



Premier New
Mixed-Use
Development



OFFICE SALE/LEASE OPPORTUNITIES

6604-6630 W. Broad Street
Richmond, VA 23230

DELIVERING FALL 2027



CUSHMAN &
WAKEFIELD

THALHIMER



GREENBERG GIBBONS

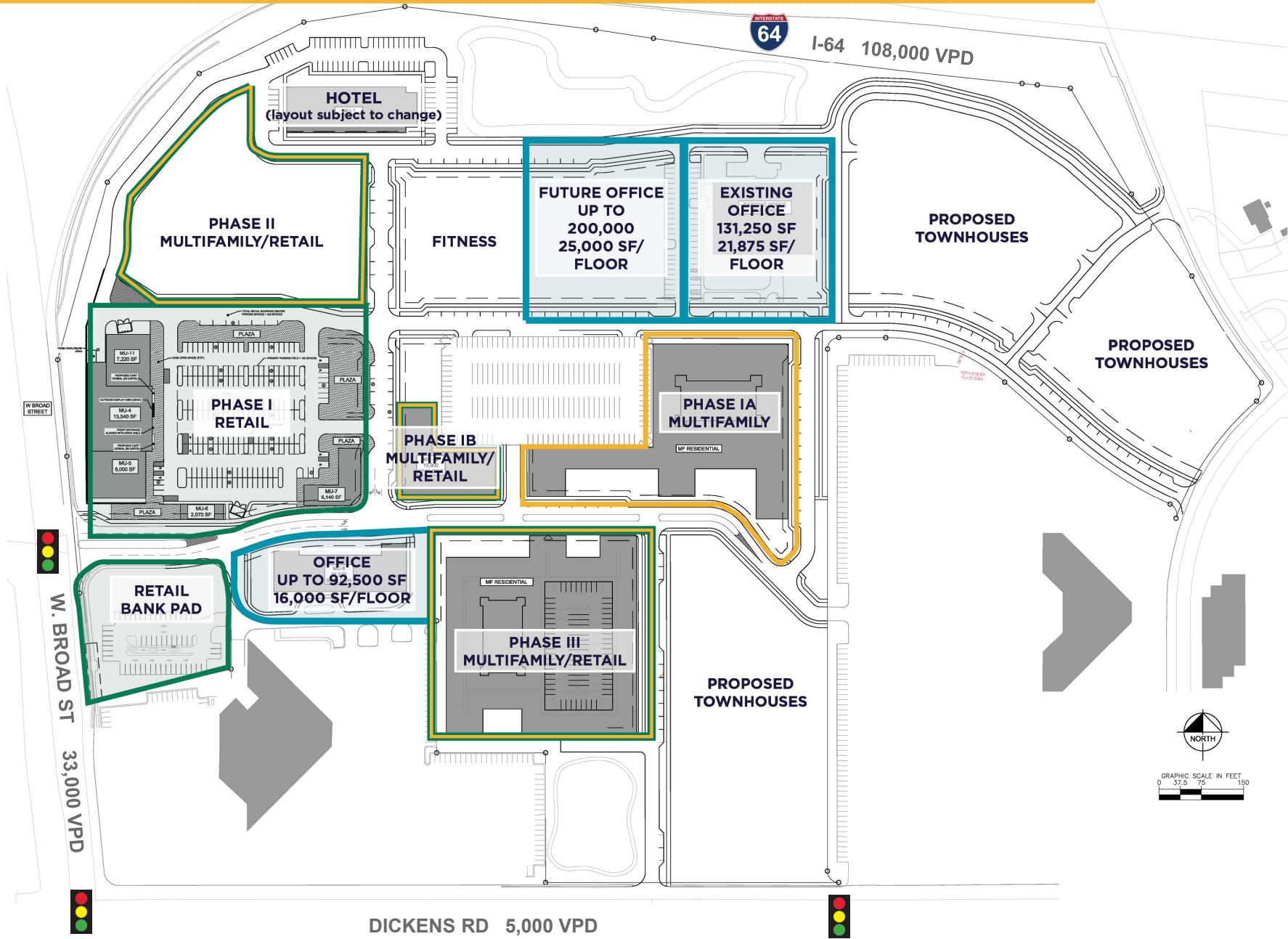
