

Premier New
Mixed-Use
Development

OFFICE SALE/LEASE OPPORTUNITIES

DELIVERING FALL 2027

6604-6630 W. Broad Street
Richmond, VA 23230



CUSHMAN &
WAKEFIELD

THALHIMER



GREENBERG GIBBONS

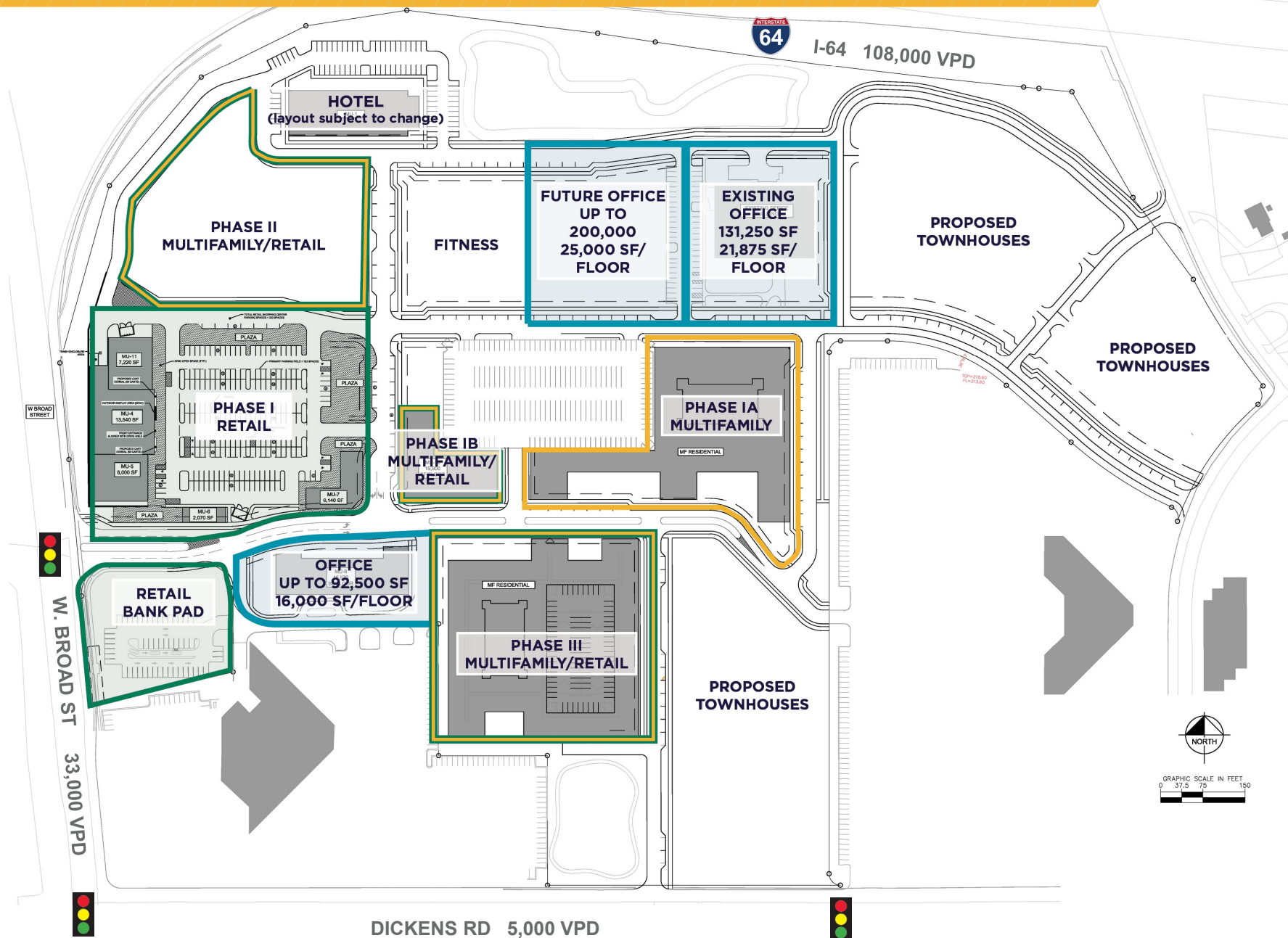
// Project Overview



Richmond's Newest Signature Mixed-Use Development

- 46 acres located at West Broad Street and Interstate 64
- $\pm 150,000$ SF of retail and entertainment uses
- New and existing office opportunities up to $\pm 200,000$ SF
- Flagship hotel/conference center
- $\pm 1,000$ multifamily planned units
- Structured and surface parking areas
- Surrounded by numerous demand generators including corporate headquarters, office parks, hospitals, and retail shopping
- Site work begins Q4 2025

