

MIDTOWN 64

Premier New Mixed-Use Development

HOTEL

corner cafe

OFFICE LEASE OPPORTUNITIES

DELIVERING FALL 2027

6604-6630 W. Broad Street
Richmond, VA 23230



THALHIMER



GREENBERG GIBBONS

// Project Overview

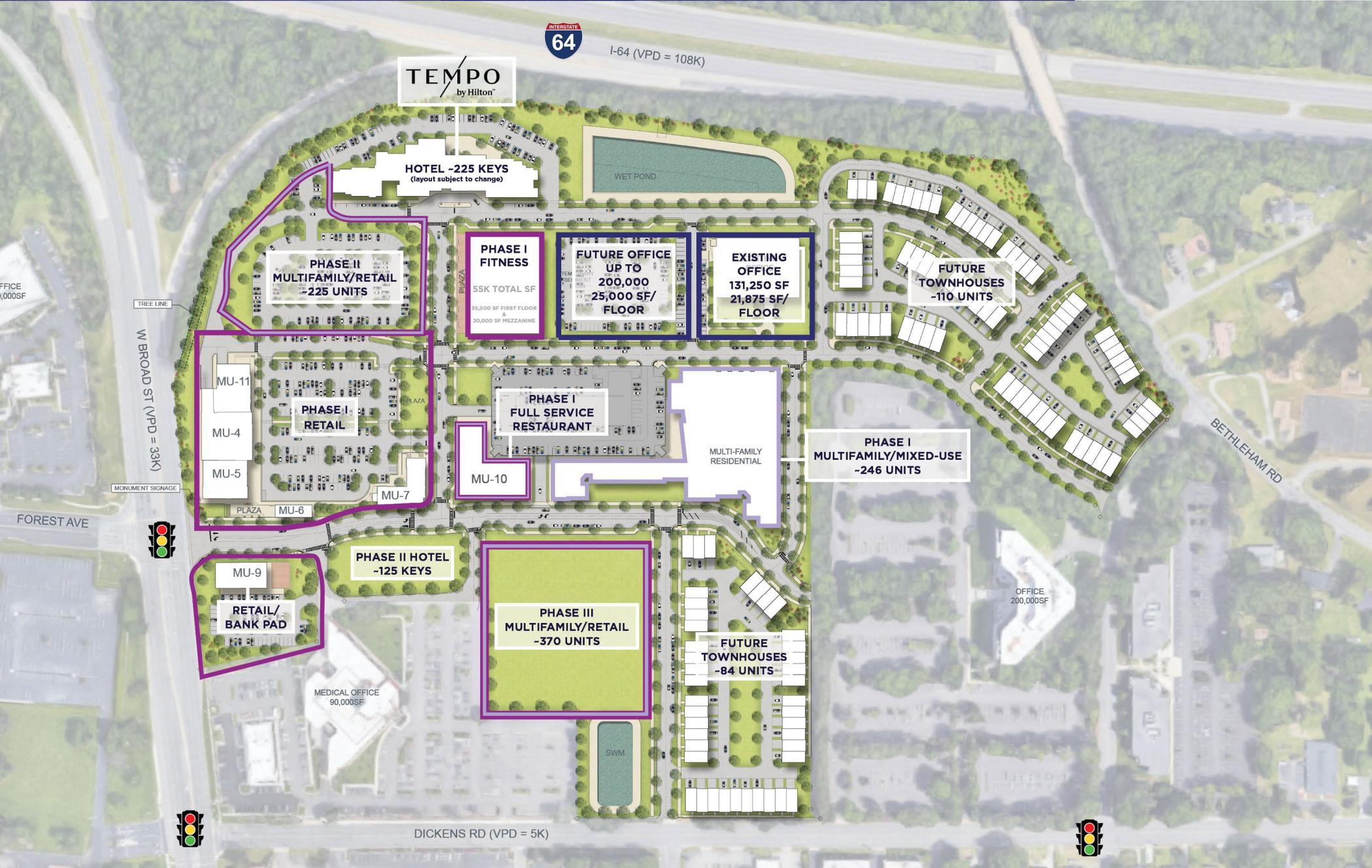


MIDTOWN 64

Richmond's Newest Signature Mixed-Use Development

- 46 acres located at West Broad Street and Interstate 64
- ±150,000 SF of retail and entertainment uses
- New and existing office opportunities up to ±200,000 SF
- Flagship hotel/conference center
- ±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
- [Midtown 64 video \(click here to view\)](#)

// Master Site Plan



// Office Renovation / For Lease

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



Possible Façade Replacement

// Office Renovation / For Lease

MIDTOWN 64



Building Size: 131,250 SF

Number of Floors: 6

Typical Floor Size: 21,875 SF

Year Built 1980

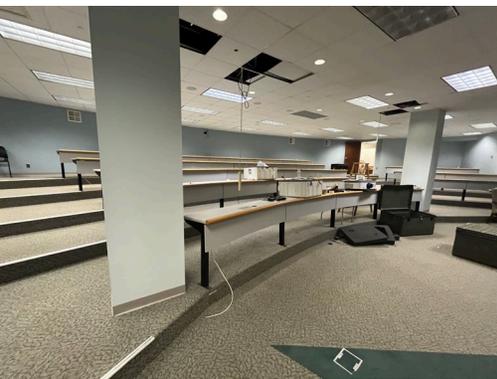
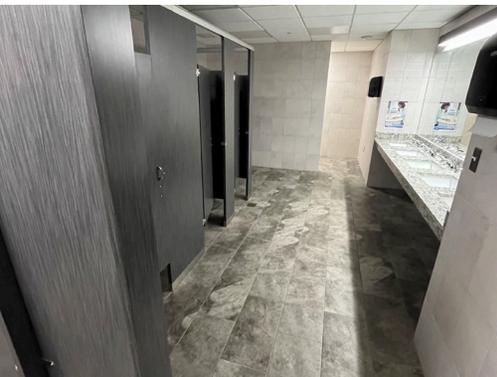
Zoning: O-3, FBA-O District

