

Located within  
Premier New  
Mixed-Use  
Development

OFFICE BUILDING

## OFFICE - SALE/LEASE

6630 W. Broad Street  
Richmond, VA 23230

## RENOVATION OPPORTUNITY



**THALHIMER**



GREENBERG GIBBONS



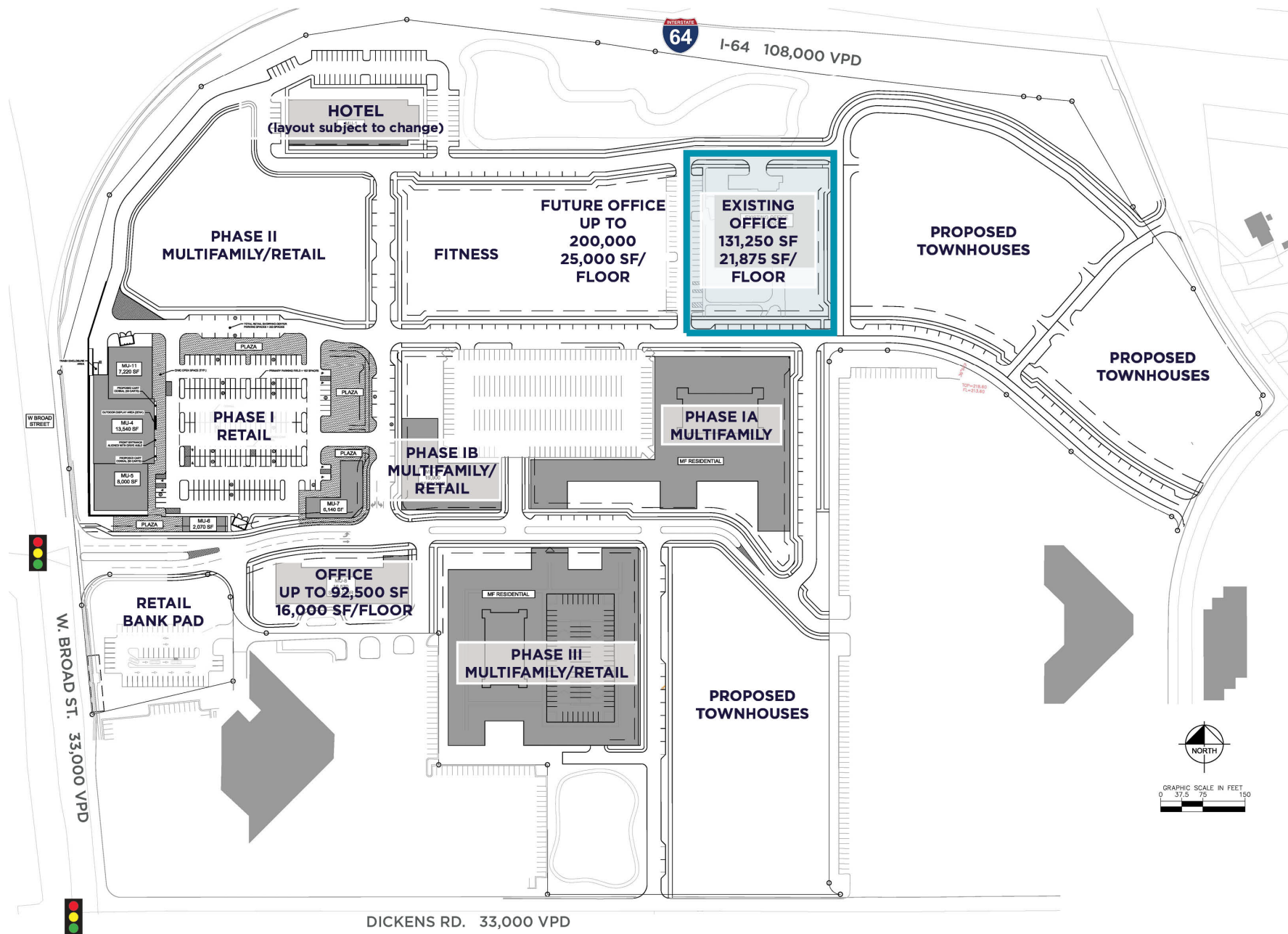
# // Project Overview



## 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

# // Master Site Plan





# // Office Renovation / For Lease/Sale

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

Existing Building

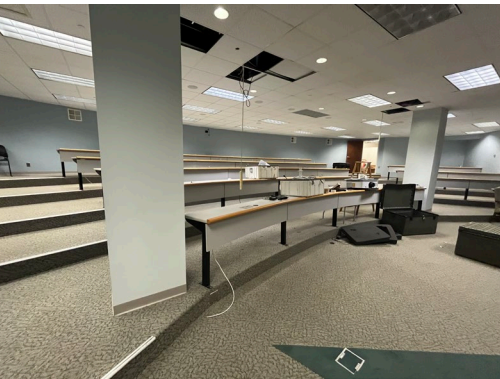
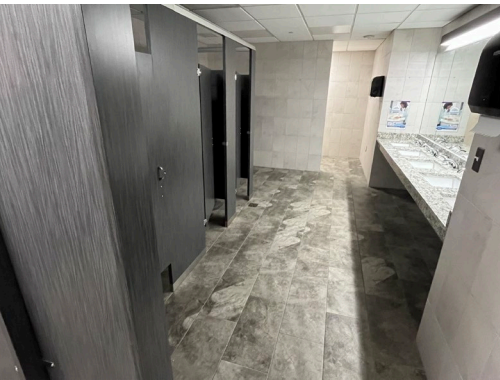
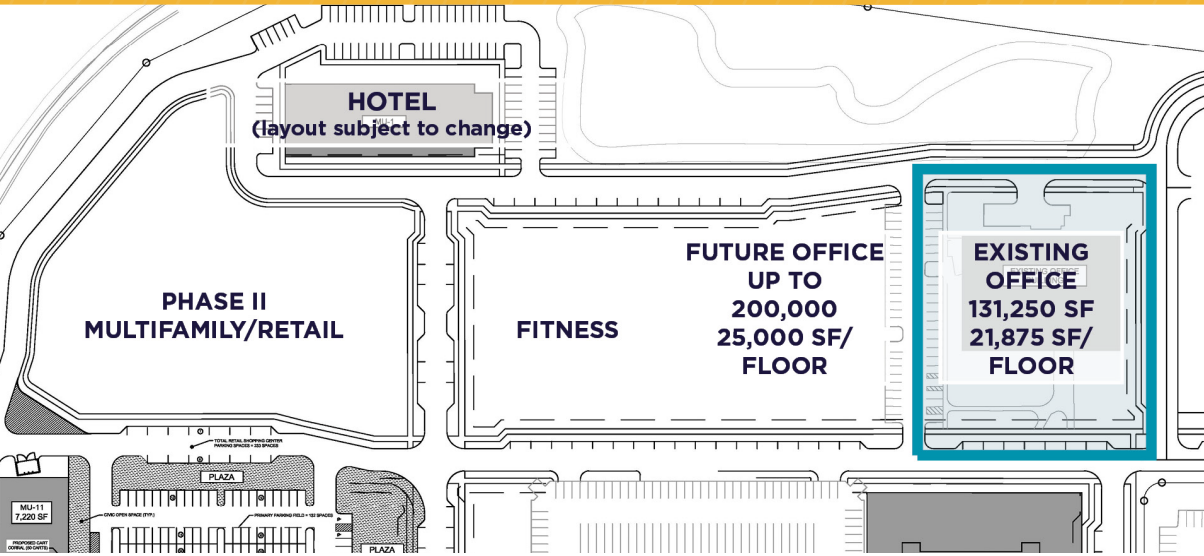


Possible Façade Replacement





# // 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





# // Aerial







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