



THALHIMER

OFFICE SPACE FOR LEASE

Brookfield Place

6606 West Broad Street | Richmond, Virginia

UP TO 75,000 SF AVAILABLE



Unsurpassed Access – The Best Central Location on West Broad Street

For more information, contact:

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OWNER/AGENT

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

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Property Features

Headquarters Opportunity



Monument signage available



Landscape upgrades



Located on the GRTC Transit System



Building engineer on-site

Specifications

Location	Located in Brookfield Office Park Immediate access to I-64 and Broad Street
Total SF	206,068 SF
Total Available SF	Can accommodate up to 75,000 SF Suite 503: 3,252 SF Suite 404: 7,303 SF Suite 101: 8,693 SF Suite 100: 16,050 SF Suite 200: 24,035 SF
Typical Floorplate	24,850 SF
Site Size	11.8 acres
Class	Class B
Year Built/Renovated	1978/2018
Rental Rate	\$17.75
Timing	Immediate Availability
No. of Floors	Eight, including lower level
Elevators	4 passenger, 1 freight (overhauled in 2018)
Exterior	Reflective glass
Security	Secured building entry – 24 hours access key-fob
Life Safety	Sprinklers, fire alarms, 2 emergency generators
Parking	785 total spaces 4.0 : 1,000 SF ratio

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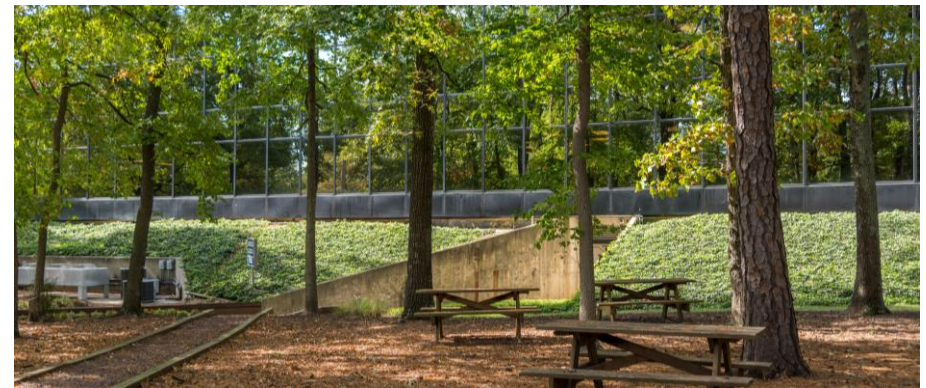
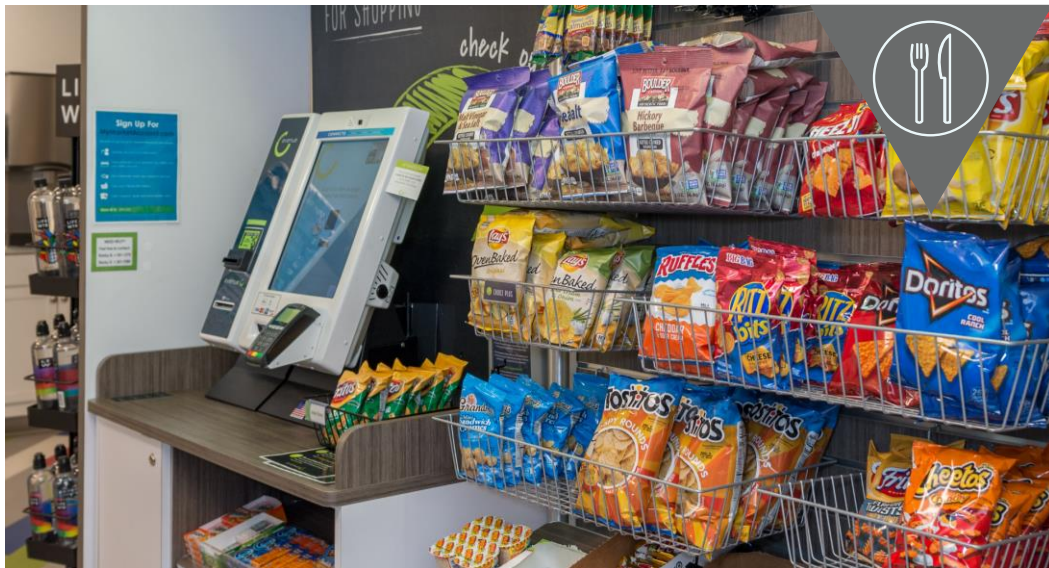


