

FOR LEASE

Reynolds Office Building

6641 W. Broad Street, Richmond, VA 23230

CLASS A OFFICE SPACE

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:	6,818 RSF – AVAILABLE 8/1/26
1ST floor availability:	7,349 RSF – AVAILABLE Q2 2027
Total number of floors:	7 floors
Parking:	±825 spaces, 4.25/1,000 SF



STATE-OF-THE-ART LOBBY



TROLLEY HOUSE GRAB N GO CAFÉ



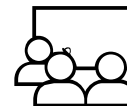
**ON-SITE SECURITY GUARD AND
SECURITY CAMERAS**



CLASS A OFFICE



LOADING DOCK



MEETING ROOMS



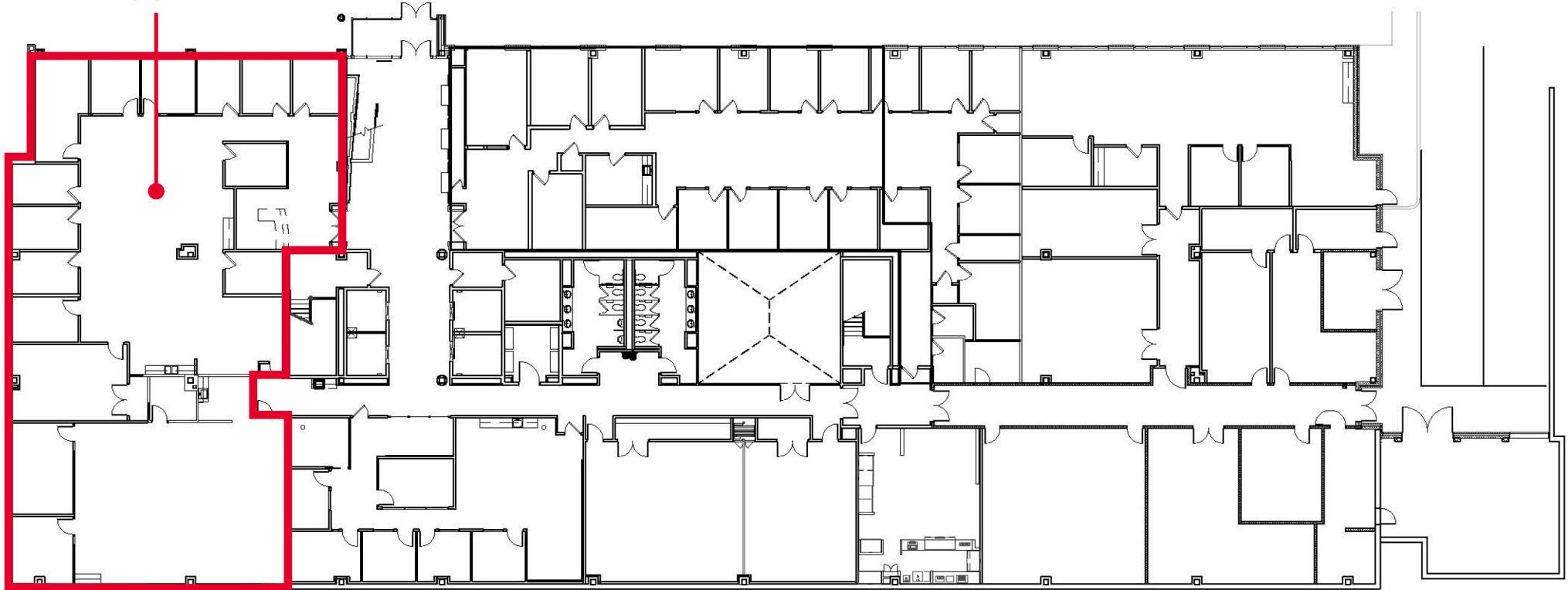
BICYCLE RACK



ON-SITE SECURITY

FOR LEASE / Ground Floor

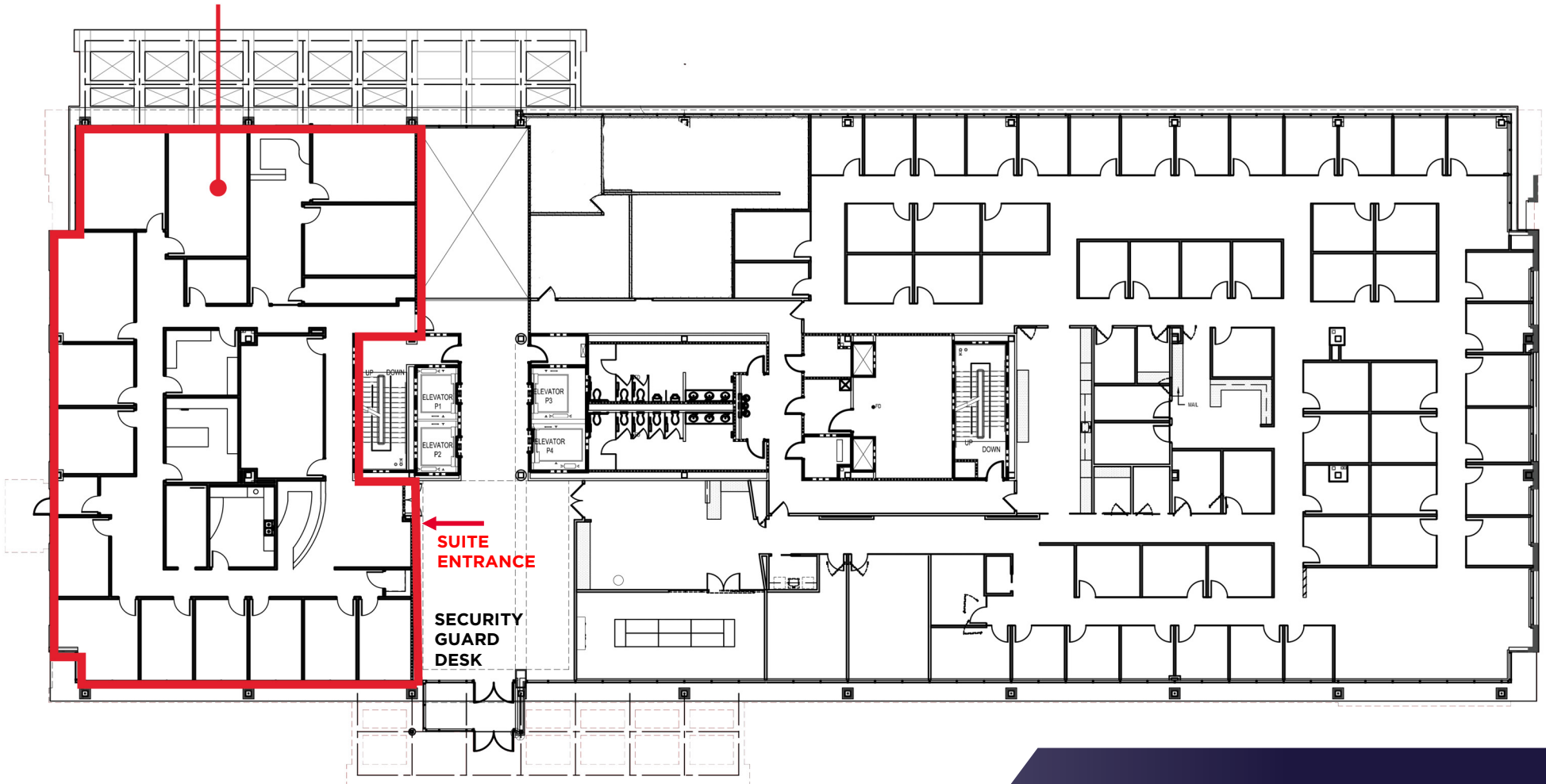
6,818 SF
AVAILABLE
8/1/2026



**6,818 TOTAL RSF
AVAILABLE**

FOR LEASE / 1st Floor

7,349 RSF
AVAILABLE
Q2 2027



**7,349 RSF
AVAILABLE Q2 2027**

AERIAL



CARDIOVASCULAR ASSOCIATES OF VIRGINIA

GLEN FOREST OFFICE PARK

FOREST MEDICAL BUILDING

