
S U B L E A S E

 CUSHMAN & WAKEFIELD | THALHIMER



BELOW MARKET RENTAL RATE
\$18.50 PSF, FULL SERVICE

6603 W. BROAD STREET
RICHMOND, VIRGINIA 23230

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

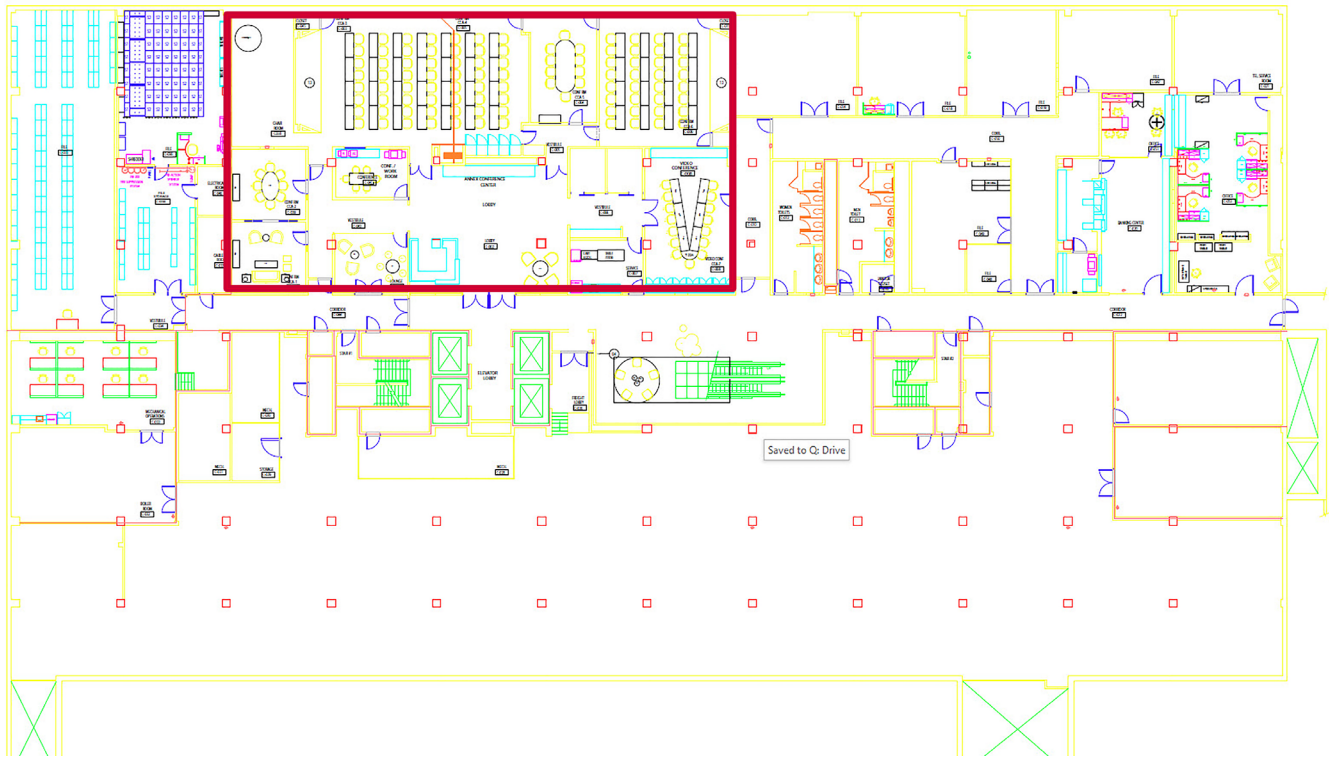


CONFERENCE ROOM



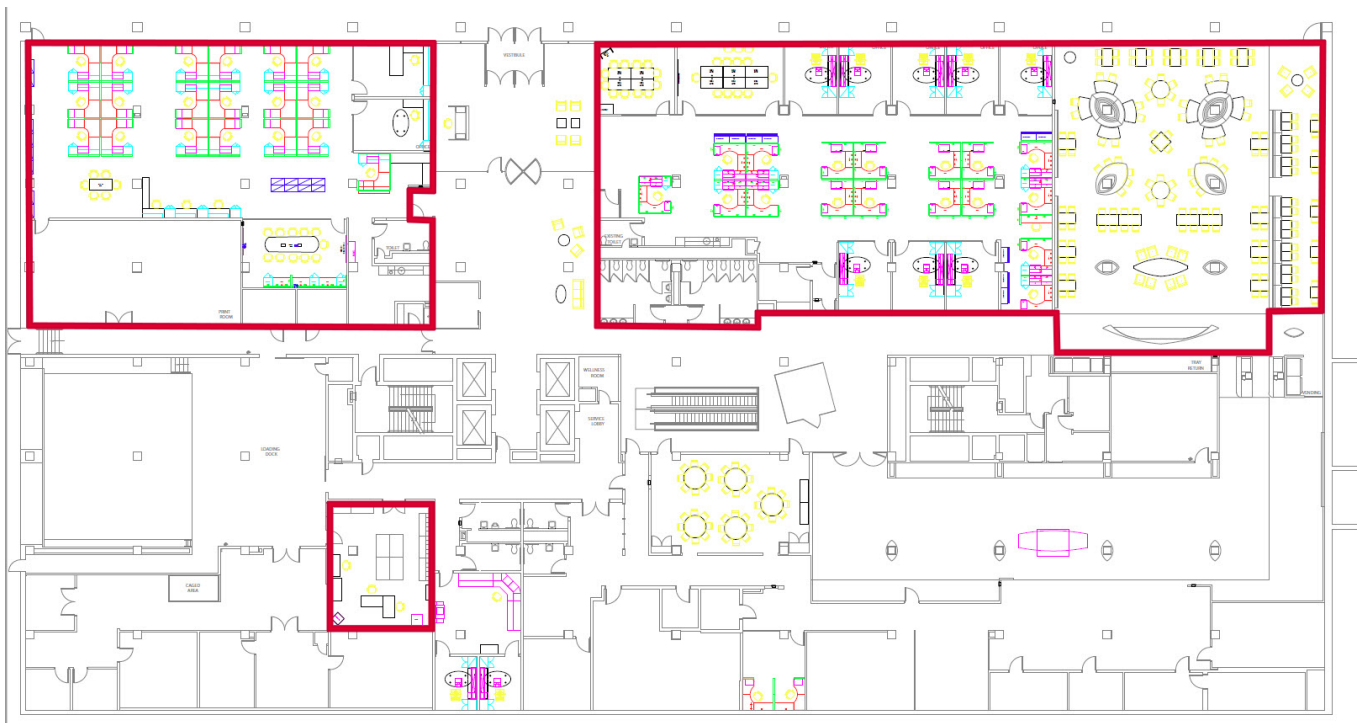
7,250 RSF

Classroom Level



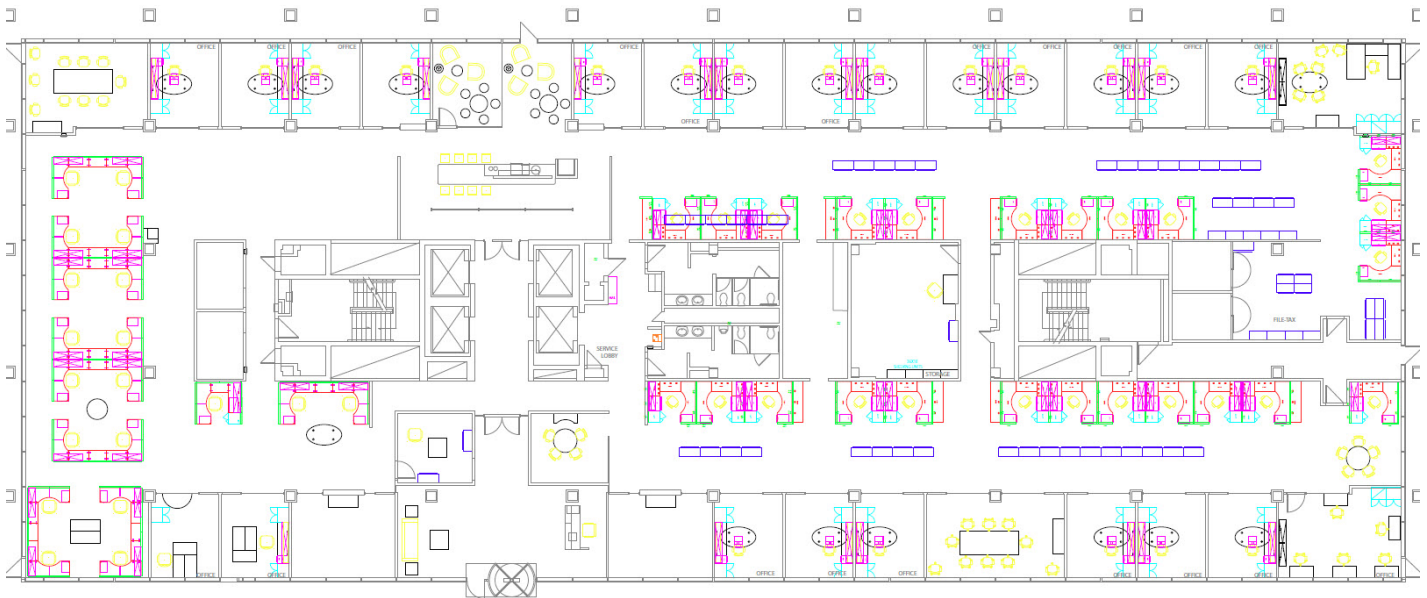
18,313 RSF

Lobby Level



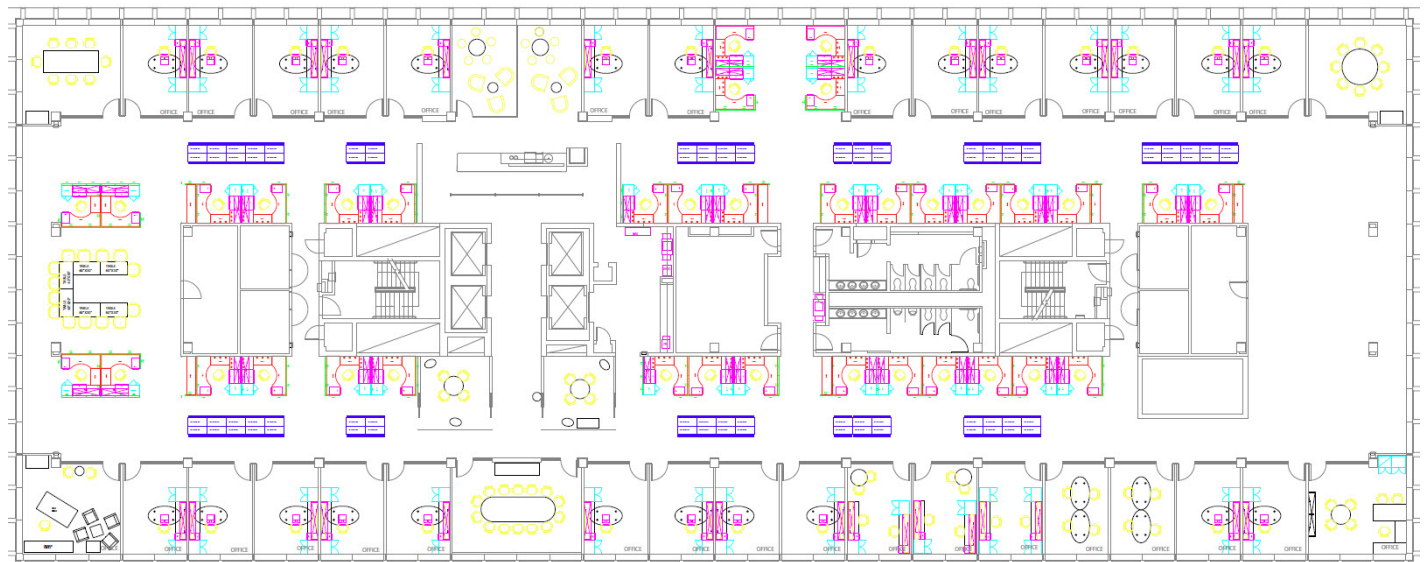