Onsite Amenities

- Dining area onsite with Canteen Avenue C vending
- Conference room with training and presentation technology
- Professionally managed by AMO firm
- Building engineer on-site
- Monument and building signage available
- Building directory located in lobby
- Loading dock with room for two trucks
- Storage space available
- Located on the GRTC Transit System

Building Improvements Underway

- Parking lot resurfacing
- Landscape upgrades
- Window refurbishing
- HVAC improvements
- Front entry / patio area renovations with ADA ramp





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1 MILE

From Crunch Fitness

3 MIN WALK

Country Day Care

5 MIN WALK

Restaurants + Hotels



7 Hotels

WITHIN ABOUT 1 MILE

220,000 SF

OF RESTAURANT SEATING IN 1 SQUARE MILE

UNSURPASSED ACCESS





THALHIMER

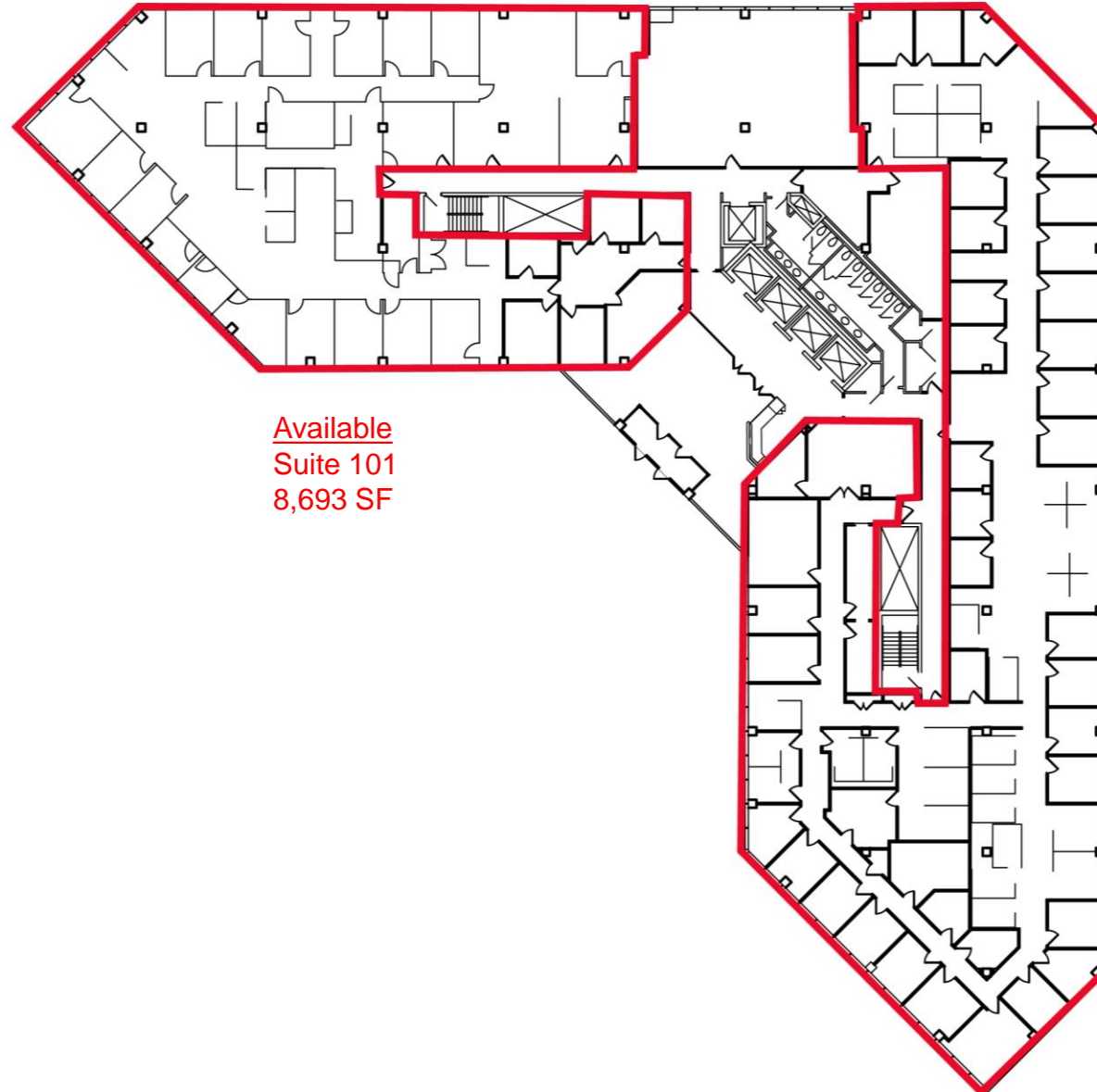
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FIRST FLOOR

