



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



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### 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

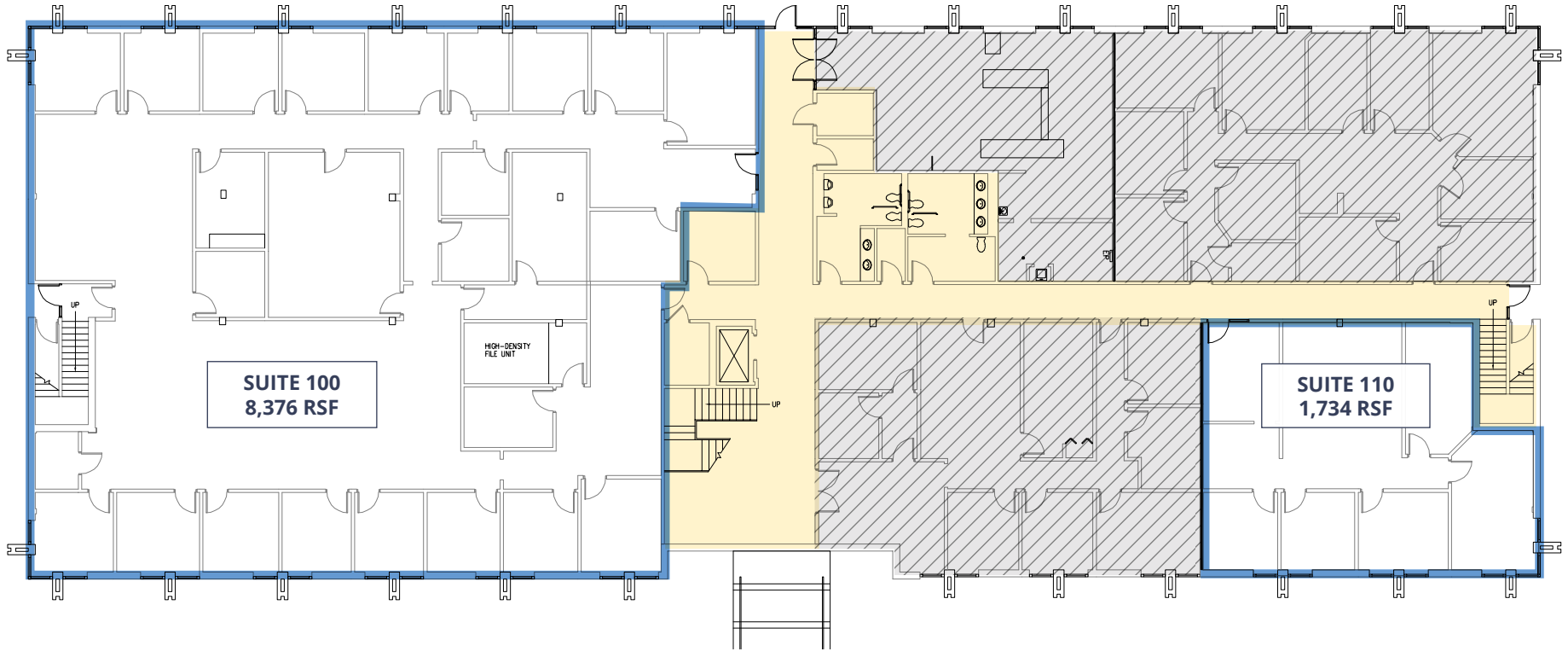
