

Suites available from 515 RSF – 5,070 RSF

Koger Building

8001 Franklin Farms Dr, Richmond, VA

VISIT WEBSITE

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

Accelerating success.

Colliers

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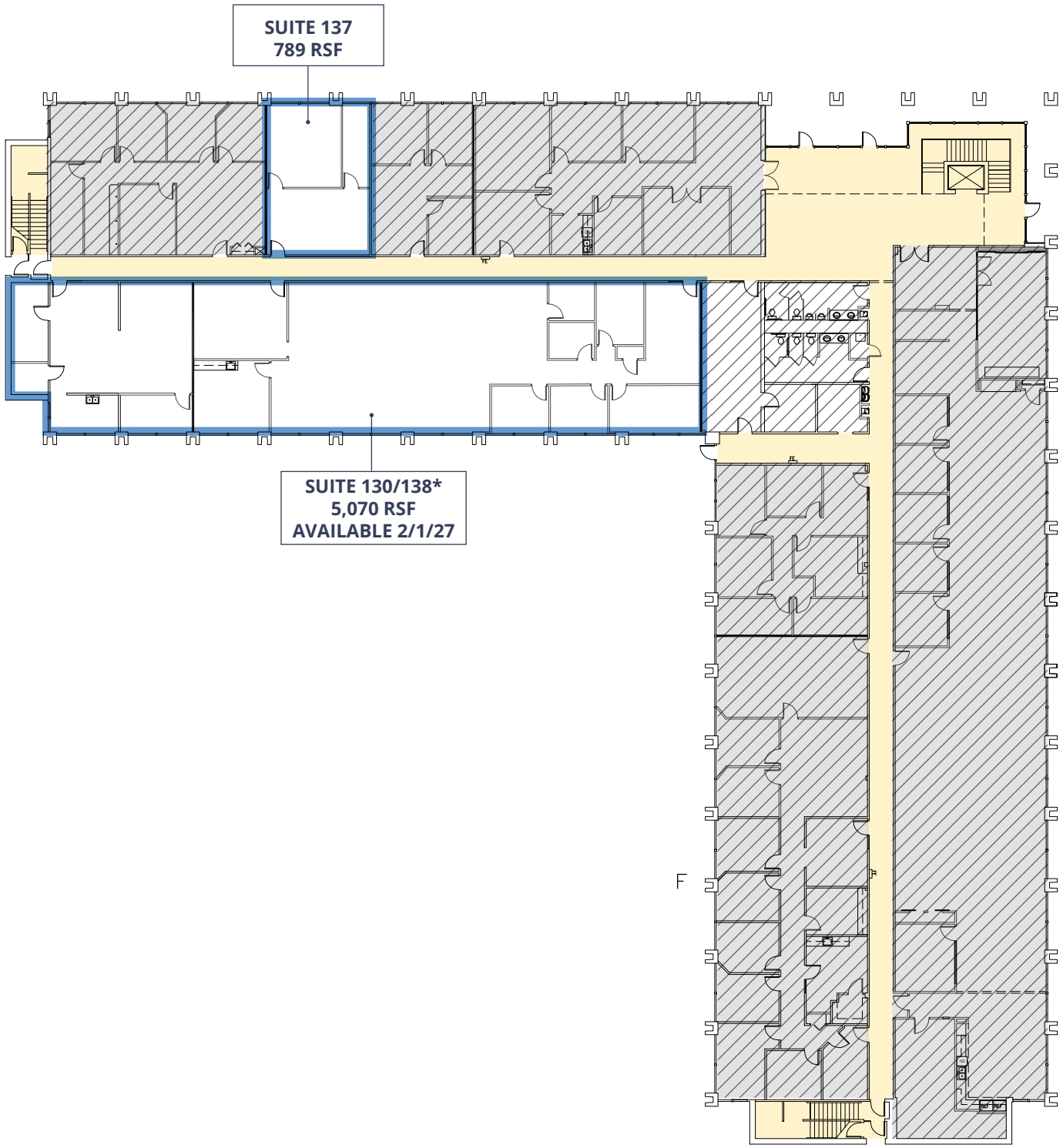
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FIRST FLOOR

