



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

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

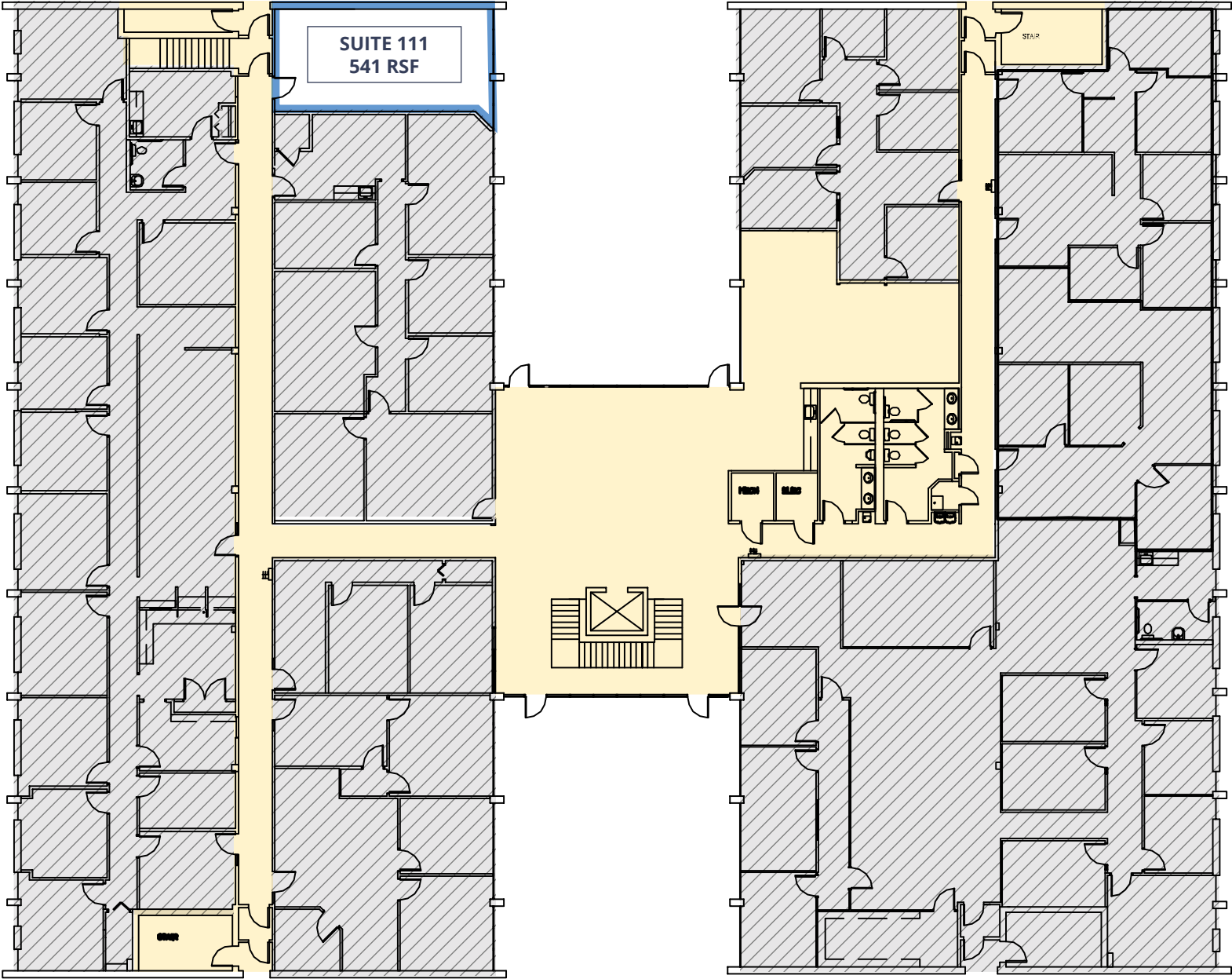
2221 Edward Holland Dr
Suite 600 | Richmond, VA

