REYNOLDS CROSSING

FOR LEASE

Reynolds Office Building

6641 W. Broad Street, Richmond, VA 23230

CLASS A OFFICE SPACE

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY FEATURES

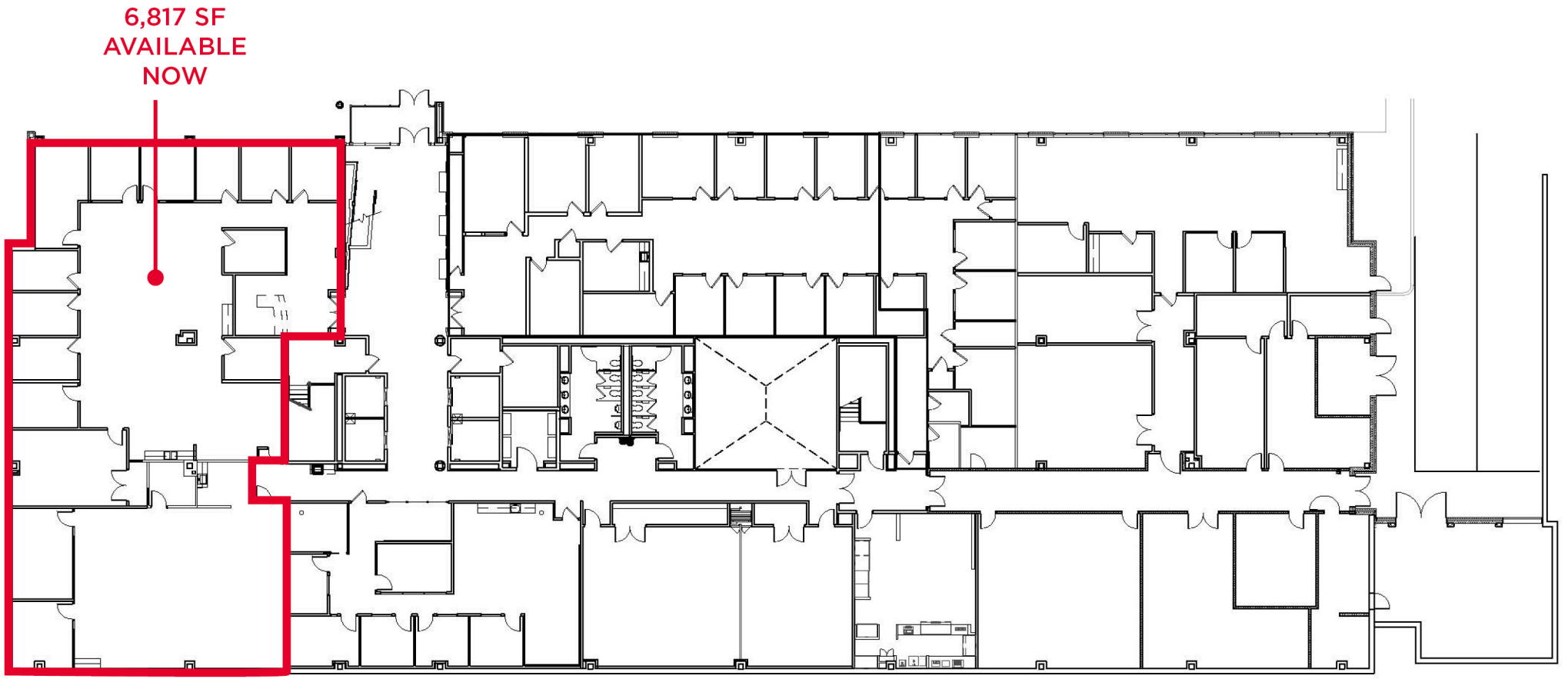
Located in a lifestyle campus featuring a lake with water features, walking trails, and inviting benches, this commercial building offers a unique blend of beauty and convenience. Strategically located at the intersection of Interstate 64 and West Broad Street, it boasts unparalleled visibility from I-64 and provides seamless access to Richmond, with downtown just a quick ten-minute drive away. Situated in an Opportunity Zone, this property is surrounded by walkable amenities, making it an ideal choice for businesses seeking accessibility and an attractive environment.

Building size:	197,161 RSF
Ground floor availability:	6,817 RSF – AVAILABLE NOW
1ST floor availability:	7,349 RSF – AVAILABLE Q2 2027
Tota number of floors:	7 floors
Parking:	±825 spaces, 4.25/1,000 SF

