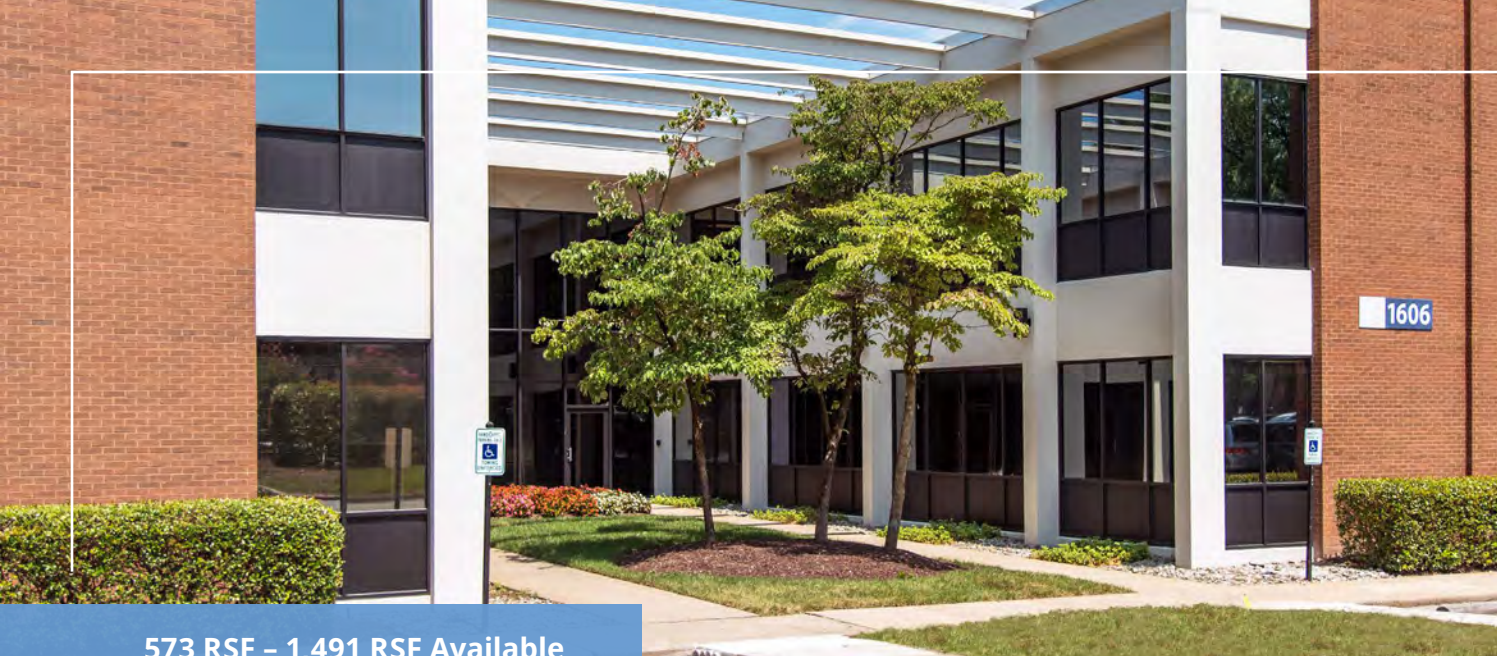




573 RSF – 1,491 RSF Available

Culpepper Building

1606 Santa Rosa Road, Richmond, VA

Two-story 54,778 SF building

• **Available Suites:**

- **Suite 119B: 573 RSF**
- **Suite 140: 1,491 RSF**
 - Floor to ceiling sliding glass doors in private offices
- 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



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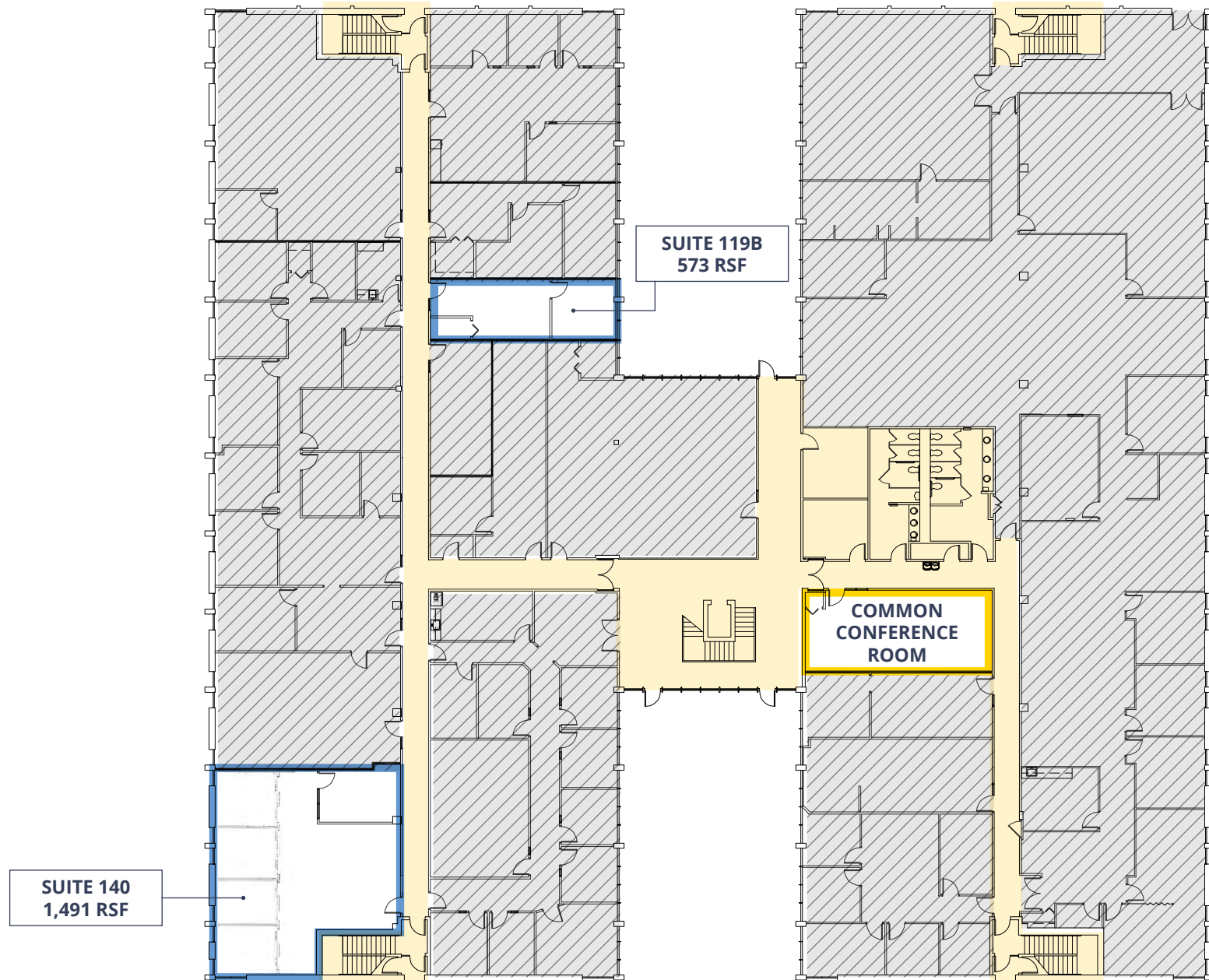
Suite 600 | Richmond, VA