P: +1 804 320 5500

colliers.com

Nelson Building

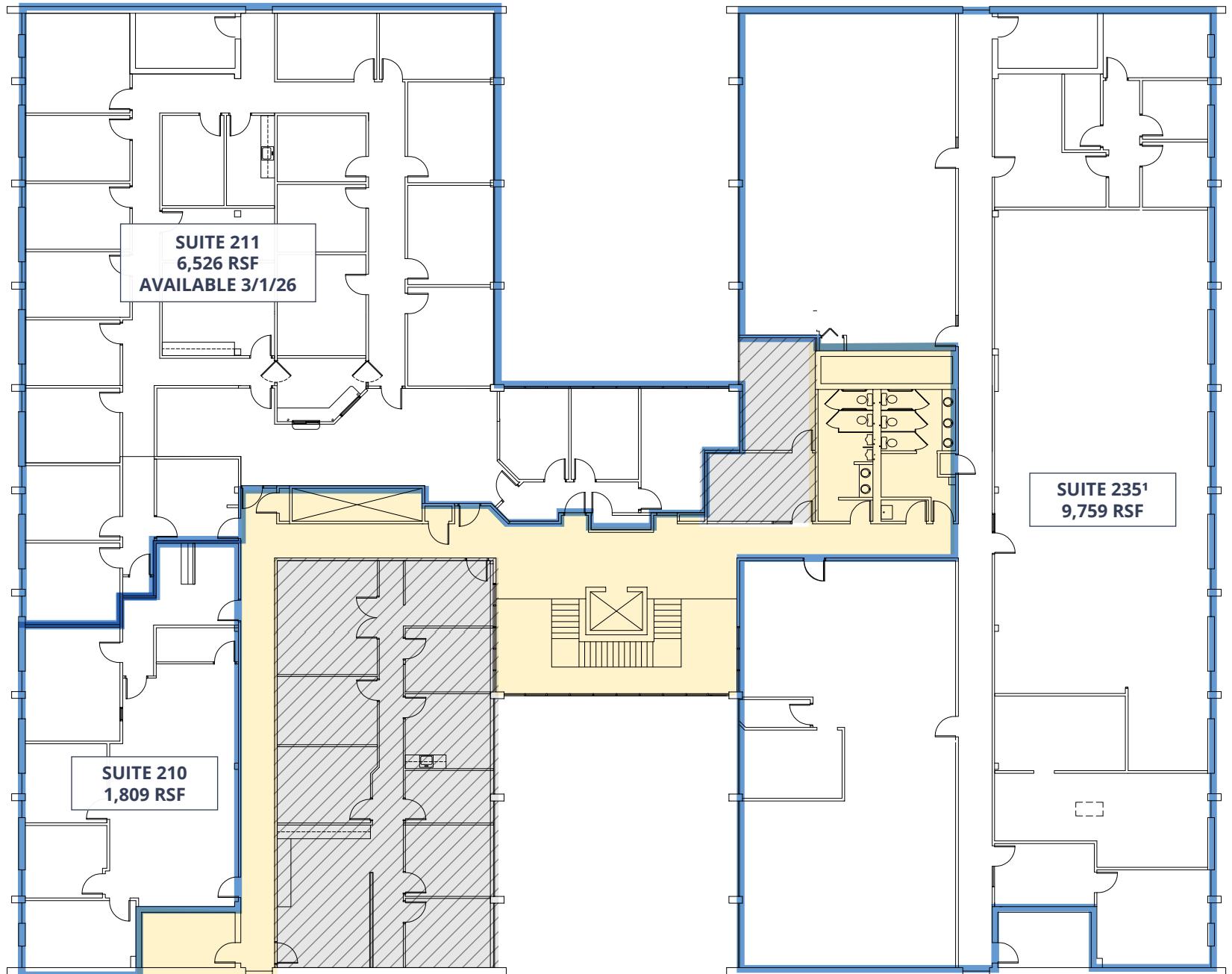
FIRST FLOOR



