



Suites available from 541 RSF – 9,759 RSF

Nelson Building

1503 Santa Rosa Road, Richmond, VA

Two story building totaling 38,914 RSF

- Lobby renovated 2024!
- Brand new tenant lounge
- 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

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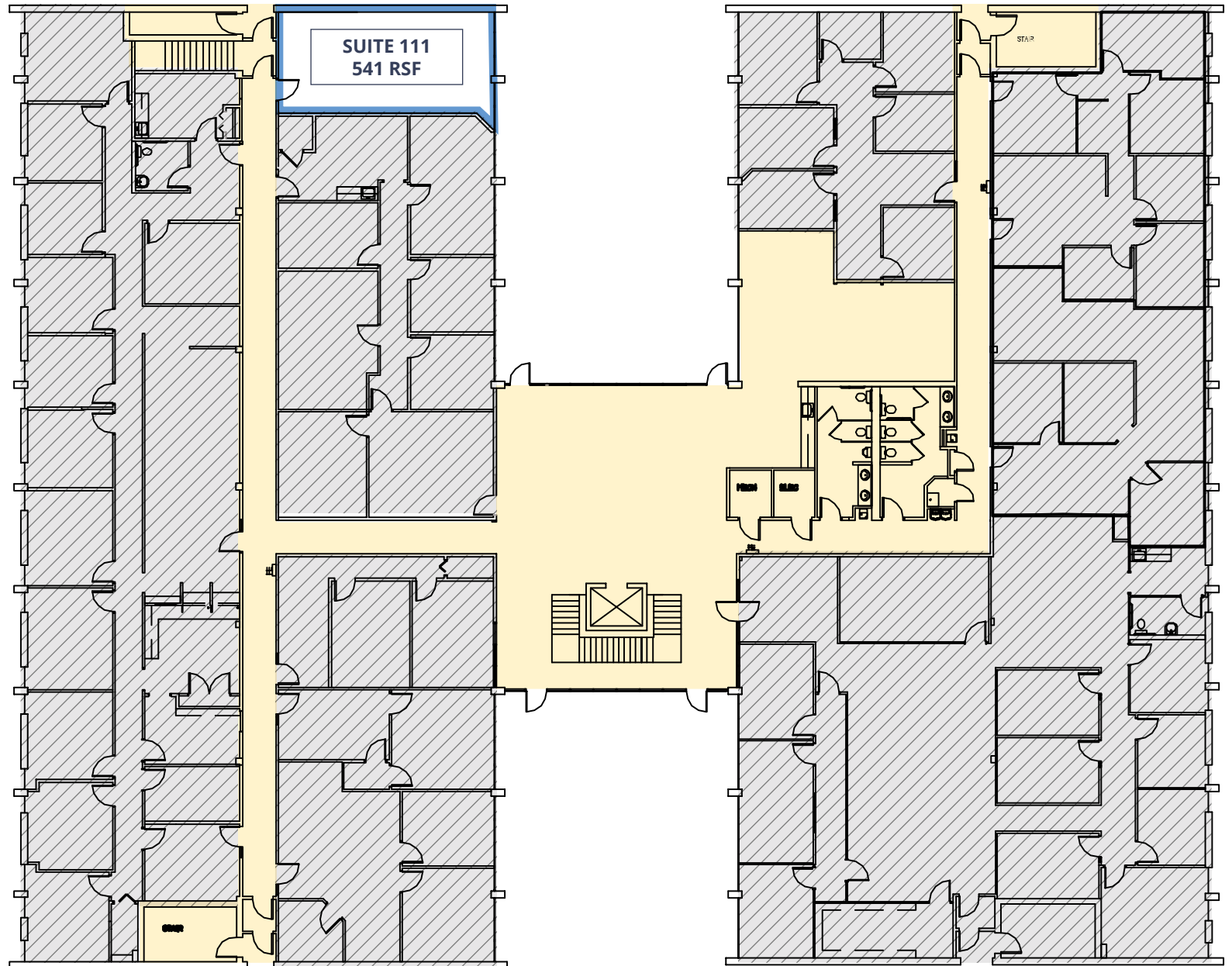
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Nelson Building

