



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

Ratcliffe Building

1602 Rolling Hills Dr, Richmond, VA

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

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

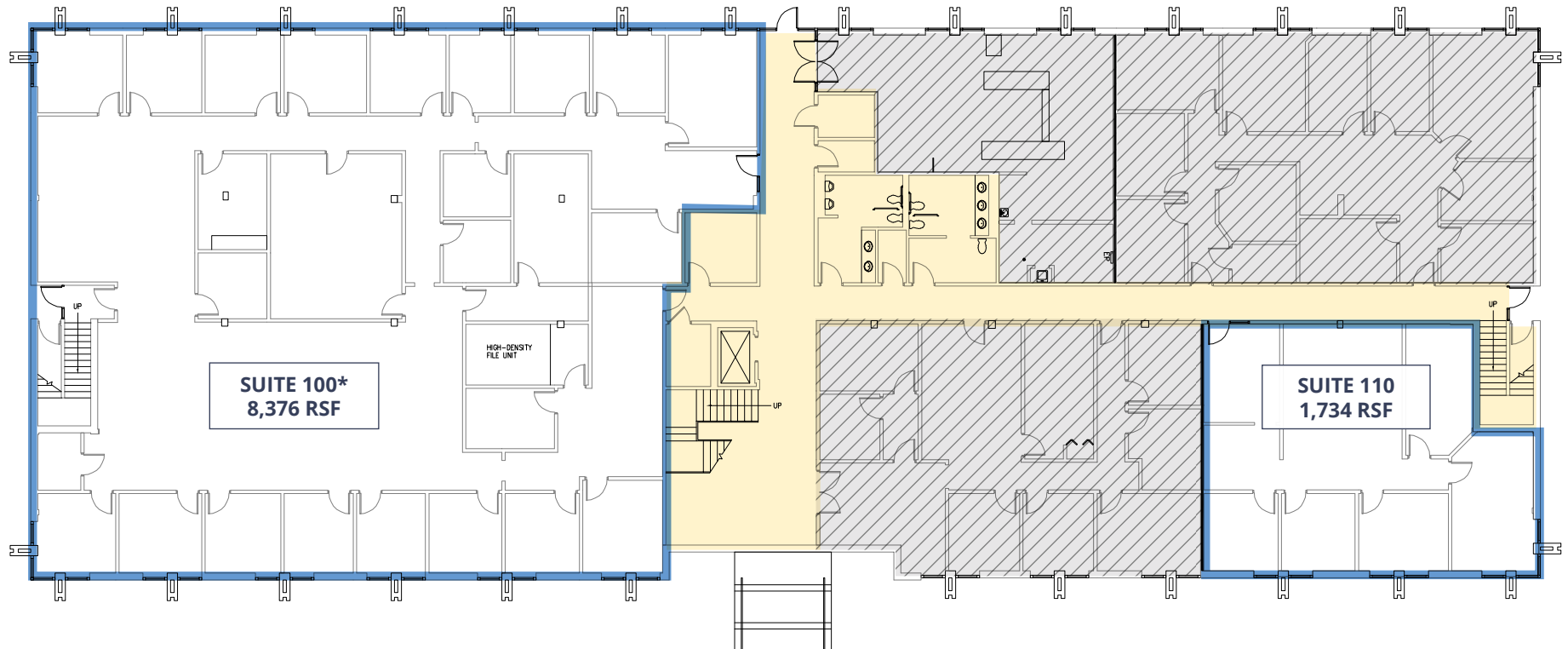
P: +1 804 320 5500

colliers.com

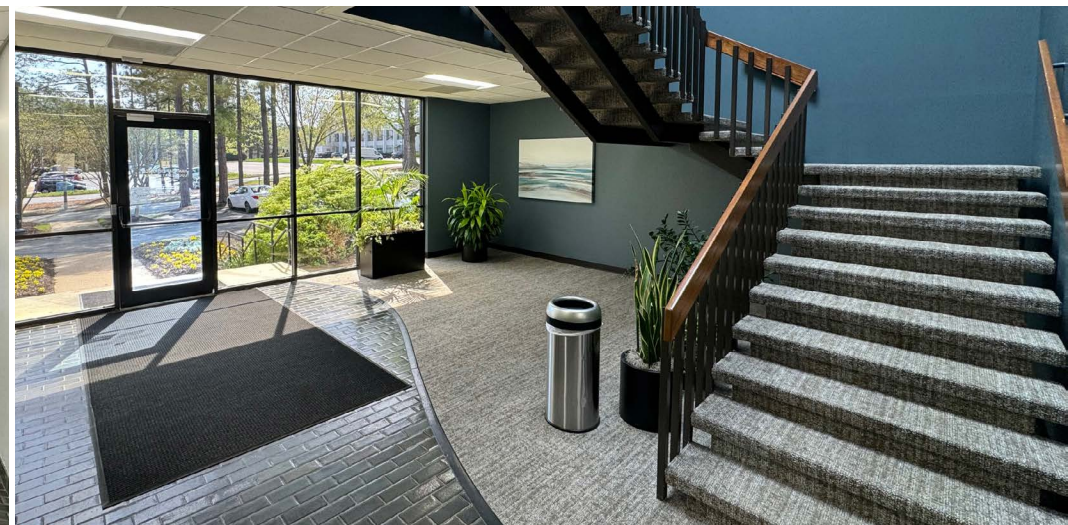
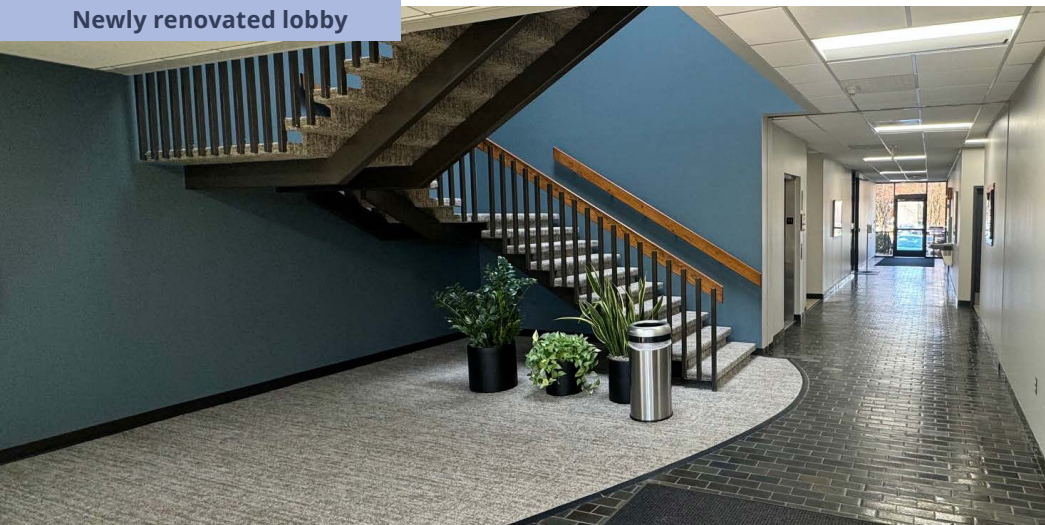
Ratcliffe Building