Nelson Building

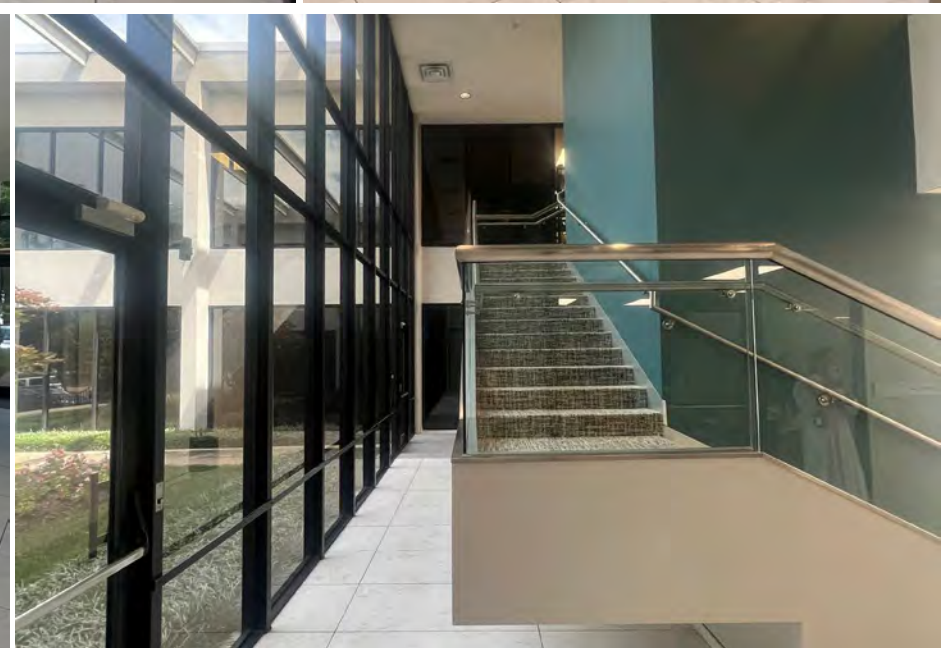
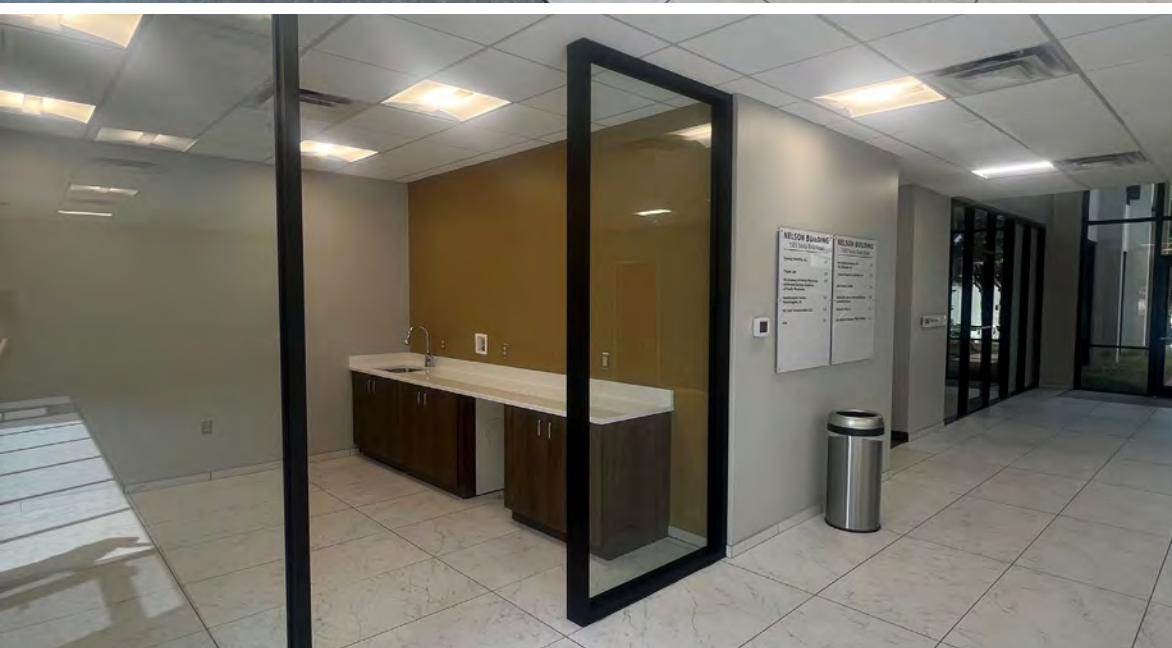
SECOND FLOOR