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

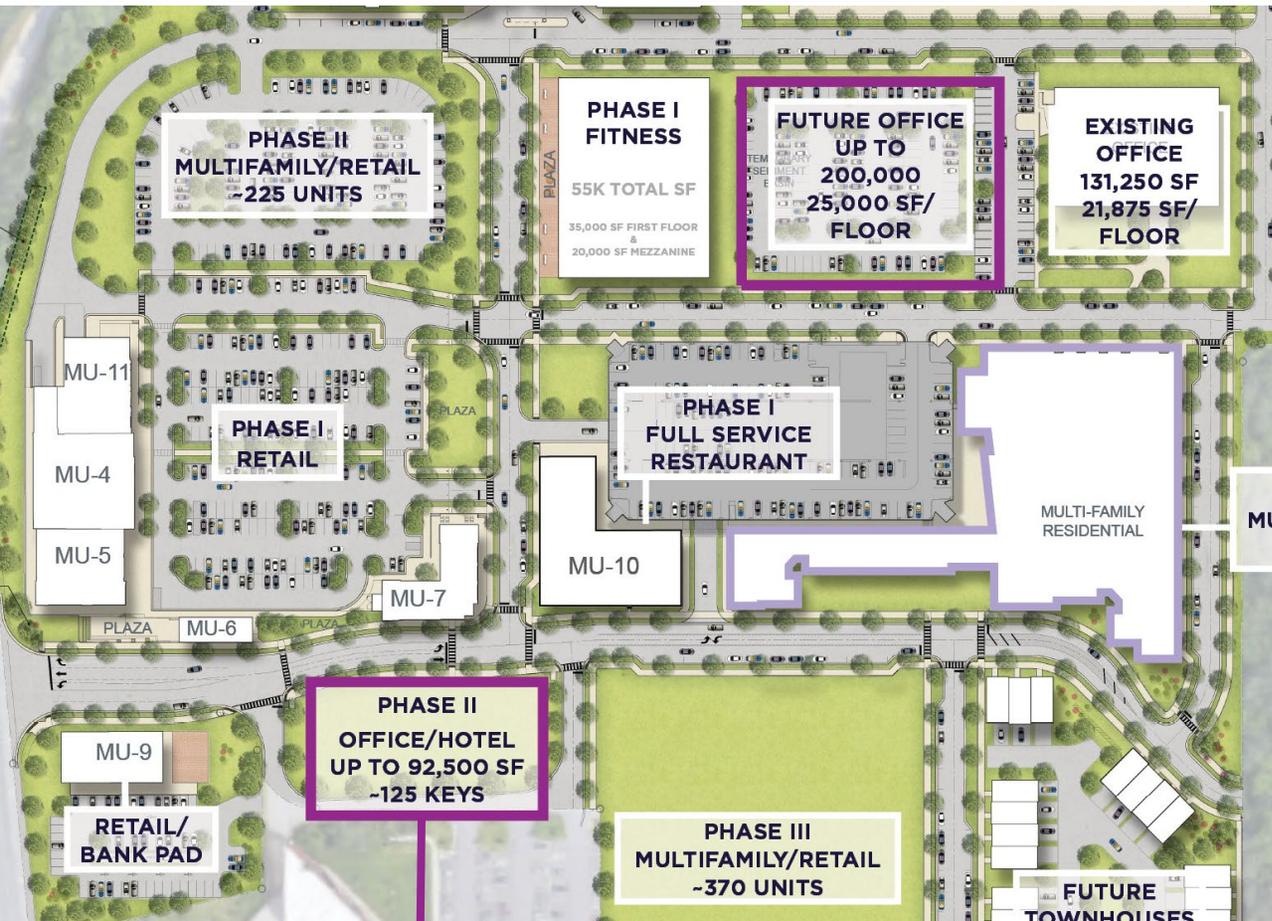
Roof: Flat roof with rubber roofing system and large stone ballast

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
Total Population	9,353	86,490	247,214	156,056	415,643
Households	4,287	38,235	109,980	71,560	182,549
Education Bachelors & Above	42.4%	50.6%	52.5%	53.8%	53.3%
Average Household Income	\$92,070	\$126,867	\$125,956	\$122,705	\$122,503
Median Household Value	\$339,489	\$411,558	\$431,037	\$428,602	\$429,661
Daytime Population	19,714	128,983	275,183	207,974	520,278
Median Age	36.6	38.2	37.7	37.8	37.6

// Neighborhood Aerial

MIDTOWN 64



Richmond Int. Airport 15.3 miles 18 minutes
 Washington, DC 107 miles 2 hour

THE SHOPS AT WILLOW LAWN

- OLD NAVY
- DSW
- Kroger
- J.CREW
- DICK'S
- ULTA
- ROSS
- FIVE GUYS
- FIVE BELOW

// Location

MIDTOWN 64



Richmond Int. Airport East 15.3 miles 18 minutes
Washington, DC North 107 miles 2 hours

MIDTOWN 64



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GREENBERG GIBBONS

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