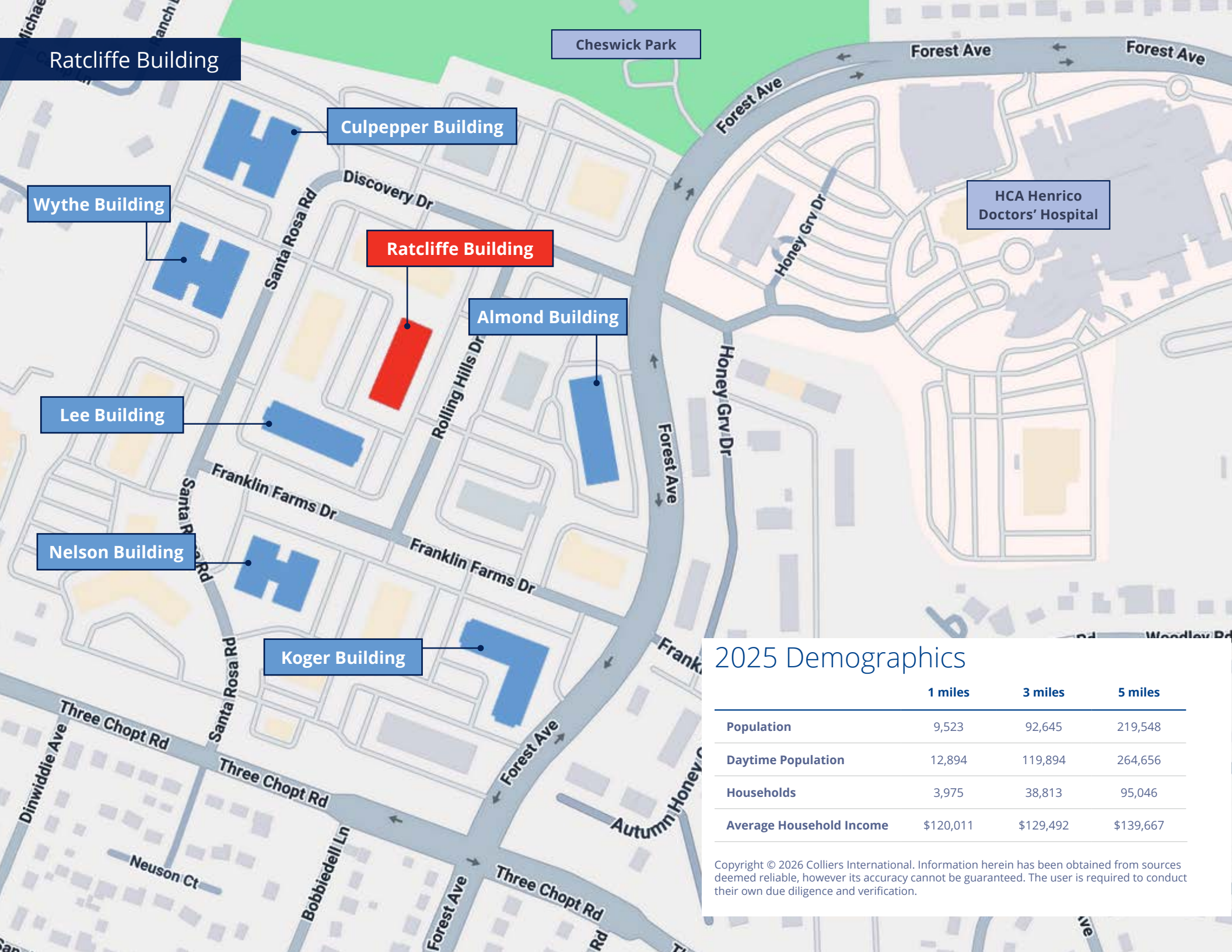
FIRST FLOOR

**Subdividable*



Newly renovated lobby





Ratcliffe Building

Cheswick Park

Culpepper Building

Wythe Building

HCA Henrico
Doctors' Hospital

Ratcliffe Building

Almond Building

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

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.

Ratcliffe Building

WEDGEWOOD

Regency Mall

Panera
BREAD®



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast

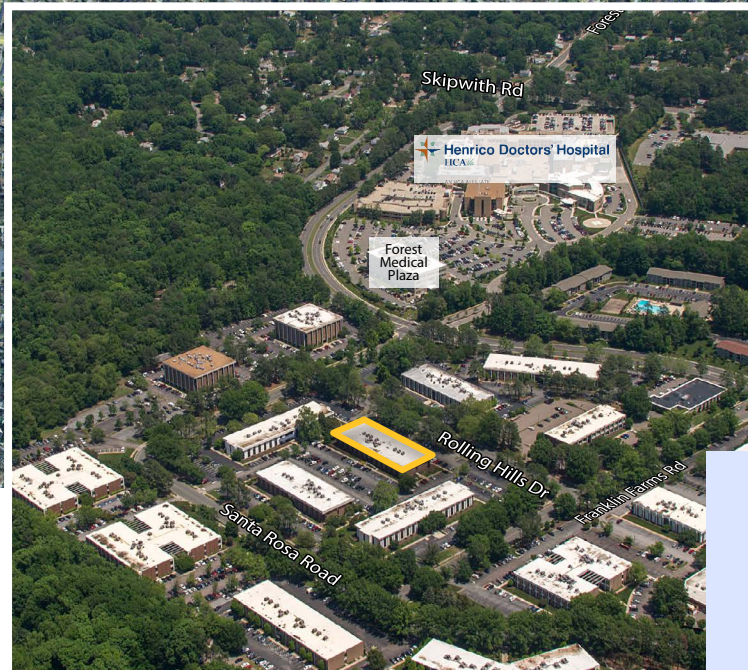
NEW AMERICAN GASTRONOMY

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