



Suites available from 1,649 – 1,897 RSF

Koger Building

8001 Franklin Farms Dr, Richmond, VA

Two-story 50,954 SF building

- Recently renovated lobbies, common areas and restrooms
- 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
- Common Conference Room Access
 - Culpepper Building (25 seat capacity)
 - Koger Building (15 seat capacity)
- Plentiful Parking to accommodate office and medical office users

VISIT WEBSITE



Colliers

CONTACT US

Malcolm Randolph, SIOR

Senior Vice President

+1 804 267 7208

malcolm.randolph@colliers.com

Catherine Walker

Vice President

+1 804 968 1978

catherine.walker@colliers.com

Austin Makepeace

Associate

+1 804 762 6790

austin.makepeace@colliers.com

Colliers

2221 Edward Holland Dr

Suite 600 | Richmond, VA

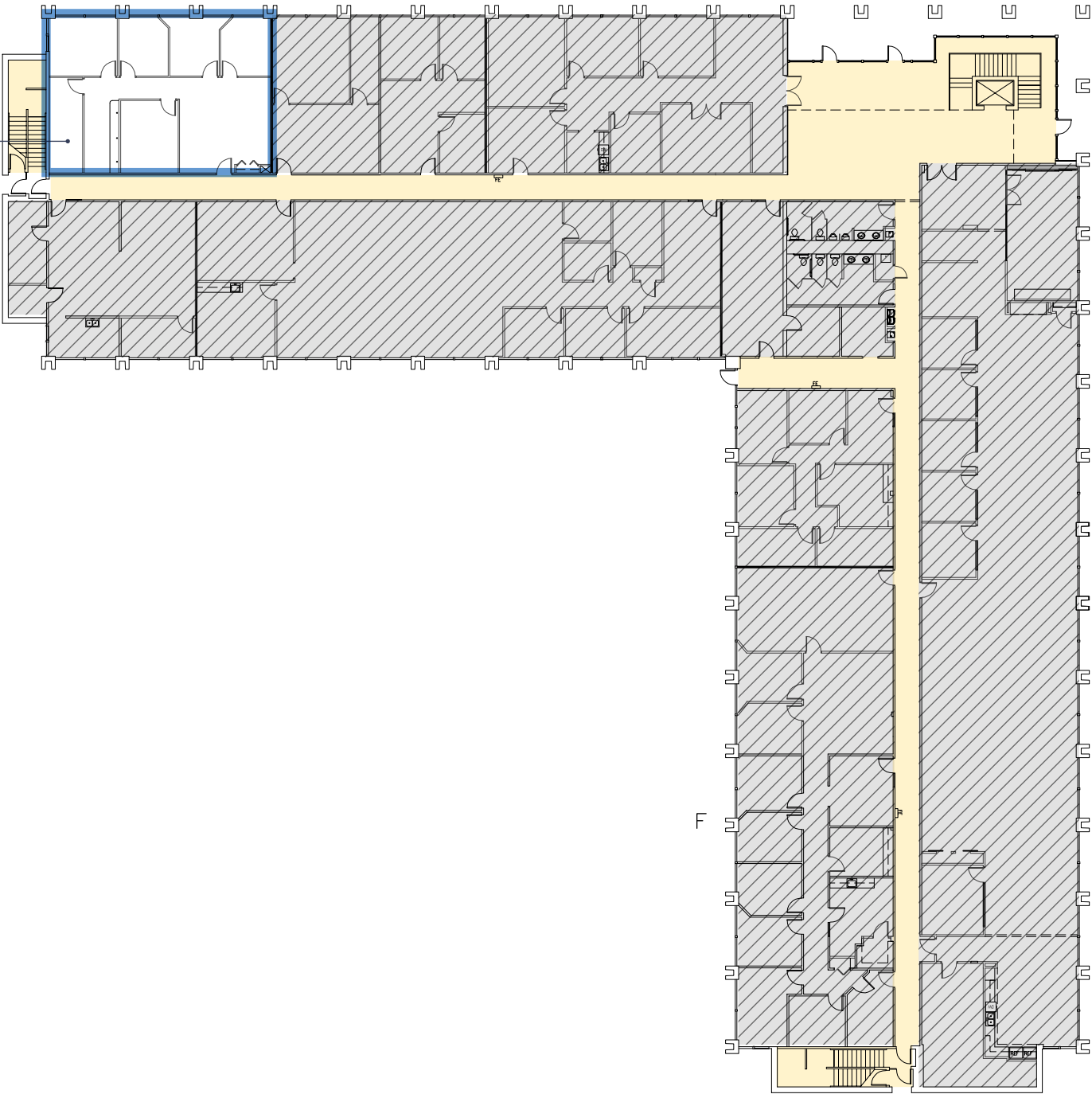
P: +1 804 320 5500

colliers.com

Koger Building

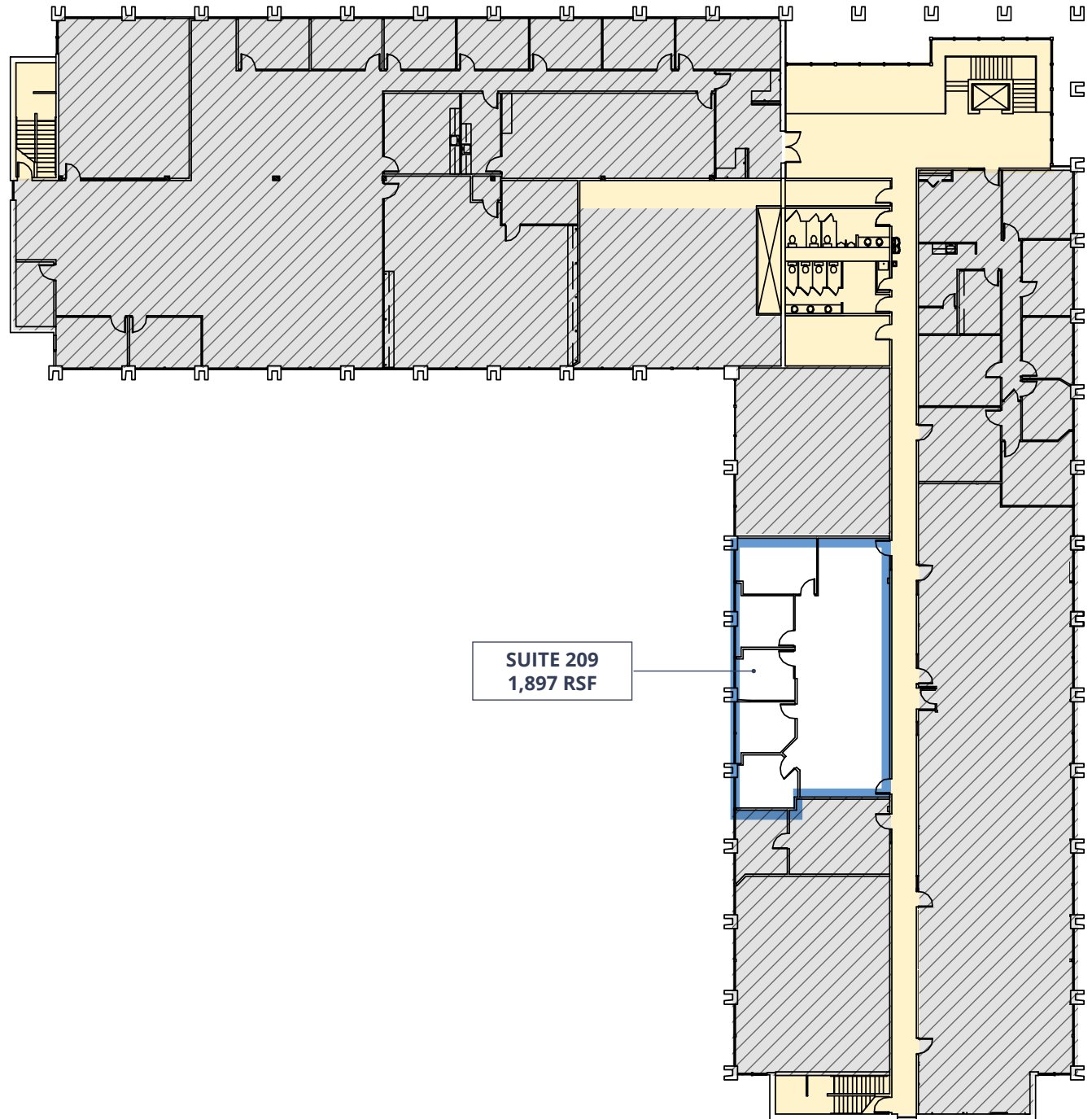
FIRST FLOOR

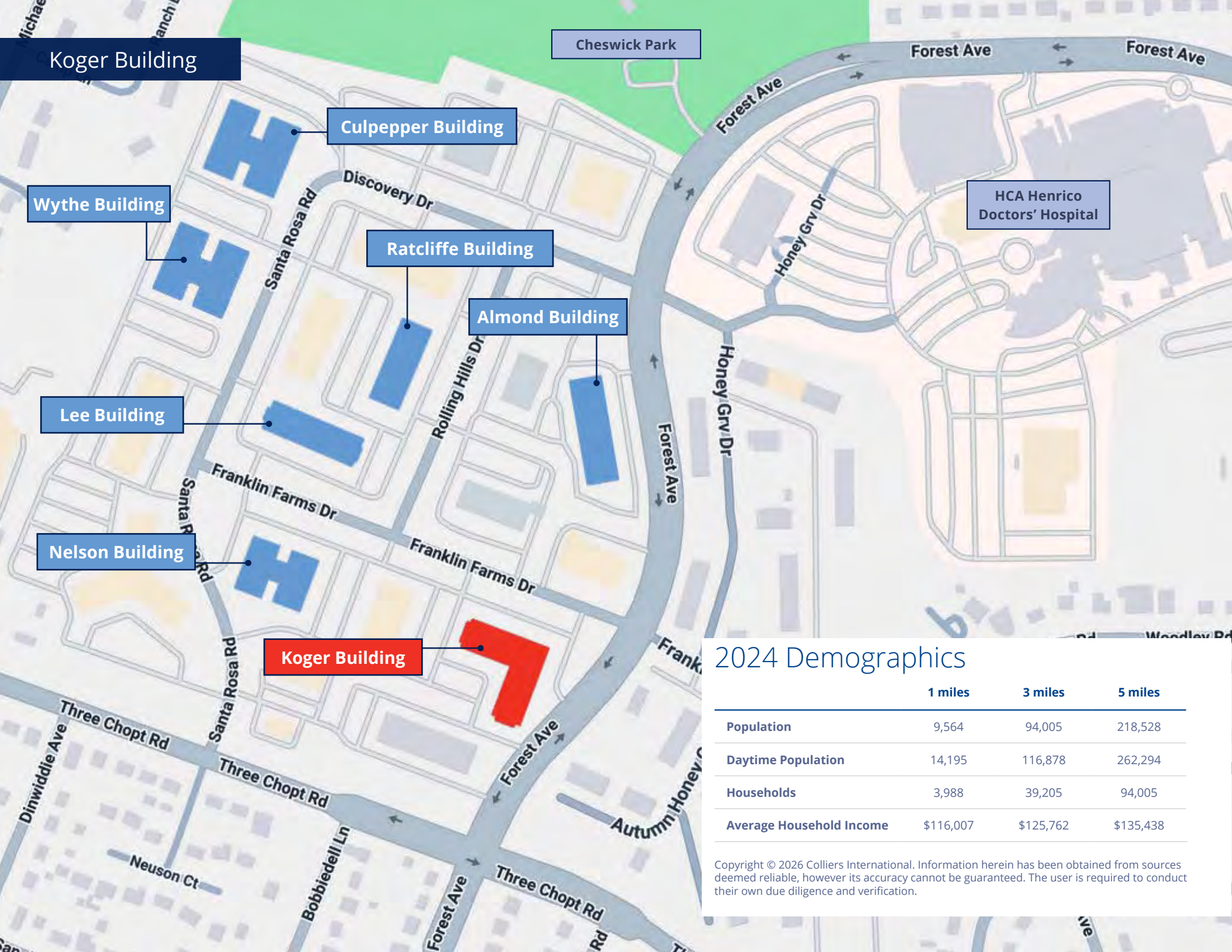
SUITE 127
1,649 RSF



Koger Building

SECOND FLOOR





Koger Building

Cheswick Park

Culpepper Building

Wythe Building

HCA Henrico
Doctors' Hospital

Ratcliffe Building

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

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Koger Building

WEDGEWOOD

Regency Mall

Panera
BREAD



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast

GINGER JUICE

Publix

Blue Cow
ICE CREAM CO



Malcolm Randolph, SIOR
Senior Vice President
+1 804 267 7208
malcolm.randolph@colliers.com

Catherine Walker
Vice President
+1 804 968 1978
catherine.walker@colliers.com

Austin Makepeace
Associate
+1 804 762 6790
austin.makepeace@colliers.com