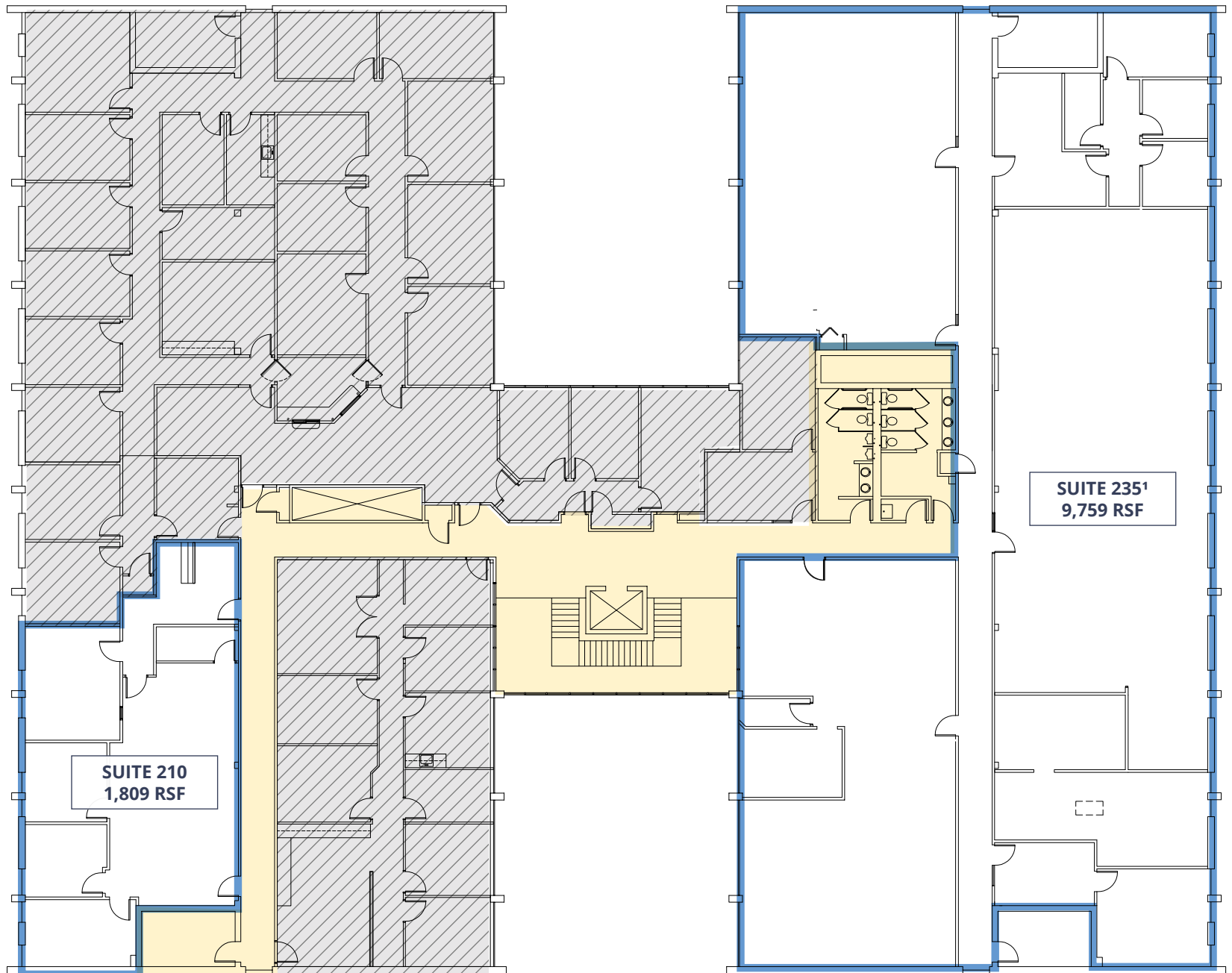
FIRST FLOOR



Nelson Building

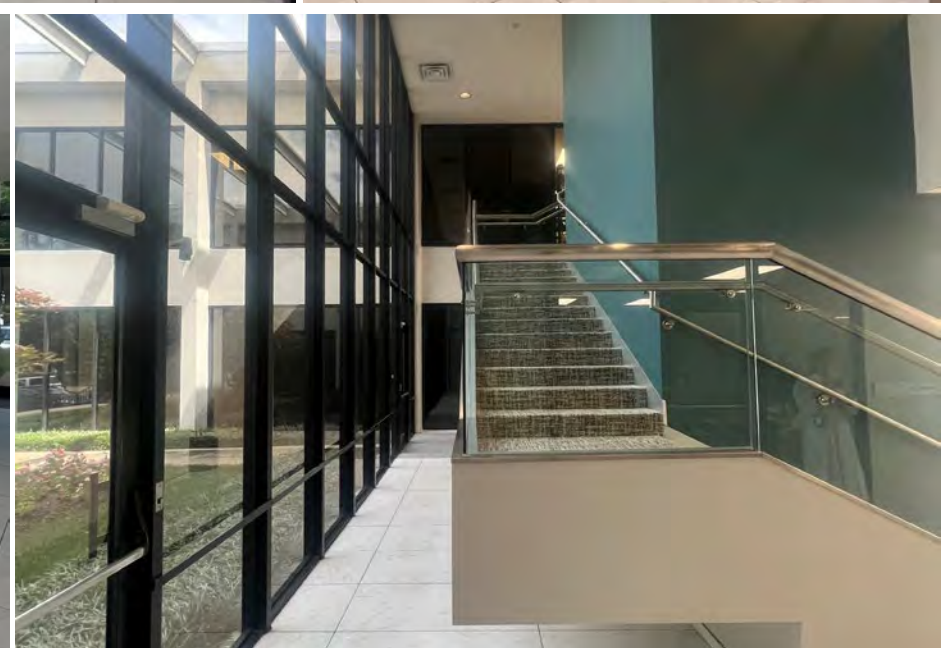
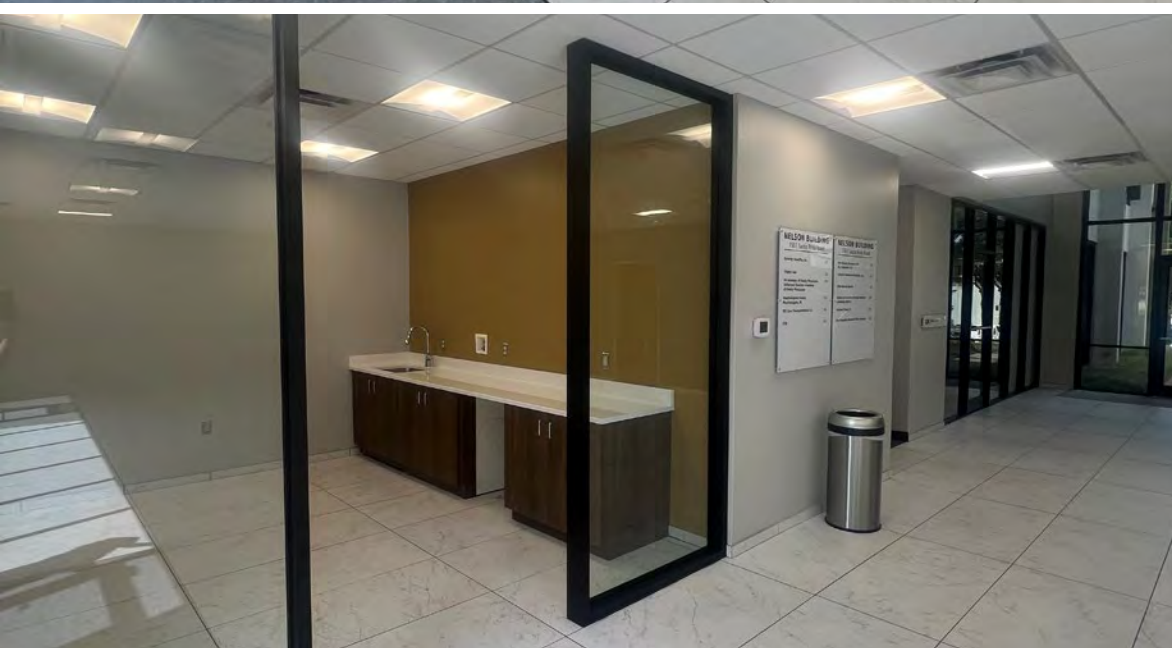
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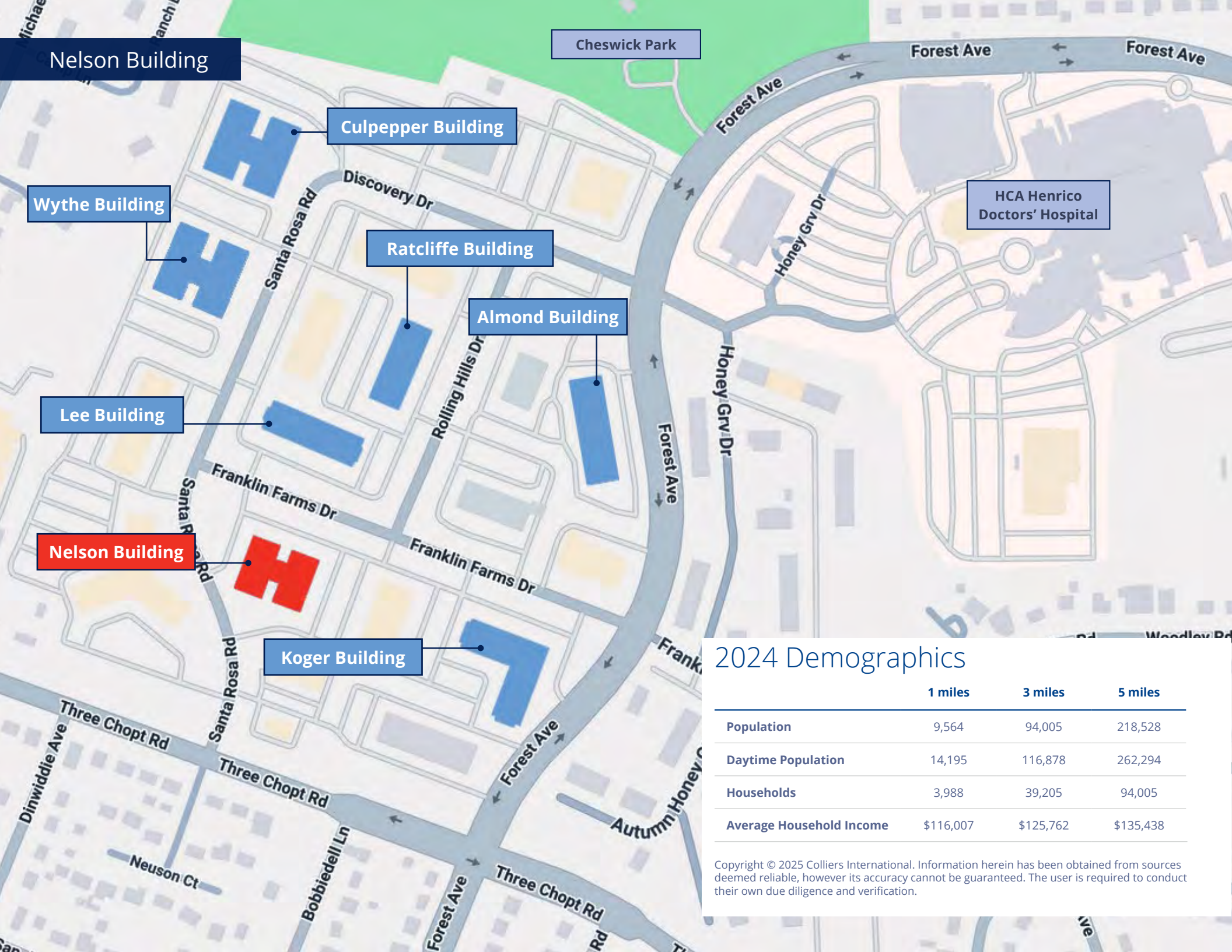
¹ Subdividable



Nelson Building

Lobby Renovations





Nelson Building

Cheswick Park

Culpepper Building

Wythe Building

Ratcliffe Building

Almond Building

Lee Building

Nelson Building

Koger Building

HCA Henrico
Doctors' Hospital

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

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Nelson Building

WEDGEWOOD

Regency Mall

Panera
BREAD



Cheswick Park

Henrico Doctors' Hospital

Forest Ave

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast
NEW AMERICAN GASTRONOMY

Publix

GINGER JUICE

Blue Cow
ICE CREAM CO



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