22,533 RSF

1st Floor



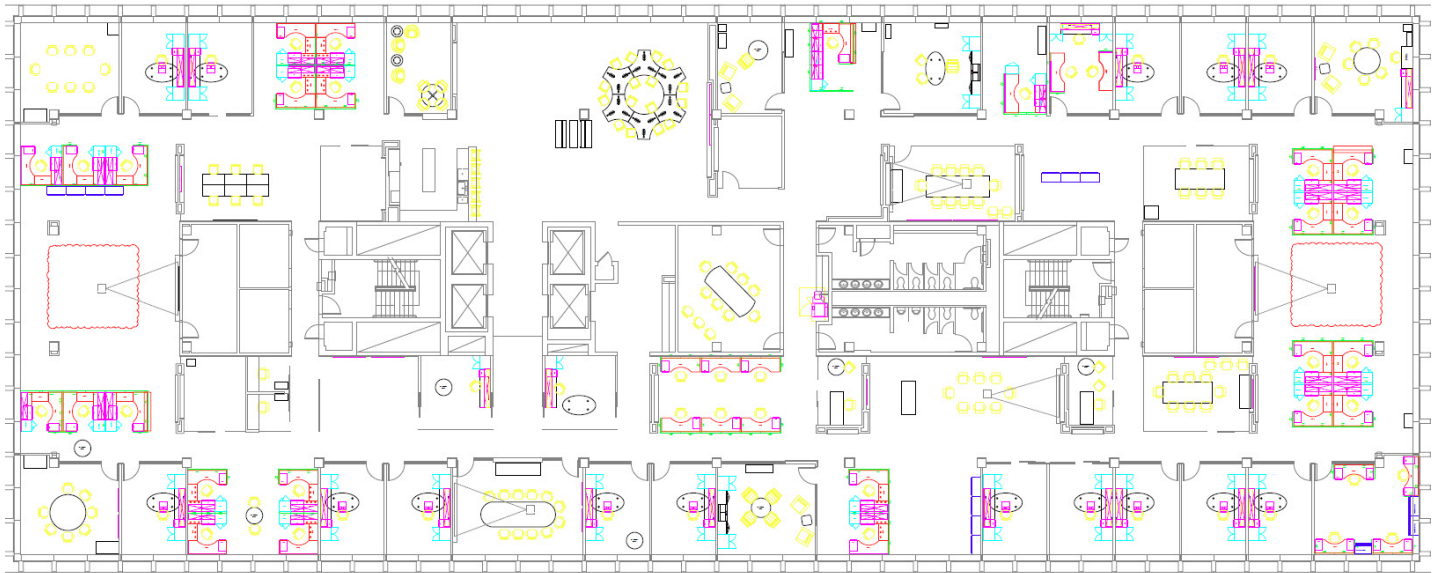
26,462 RSF

2nd Floor



26,462 RSF

3rd Floor





DINE



SHOP



LIVE



CONTACT INFORMATION



MAC WILSON
First Vice President
804.697.3488
mac.wilson@thalhimer.com

BRIAN BERKEY
Senior Vice President
804.836.4408
brian.berkey@thalhimer.com

KARLA KNIGHT
First Vice President
804.514.2031
karla.knight@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.