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SUBLEASE



BELOW MARKET RENTAL RATE  
\$18.50 PSF, FULL SERVICE

6603 W. BROAD STREET  
RICHMOND, VIRGINIA 23230

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# THE 6603 BUILDING

AT REYNOLD'S CROSSING

## CLASS A FINISHES



## 25,000 - 101,020± RSF | Sublease The 6603 Building

- 8-Story, 224,233 SF Class A Building
- Plug & Play Space
- Ample parking allocation
- Excellent interstate access
- Available immediately
- Below Market Rental Rate - \$18.50 PSF, Full Service
- Remaining two years on term  
Lease Expiration - 2/28/2026

### SUBLEASE AVAILABILITIES BY FLOOR:

|                 |           |
|-----------------|-----------|
| Classroom Level | 7,250 SF  |
| Lobby Level     | 18,313 SF |
| First Floor     | 22,533 SF |
| Second Floor    | 26,462 SF |
| Third Floor     | 26,462 SF |

The Brookfield Building is located in one of Richmond's strongest submarkets and boasts excellent access to Richmond's MSA. Strategically located at W. Broad Street and Forest Avenue with easy access to I-64 and adjacent to the Westin Hotel and many nearby retail amenities.



7,504 SF  
CAFETERIA



MULTIPLE  
CONFERENCE  
ROOMS



FURNITURE  
AVAILABLE



335 PARKING  
SPACES



## CAFETERIA



- Best-in-class location at Reynold's Crossing (I-64 / Forest Avenue / Broad Street)
- This location offers excellent access to Richmond's MSA via I-64 and W. Broad Street and is situated within a beautiful campus surrounded by restaurants, the Westin Hotel with a conference center and many other amenities nearby.