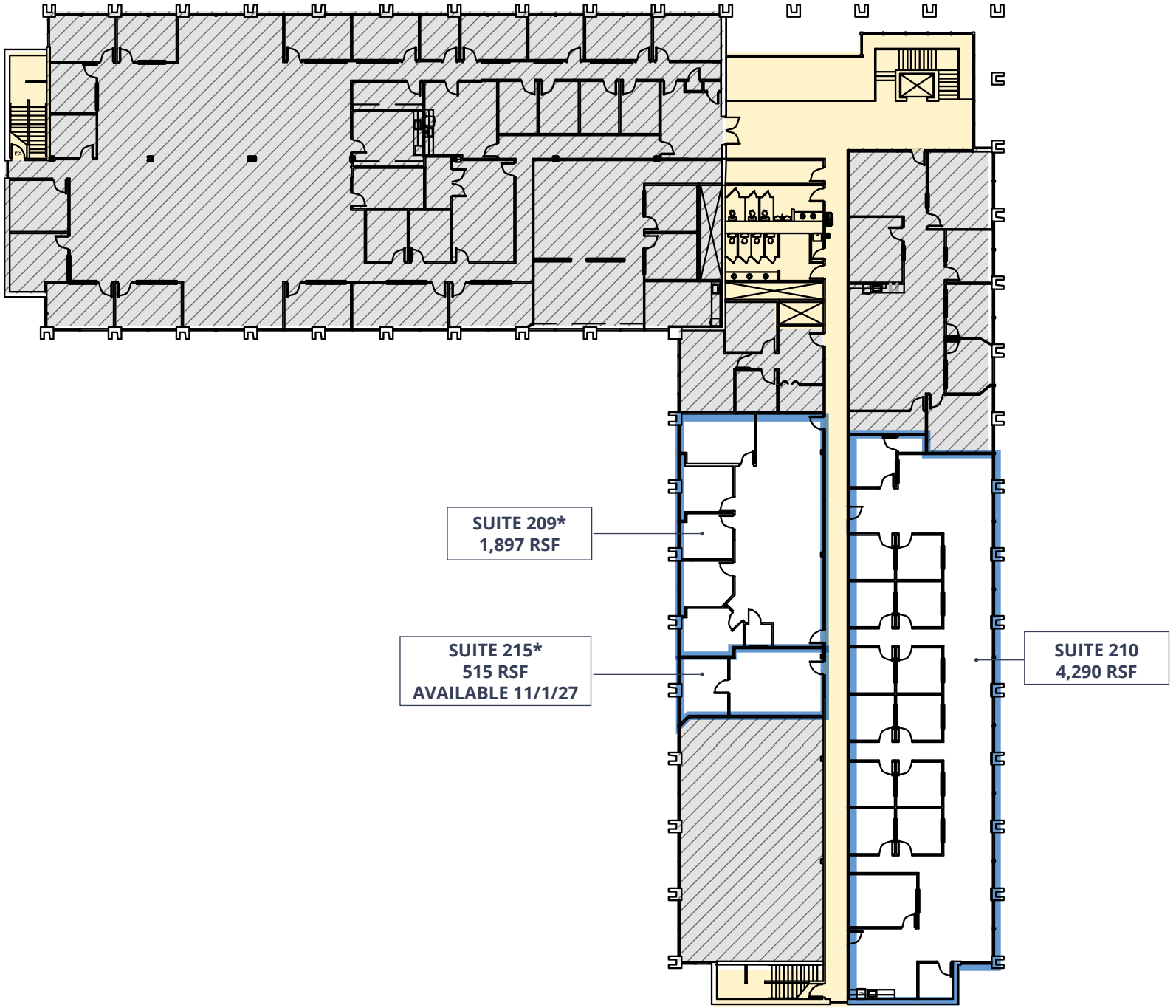
**Can be subdivided*

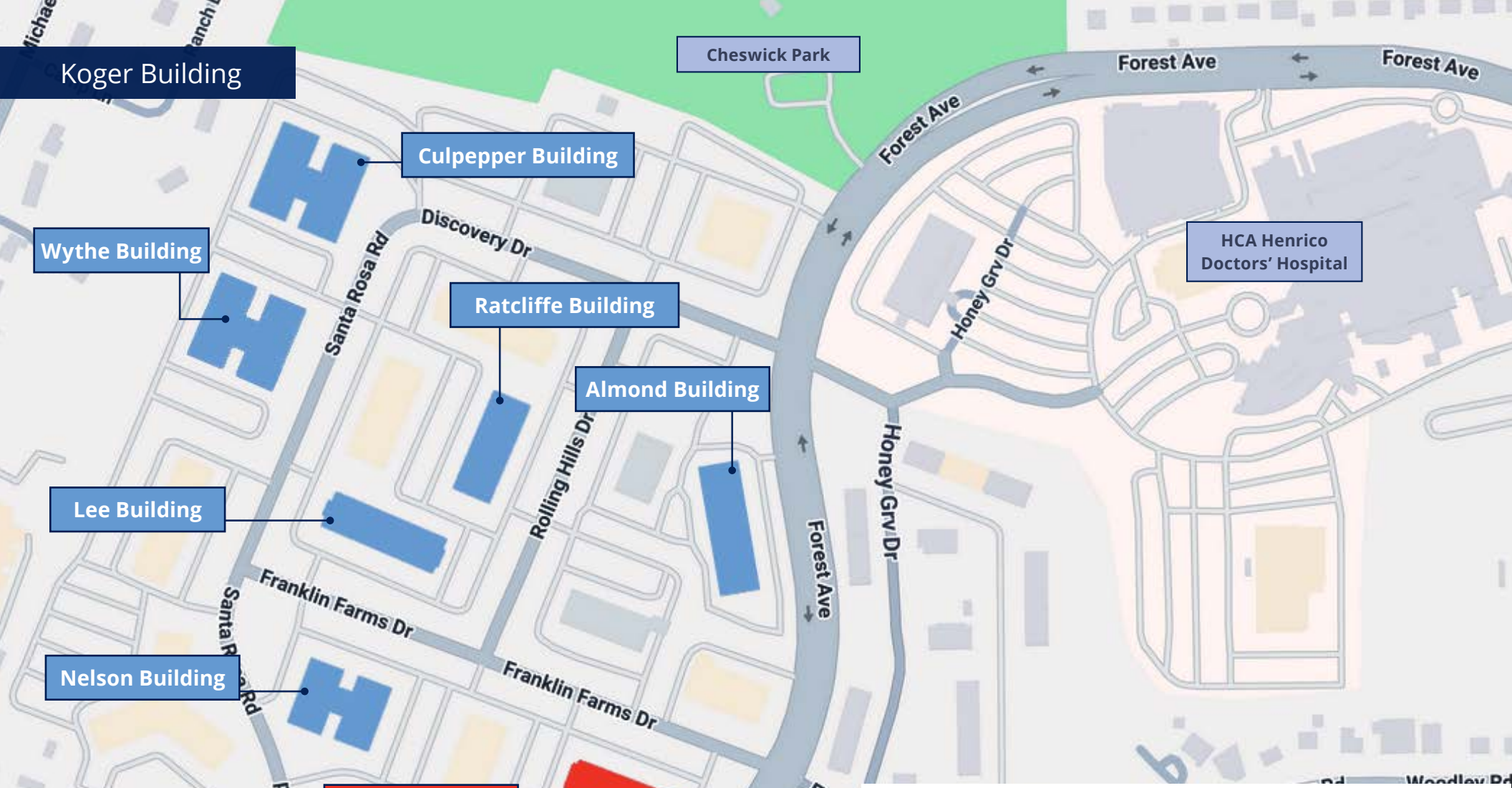