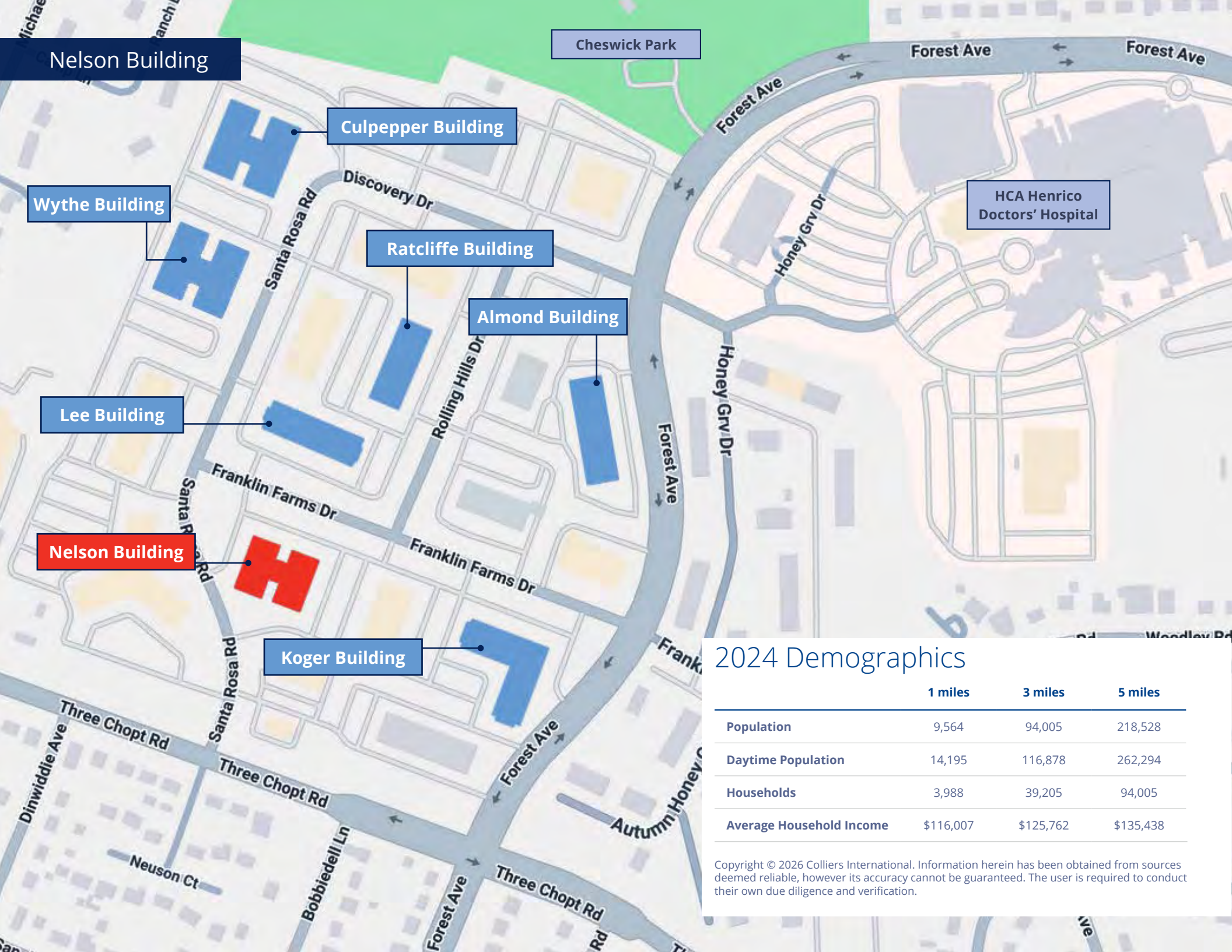
¹ Subdividable



Nelson Building

Lobby Renovations





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.

Nelson Building

WEDGEWOOD

Regency Mall

Panera
BREAD®



FIRST WATCH
THE DAYTIME CAFE



Cheswick Park

Henrico Doctors' Hospital

Forest Office Park



Reynolds Crossing

Walmart

Orangetheory
FITNESS

mezeh



toast
NEW AMERICAN GASTROPUB

Publix

GINGER JUICE

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