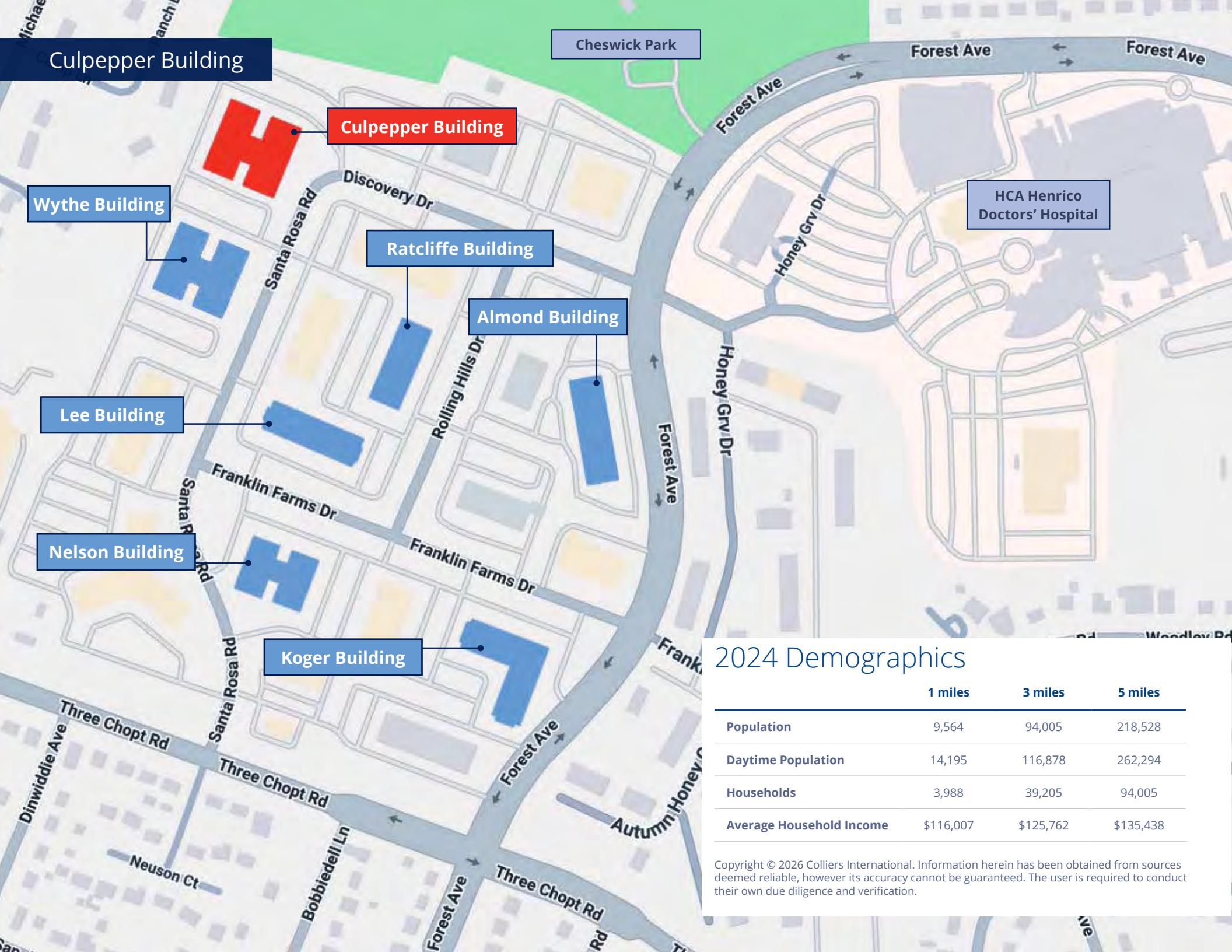
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Culpepper Building

FIRST FLOOR





Culpepper 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

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Culpepper Building

WEDGEWOOD

Regency Mall

Panera
BREAD®



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.



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