// Project Overview



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



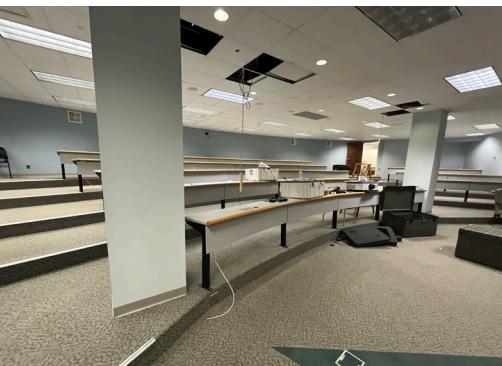
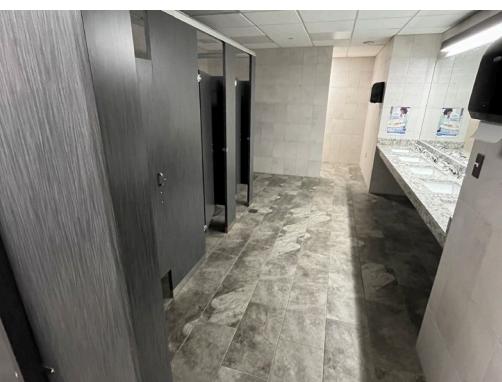
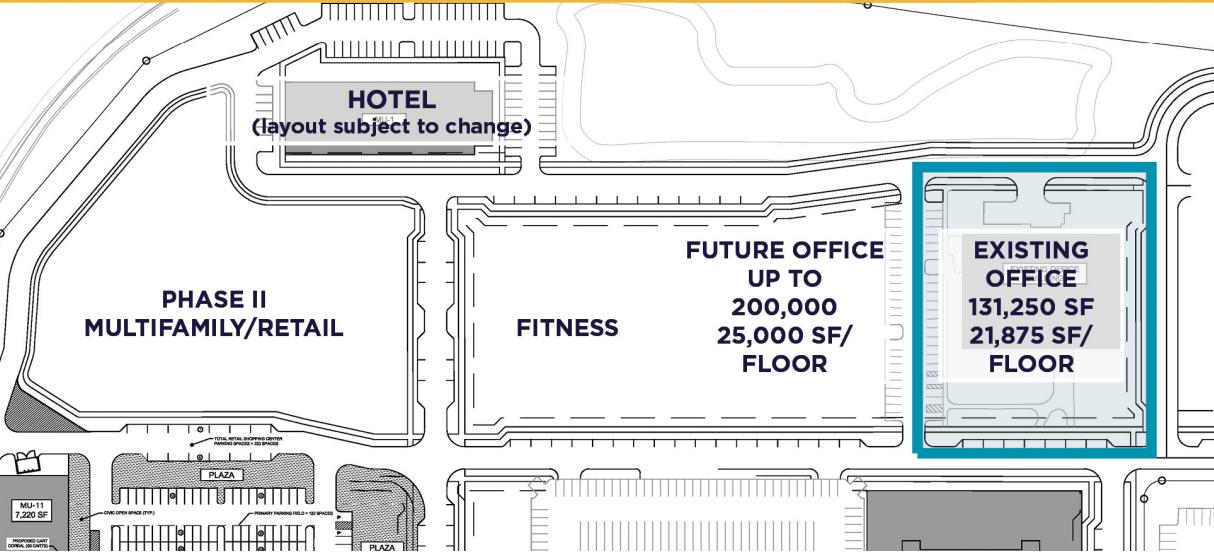
// Office Renovation / For Lease/Sale