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SECOND FLOOR

**Can be combined for 2,412 RSF*



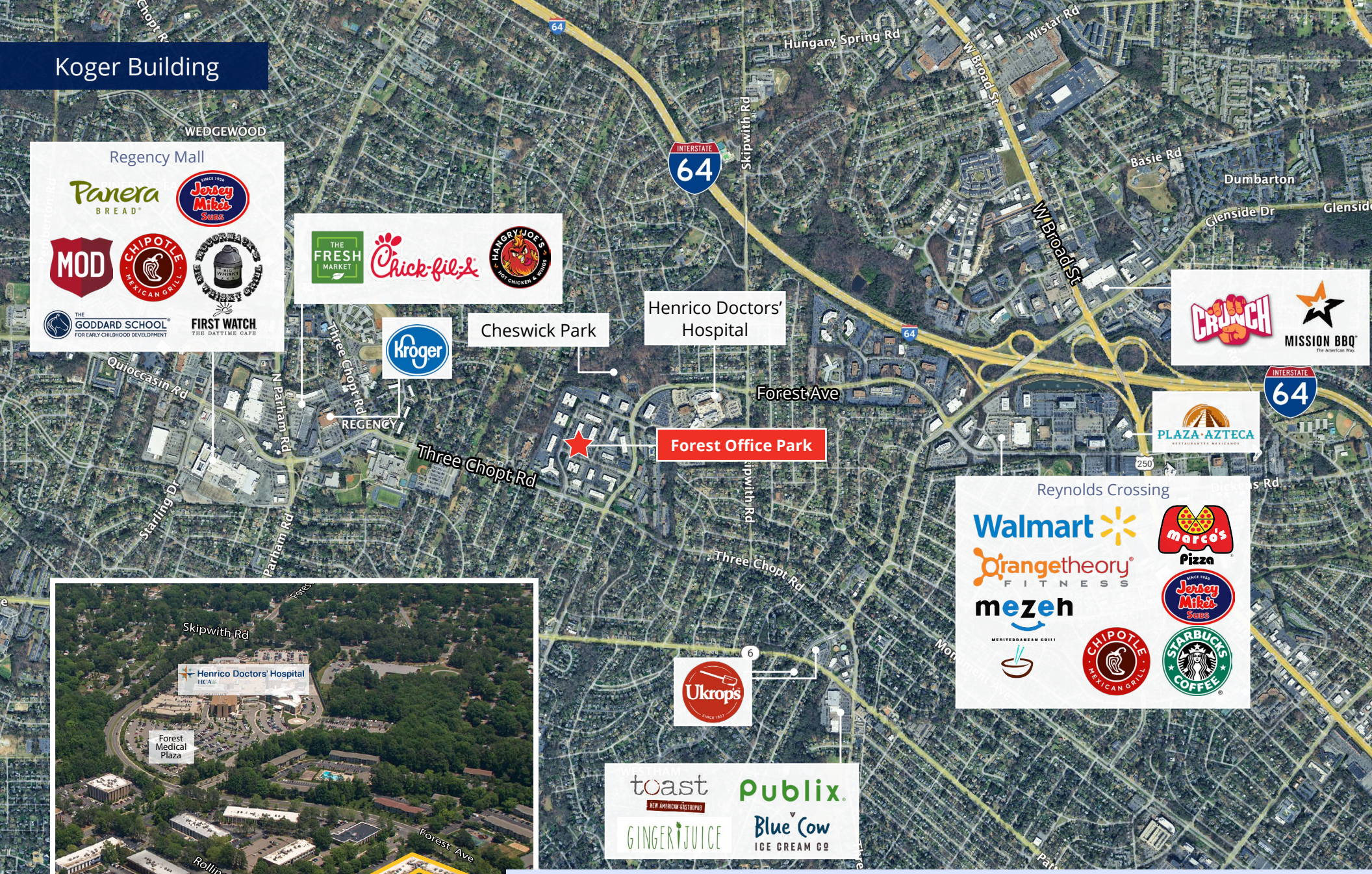


2025 Demographics

	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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