Suite 600 | Richmond, VA

P: +1 804 320 5500

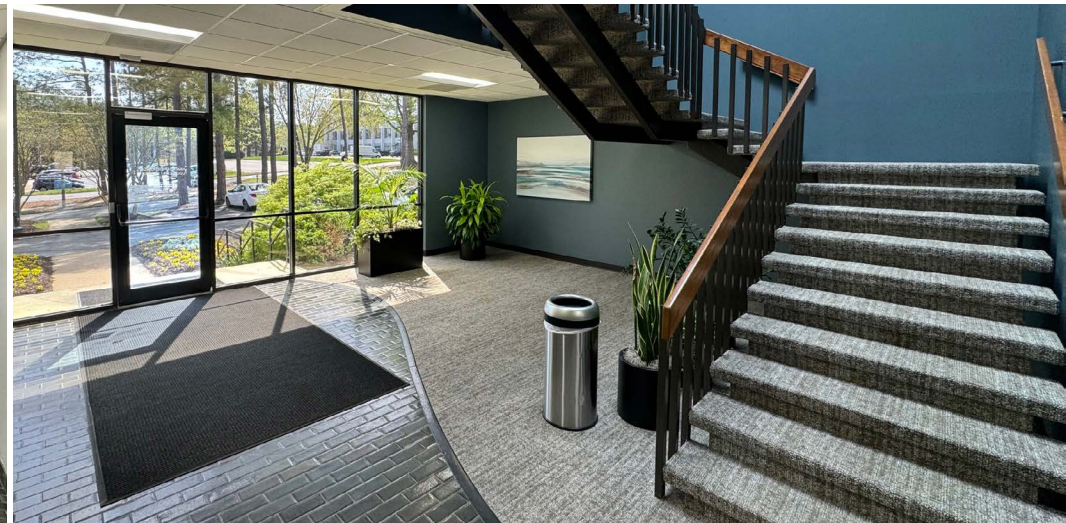
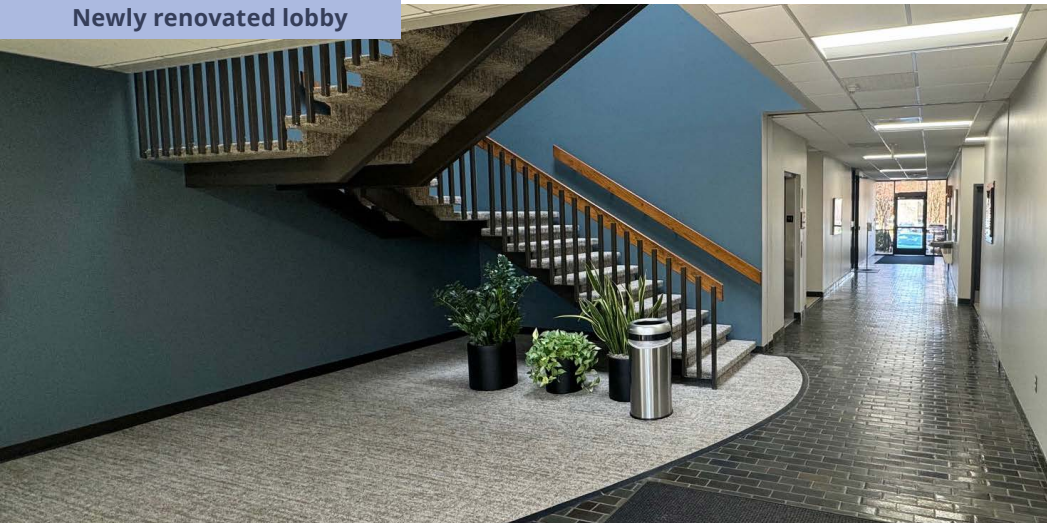
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# Ratcliffe Building