## TRAINING ROOM

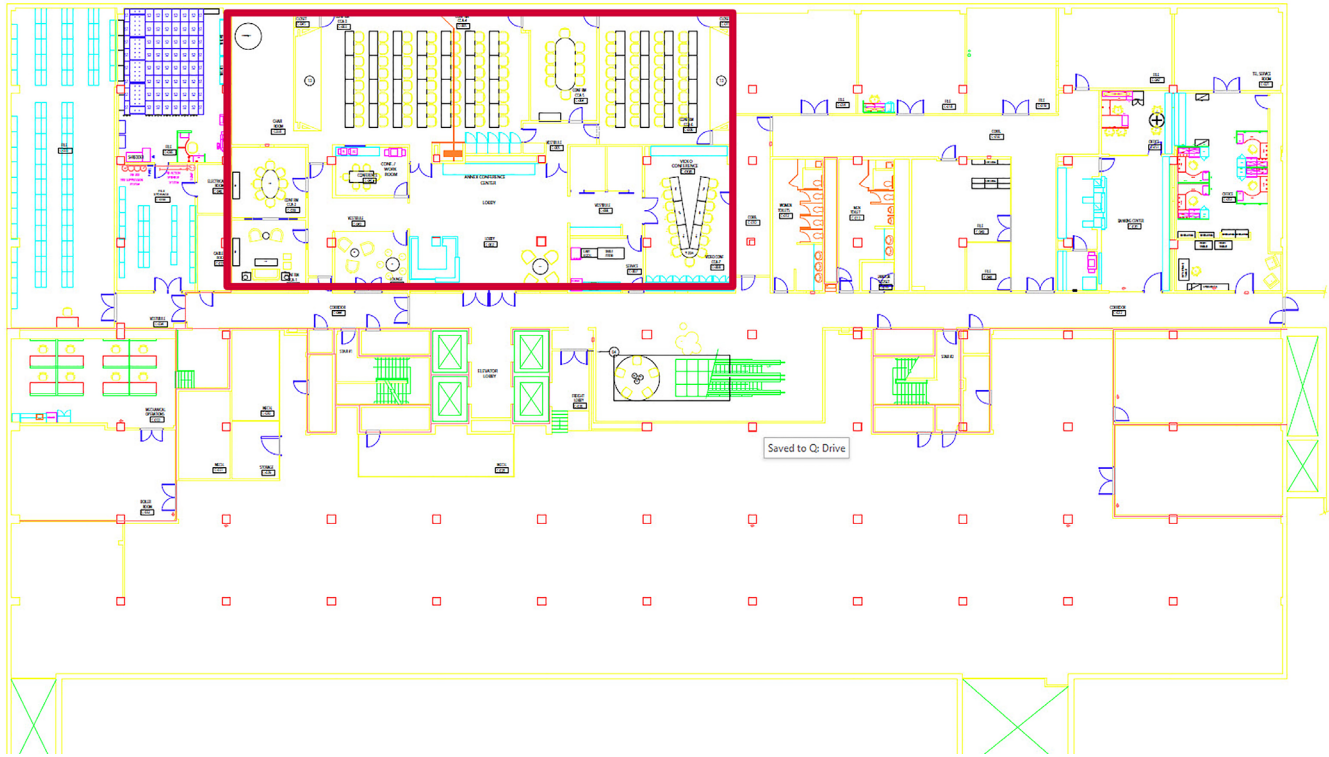


# CONFERENCE ROOM



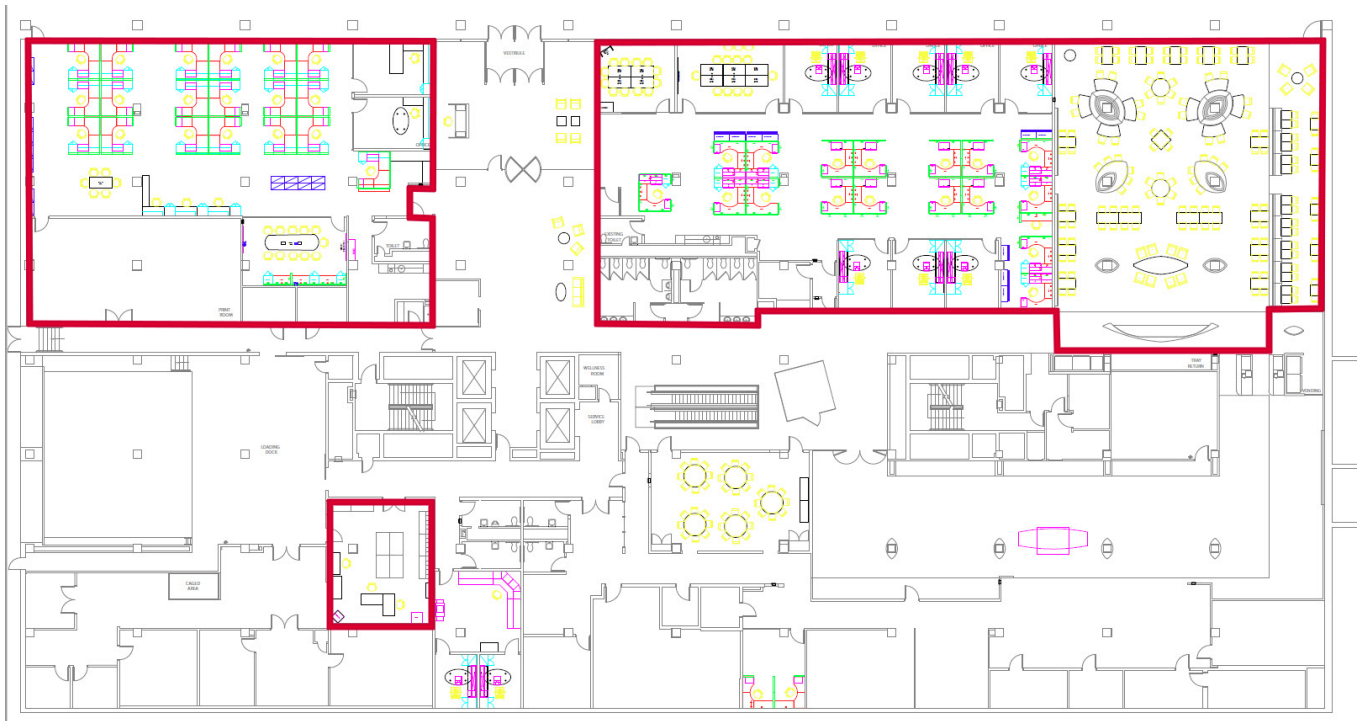
7,250 RSF

# Classroom Level



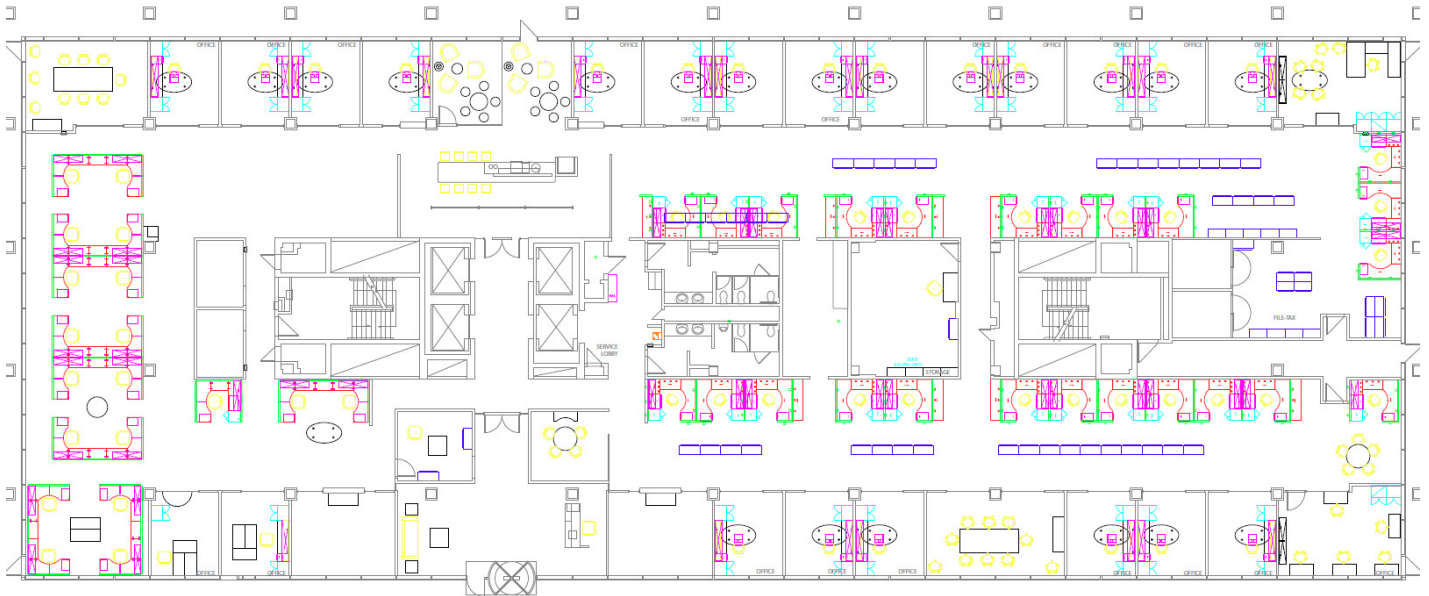
18,313 RSF

# Lobby Level



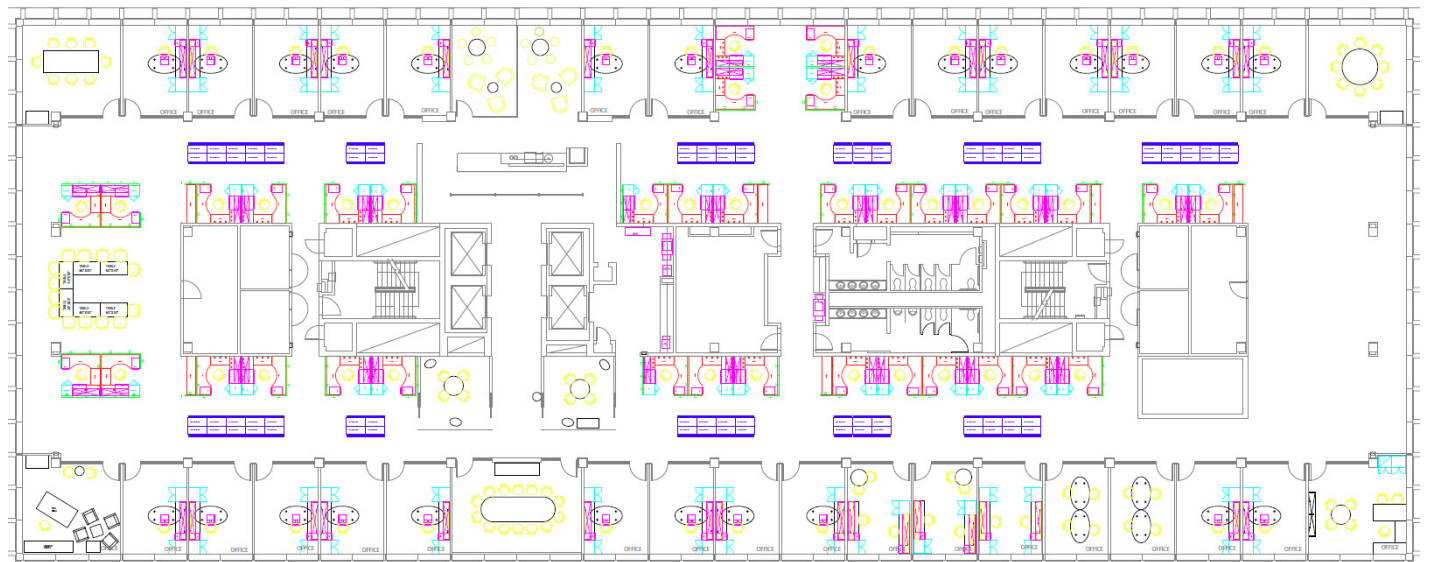
22,533 RSF

# 1st Floor



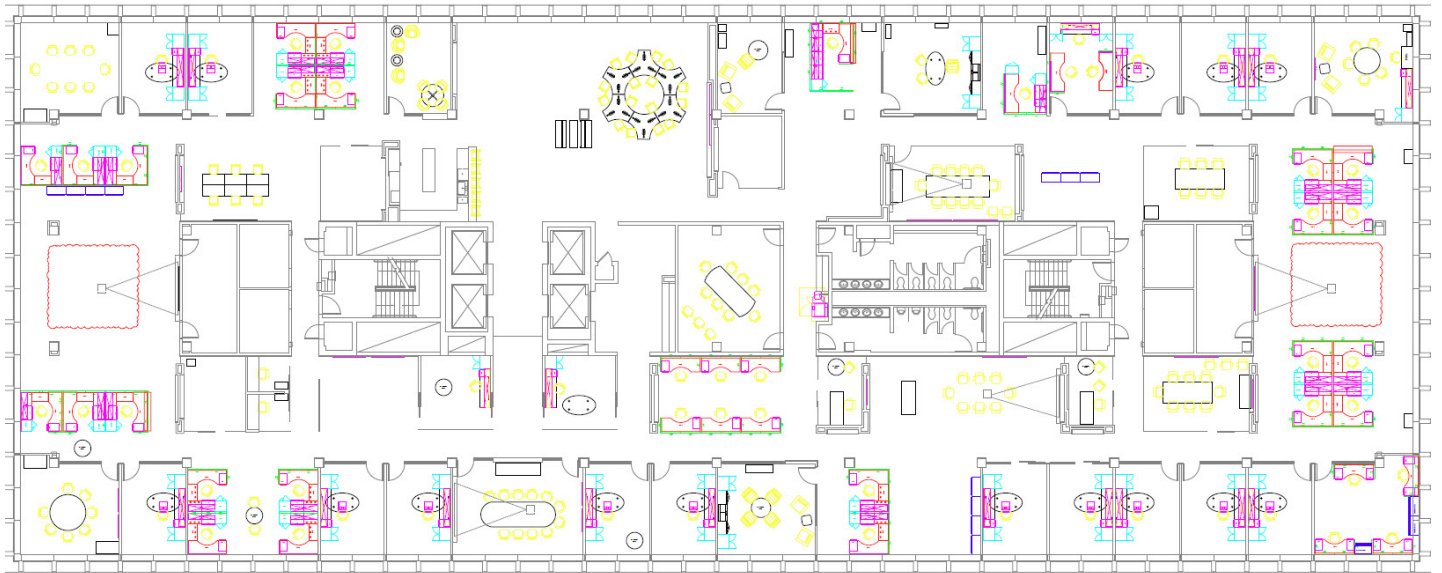
26,462 RSF

# 2nd Floor



26,462 RSF

# 3rd Floor







DINE



SHOP



LIVE



# CONTACT INFORMATION



**MAC WILSON**  
*First Vice President*  
 804 697 3488  
[mac.wilson@thalhimer.com](mailto:mac.wilson@thalhimer.com)

**BRIAN BERKEY**  
*Senior Vice President*  
 804 836 4408  
[brian.berkey@thalhimer.com](mailto:brian.berkey@thalhimer.com)

**KARLA KNIGHT**  
*First Vice President*  
 804 514 2031  
[karla.knight@thalhimer.com](mailto:karla.knight@thalhimer.com)

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

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