



CUSHMAN &  
WAKEFIELD

THALHIMER

REYNOLDS  
CROSSING 

# REYNOLDS OFFICE BUILDING

PRIME OFFICE SITE | 5,690 RSF AVAILABLE  
6641 WEST BROAD STREET | RICHMOND, VA

For more information, contact:

**MARK DOUGLAS,**  
CCIM, MCR.h, SIOR  
804.697.3418  
[mark.douglas@thalhimer.com](mailto:mark.douglas@thalhimer.com)

**AMY BRODERICK, MBA**  
804 344 7189  
[amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)





PROPERTY FEATURES

HEADQUARTERS  
OPPORTUNITY



CLASS A OFFICE  
BUILDING 197,161 SF



STATE-OF-THE-ART LOBBY



PROMINENT BUILDING SIGNAGE



4.25 SPACES PER 1,000 SF



SPECIFICATIONS

ADDRESS	6641 West Broad Street Richmond, VA 23230
YEAR BUILT	2008
BUILDING SIZE	197,161 SF
TYPICAL FLOORPLATE	±32,000 SF
NUMBER OF FLOORS	7
PARKING	±825 spaces (4.25:1,000 RSF)



EASY ACCESS TO RICHMOND – **LOCATED AT THE CONFLUENCE OF INTERSTATE 64 AND WEST BROAD STREET**

BEAUTIFUL LIFESTYLE CAMPUS **FEATURING LAKE WITH WATER FEATURE**

UNPARALLELED VISIBILITY FROM **I-64 – HIGHLY STRATEGIC LOCATION**

TEN MINUTE DRIVE TO **DOWNTOWN RICHMOND**

LOCATED IN AN **OPPORTUNITY ZONE**

SURROUNDED BY **WALKABLE AMENITIES**





60  
RESTAURANTS

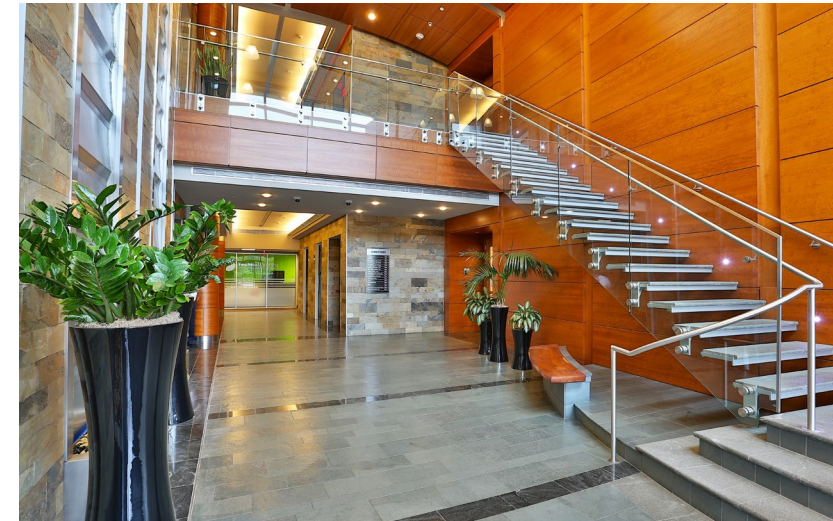
DYNAMIC MIXED-USE  
DEVELOPMENT  
2,000  
HOTEL ROOMS

90  
ACRES





**ADJACENT TO LAKE WITH WATER FEATURES, AS WELL AS A WALKING TRAIL AND BENCHES**



**LOADING DOCK**



**MEETING ROOMS**



**TELECOM RISER**



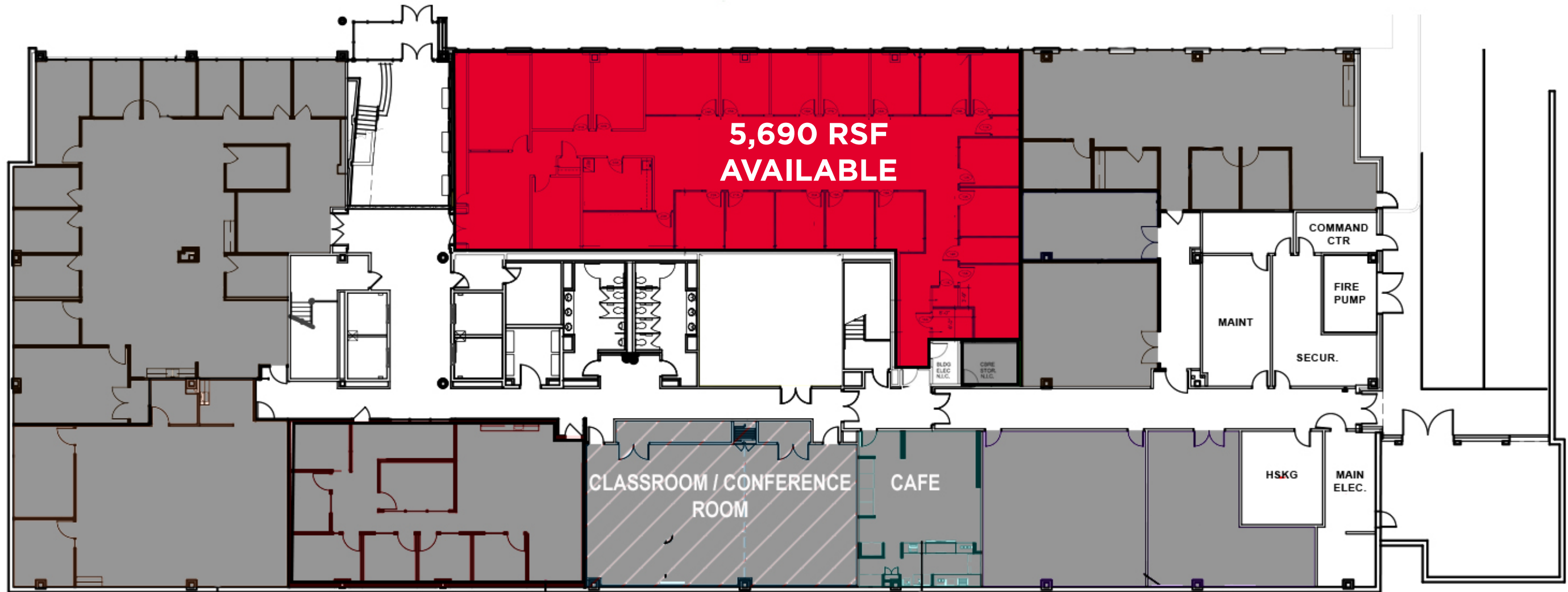
**VERIZON MOBILE INDOOR NETWORK**



**BICYCLE RACK**



GROUND FLOOR



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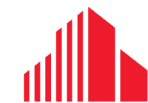


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