// Master Site Plan



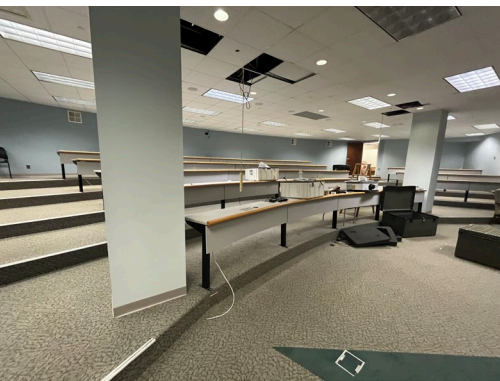
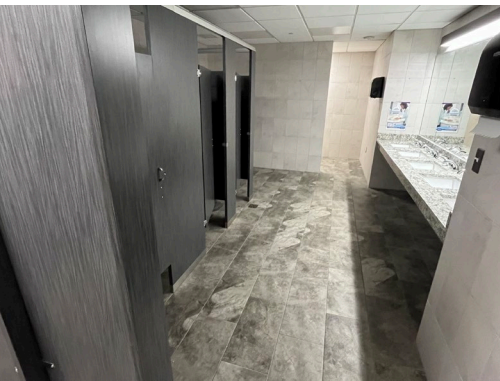
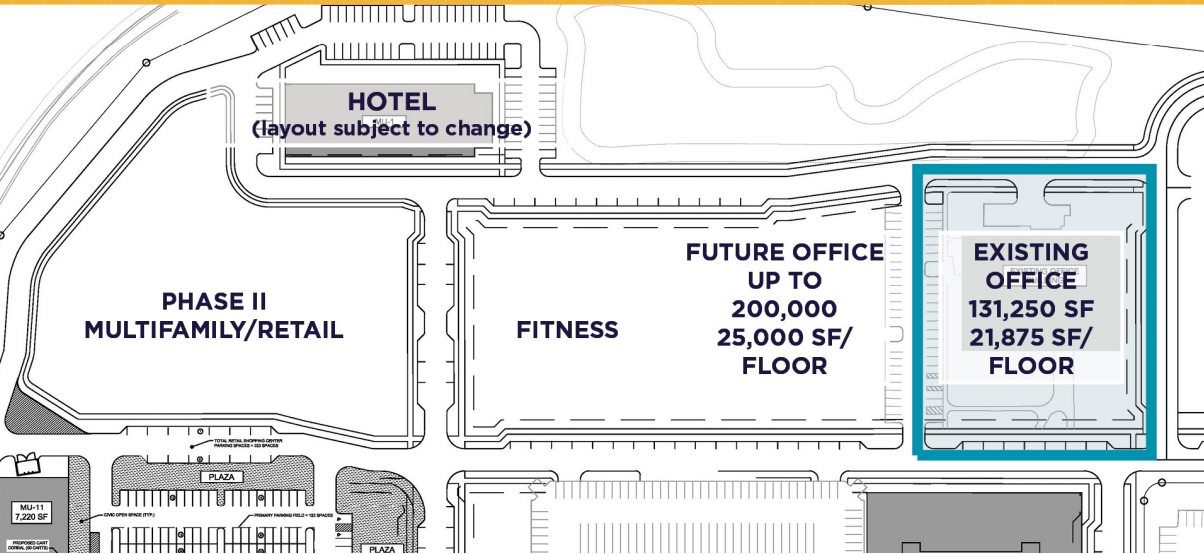
// Office Renovation / For Lease/Sale

6630 W. BROAD STREET / BUILDING 4 / 131,250 SF



Possible Façade Replacement

// Office Renovation / For Lease/Sale



Building Size: 131,250 SF

Number of Floors: 6

Typical Floor Size: 21,875 SF

Year Built 1980

Zoning: O-3, FBA-O District

Structure: Cast in place concrete, with precast concrete panel exterior skin, candidate for glass curtainwall re=skin

