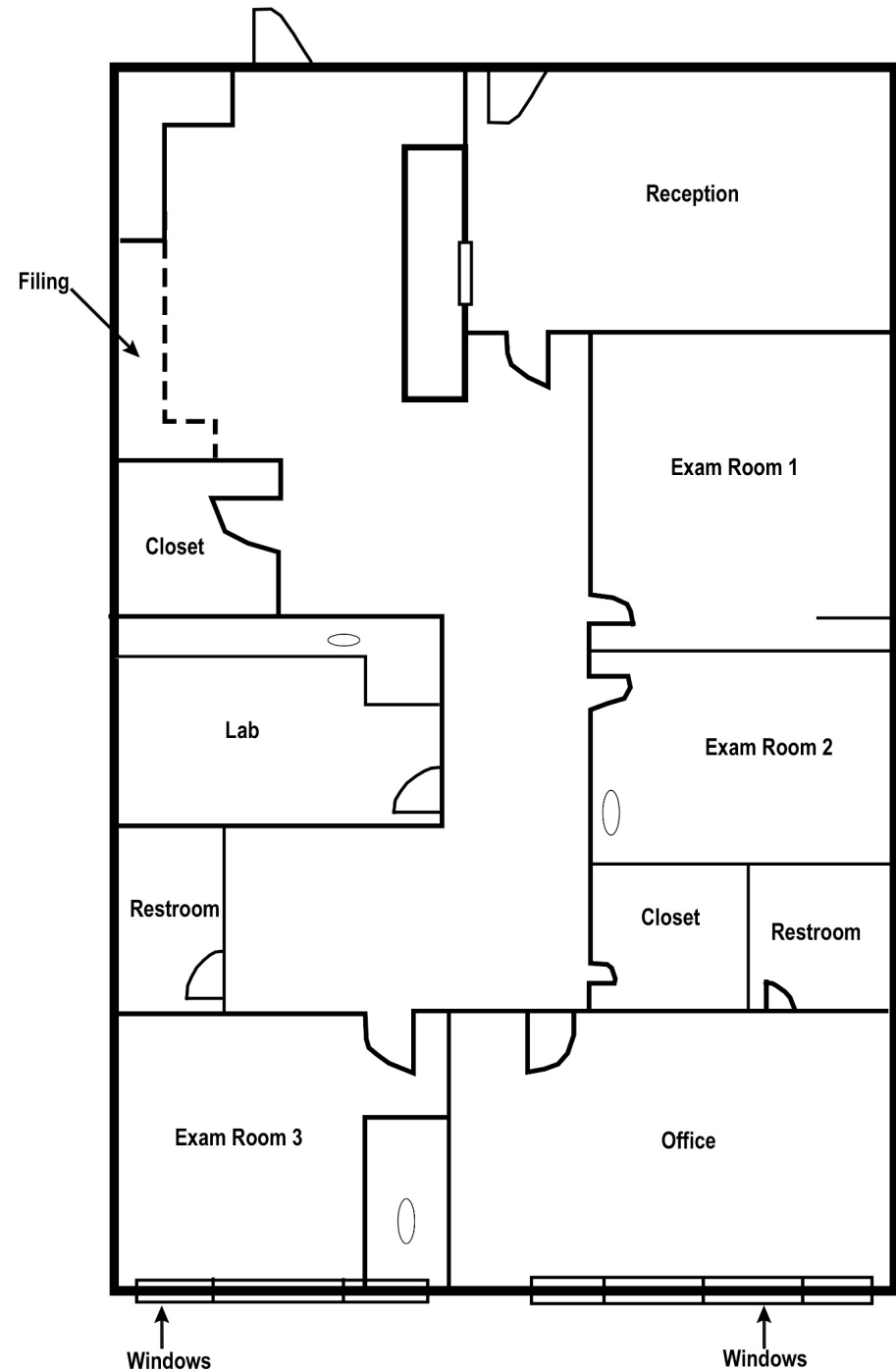
- Located on Henrico Doctor's Hospital campus
- Across Forest Ave from Cheswick Park
- 5-minute walk to Henrico Doctor's cafeteria
- 8-minute drive to Saint Mary's Hospital
- 4-minute drive to I-64
- 3-minute drive to Reynolds Crossing amenities including Mezeh, Starbucks, Chipotle, Poke Sushi, Walmart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



AMY BRODERICK
Senior Vice President
804 344 7189
amy.Broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

Thalhimer Center
11100 W. Broad Steet
Glen Allen, VA 23060

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.