ON-SITE SECURITY

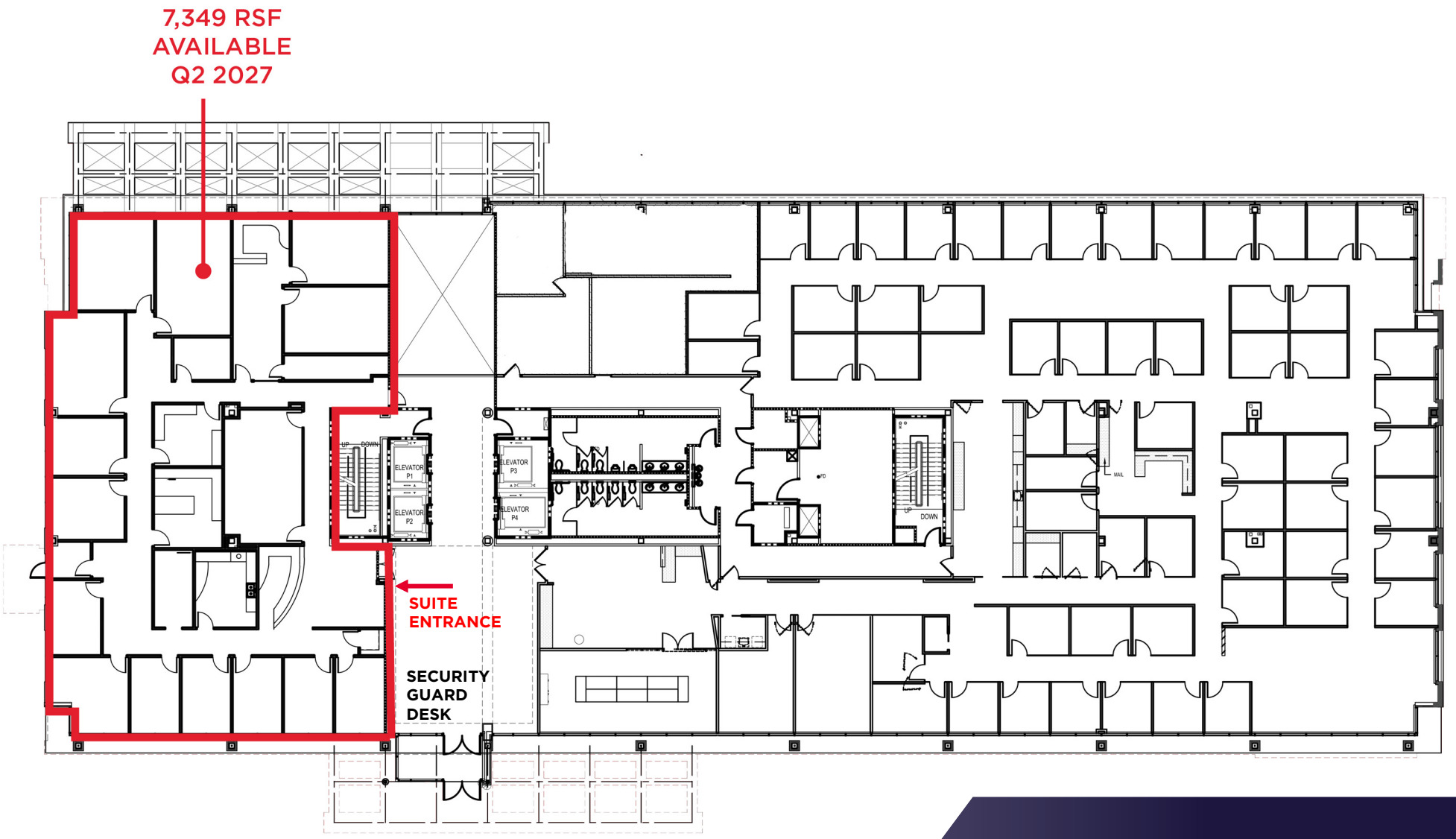
- **STATE-OF-THE-ART LOBBY**
- **TROLLEY HOUSE GRAB N GO CAFÉ**
- **ON-SITE SECURITY GUARD AND SECURITY CAMERAS**
- **CLASS A OFFICE**
- **LOADING DOCK**
- **MEETING ROOMS**
- **BICYCLE RACK**

FOR LEASE / Ground Floor



6,817 TOTAL RSF AVAILABLE

FOR LEASE / 1st Floor



7,349 RSF
AVAILABLE Q2 2027

AERIAL

REYNOLDS CROSSING
Virginia Eye Institute
Virginia Cancer INSTITUTE
Altria
Bon Secours
VIRGINIA UROLOGY
FOREST MEDICAL BUILDING
medical careers institute
GLEN FOREST OFFICE PARK
64
CARDIOVASCULAR ASSOCIATES OF VIRGINIA
GLENSIDE DR. 36,000 VPD
REYNOLDS OFFICE BUILDING
Best Western
EMBASSY SUITES by Hilton
Hampton Inn
Walmart
Save money. Live better.
mezeh
CHIPOTLE MEXICAN GRILL
HUMBLE HAVEN YOGA
orangetheory FITNESS
Jersey Mike's SUBS
SALADWORKS
118,000 VPD
WESTIN HOTELS & RESORTS
PARAGON PLACE
BETHLEHEM RD
Altria HEADQUARTERS
WEST BROAD ST. 37,000 VPD
MIDTOWN 64
FUTURE OFFICE/ RETAIL/HOTEL/ MULTIFAMILY
AMF
CANDLEWOOD SUITES
Residence INN BY MARRIOTT
BROOKFIELD PLACE
SOUTHERN STATES
COURTYARD Marriott
BROOKFIELD COMMONS
• Pulmonary Associates of Richmond
• Virginia Women's Center
• Virginia Ear, Nose and Throat
DICKENS RD.
VISTAS I & II

CUSHMAN & WAKEFIELD | THALHIMER

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