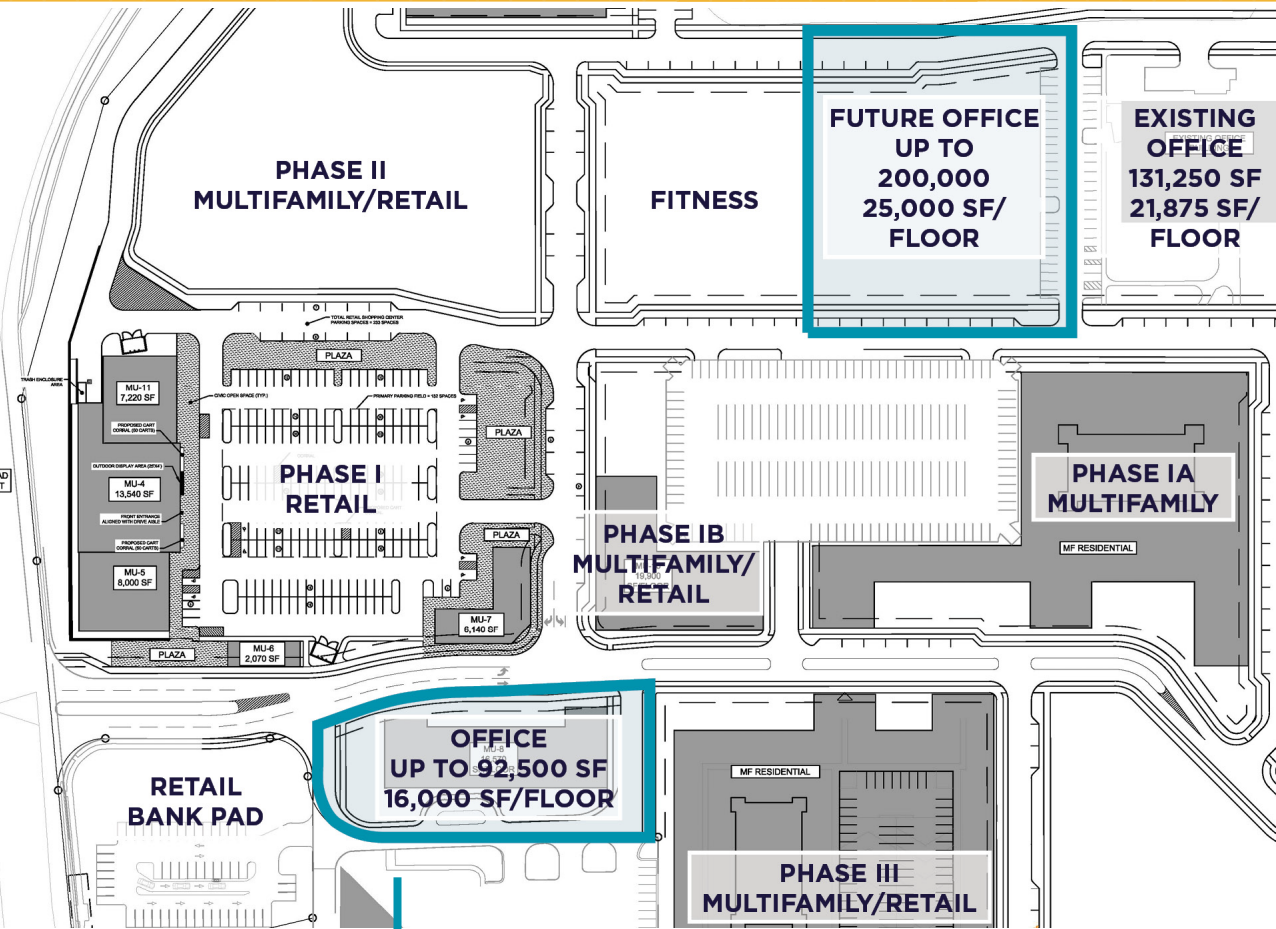
Roof: Flat roof with rubber roofing system and large stone ballast

Mechanical: VAV system, 4 AHUS, two in ground floor mechanical room and two in penthouse, 300-ton air chiller and new cooling tower

Electrical: 2,500 Amp, 277/480 volt, 3 Phase



// Office – Future Construction



// Demographics



#1 STATE TO
DO BUSINESS
-CNBC



\$1.1 BILLION
10 MILE ENTERTAINMENT
EXPENDITURES



#4 HOTTEST CITY
FOR JOB GROWTH
-Gusto



\$3.1 BILLION
10 MILE FOOD
EXPENDITURES



METRO RICHMOND
IN TOP 10 MILLENNIAL MAGNETS
-Business Facilities



4,605+ MULTIFAMILY
UNITS PLANNED
*(Broad St Corridor from
Diamond/Scott's Addition to
I-64/Compass)*

	1 Mile	3 Mile	5 Mile	10 Minute	15 Minute
2024 Total Population	9,904	87,109	2251,479	138,803	398,337
2024 Households	4,550	38,265	110,530	63,778	174,534
2024 Education Bachelors & Above	44.3%	52.8%	53.3%	55.0%	54.1%
2024 Average Household Income	\$91,971	\$122,792	\$119,701	\$116,073	\$117,740
2024 Median Household Value	\$329,651	\$405,090	\$414,894	\$415,903	\$426,197
2024 Daytime Population	20,084	128,225	291,013	188,262	500 225
2024 Median Age	36.7	36.0	35.4	55.0	54.2

// Aerial





OFFICE INFORMATION:

AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

RETAIL LEASING INFORMATION:

DAVID CRAWFORD
First Vice President
804 697 3446
david.crawford@thalhimer.com

MARK GIBBONS
Vice President
410 559 2515
MGibbons@ggcommercial.com

KEVIN SOUTH
Vice President
804 697 7181
kevin.south@thalhimer.com

TRACEY HOLEHAN
Senior Vice President
410 559 5517
THolehan@ggcommercial.com



GREENBERG GIBBONS

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