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

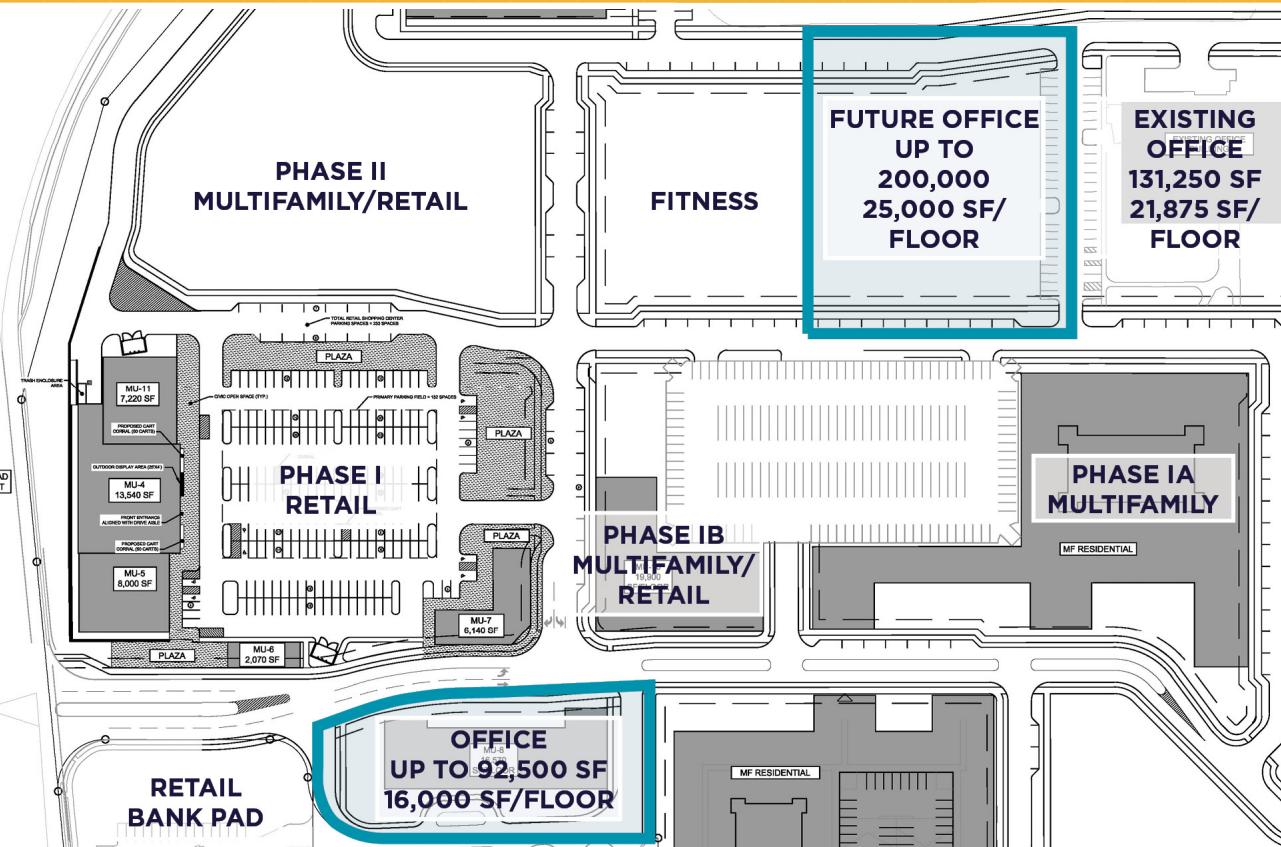
Roof: Flat roof with rubber roofing system and large stone ballast

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



Conceptual Rendering



Precedent Imagery



Precedent Imagery

// 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



Richmond Int. Airport 15.3 miles 18 min

Washington, DC 107 miles 2 hr

Amtrack Station 2.5 miles 7 min



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

 **CUSHMAN & WAKEFIELD**
THALHIMER



GREENBERG GIBBONS

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.