medical careers institute

64

REYNOLDS CROSSING

Virginia Eye Institute
BRINGING YOUR WORLD INTO FOCUS

Virginia Cancer INSTITUTE

Altria

Bon Secours

VIRGINIA UROLOGY

GLENSIDE DR.
36,000 VPD

REYNOLDS OFFICE BUILDING

Best Western

EMBASSY SUITES
by Hilton

Hampton Inn

Walmart
Save money. Live better.

mezeh

HUMBLE HAVEN YOGA

Jersey Mike's SUBS

ORANGETHEORY FITNESS

SALADWORKS

Starbucks

WESTIN
HOTELS & RESORTS

Altria
HEADQUARTERS

WEST BROAD ST.
37,000 VPD

MIDTOWN 64
FUTURE OFFICE/
RETAIL/HOTEL/
MULTIFAMILY

PARAGON PLACE

AMF

CANDLEWOOD
SUITES

Residence INN
by Marriott

COURTYARD
Marriott

BROOKFIELD COMMONS

- Pulmonary Associates of Richmond
- Virginia Women's Center
- Virginia Ear, Nose and Throat

VISTAS I & II

BROOKFIELD
PLACE

SOUTHERN STATES

BETHLEHEM RD

DICKENS RD



CUSHMAN &
WAKEFIELD

THALHIMER

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