## FIRST FLOOR

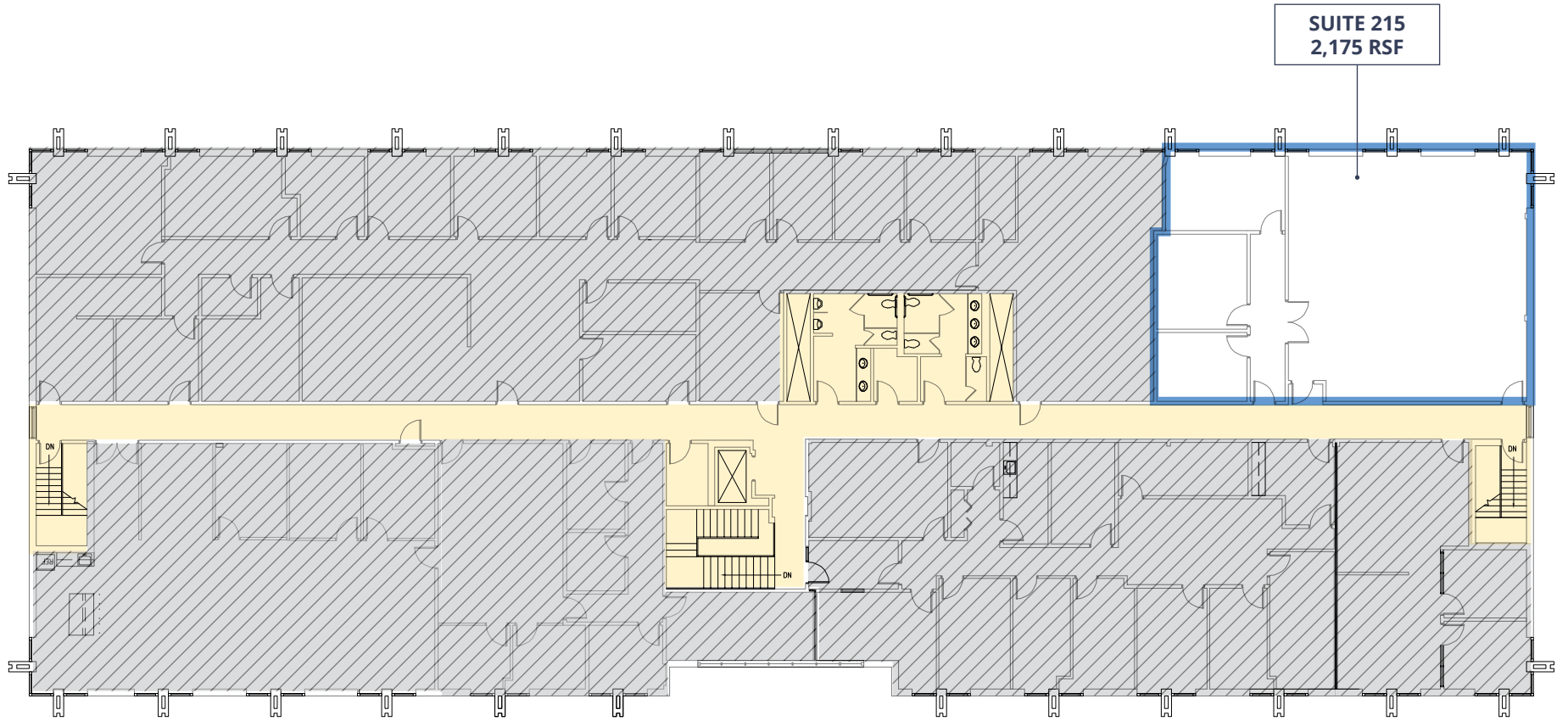


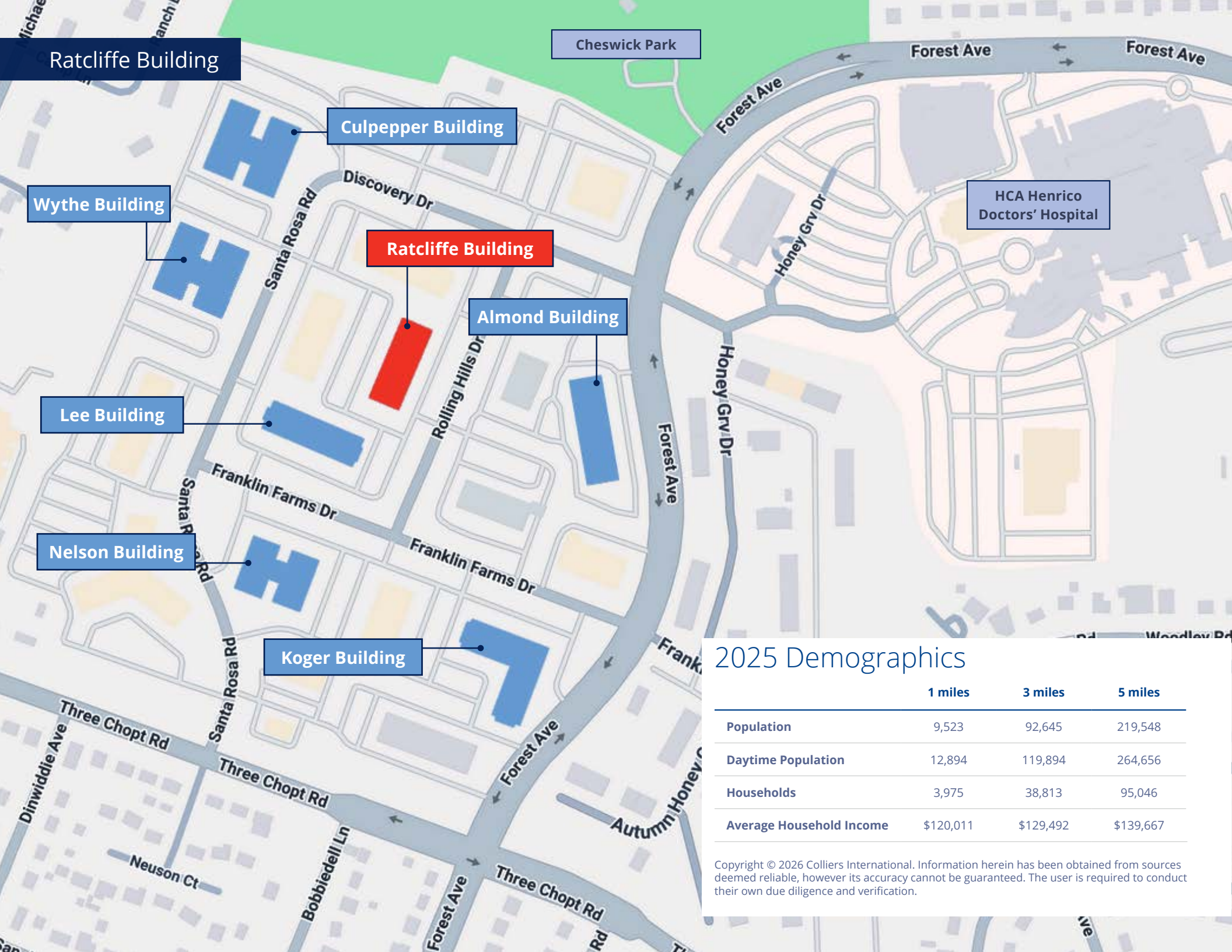
Newly renovated lobby



# Ratcliffe Building

## SECOND FLOOR





**Ratcliffe 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

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# Ratcliffe Building

WEDGEWOOD

Regency Mall

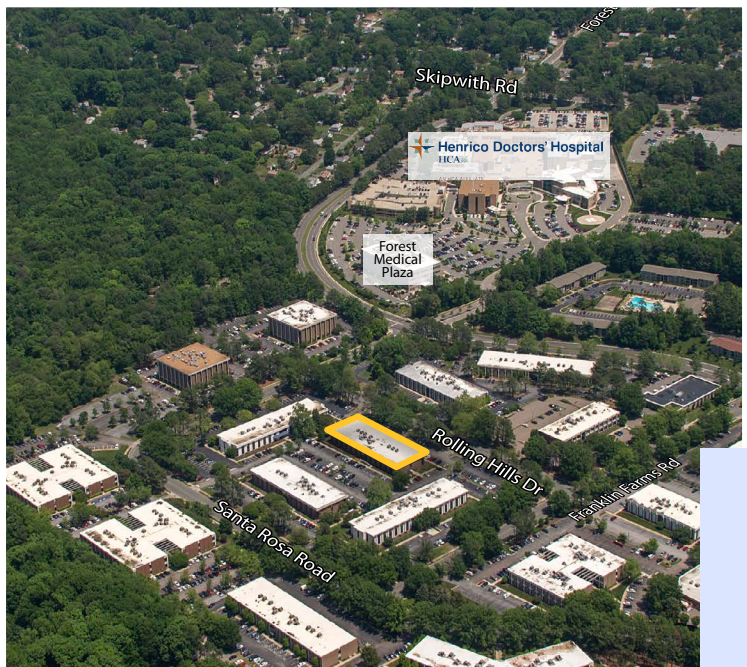


Cheswick Park

Henrico Doctors' Hospital

**Forest Office Park**

Reynolds Crossing



**Malcolm Randolph, SIOR**  
 Senior Vice President  
 +1 804 267 7208  
 malcolm.randolph@colliers.com

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 Vice President  
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**Austin Makepeace**  
 Associate  
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 austin.makepeace@colliers.com