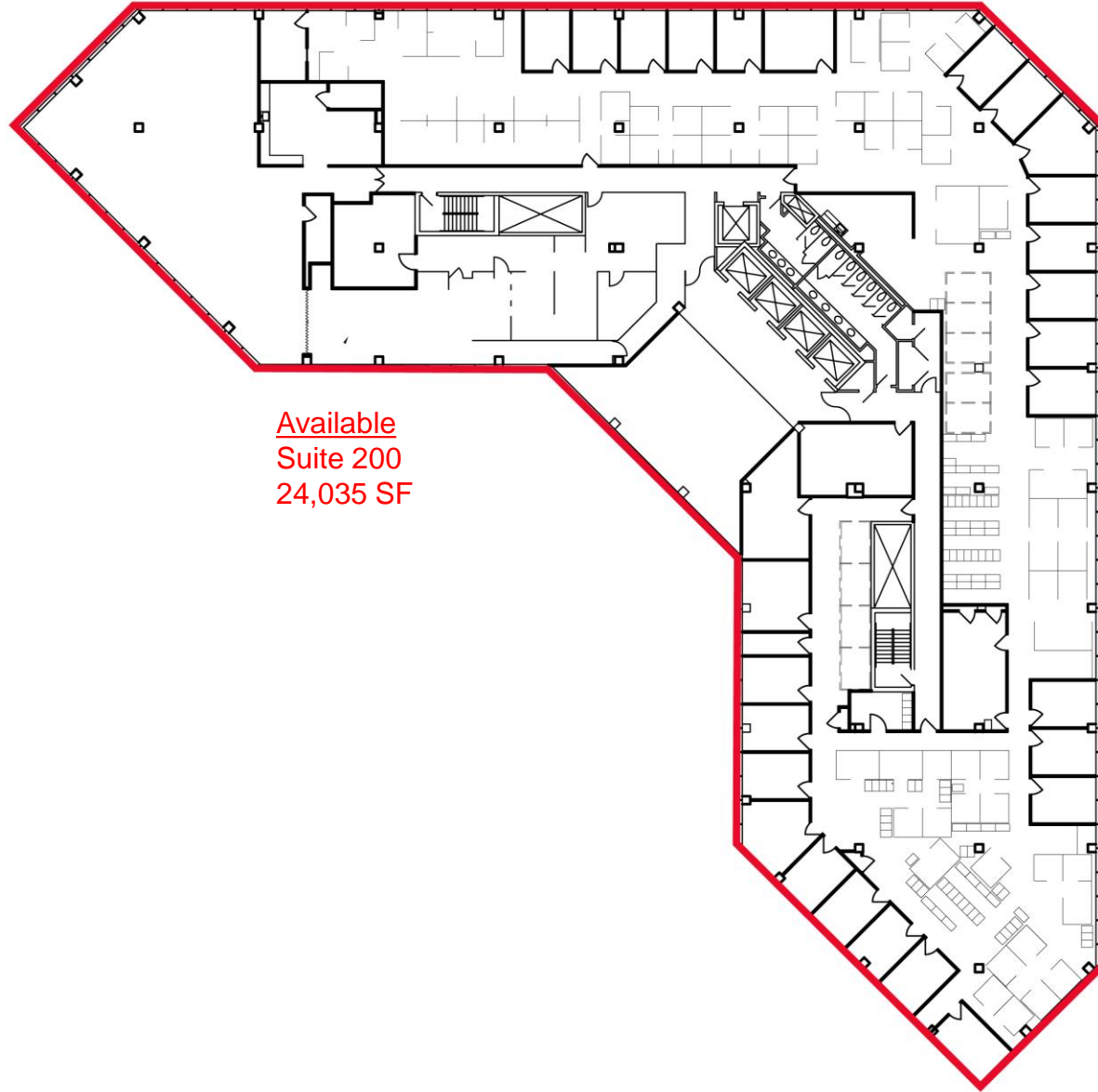
Entire Floor Available: 24,743 SF



Available
Suite 101
8,693 SF

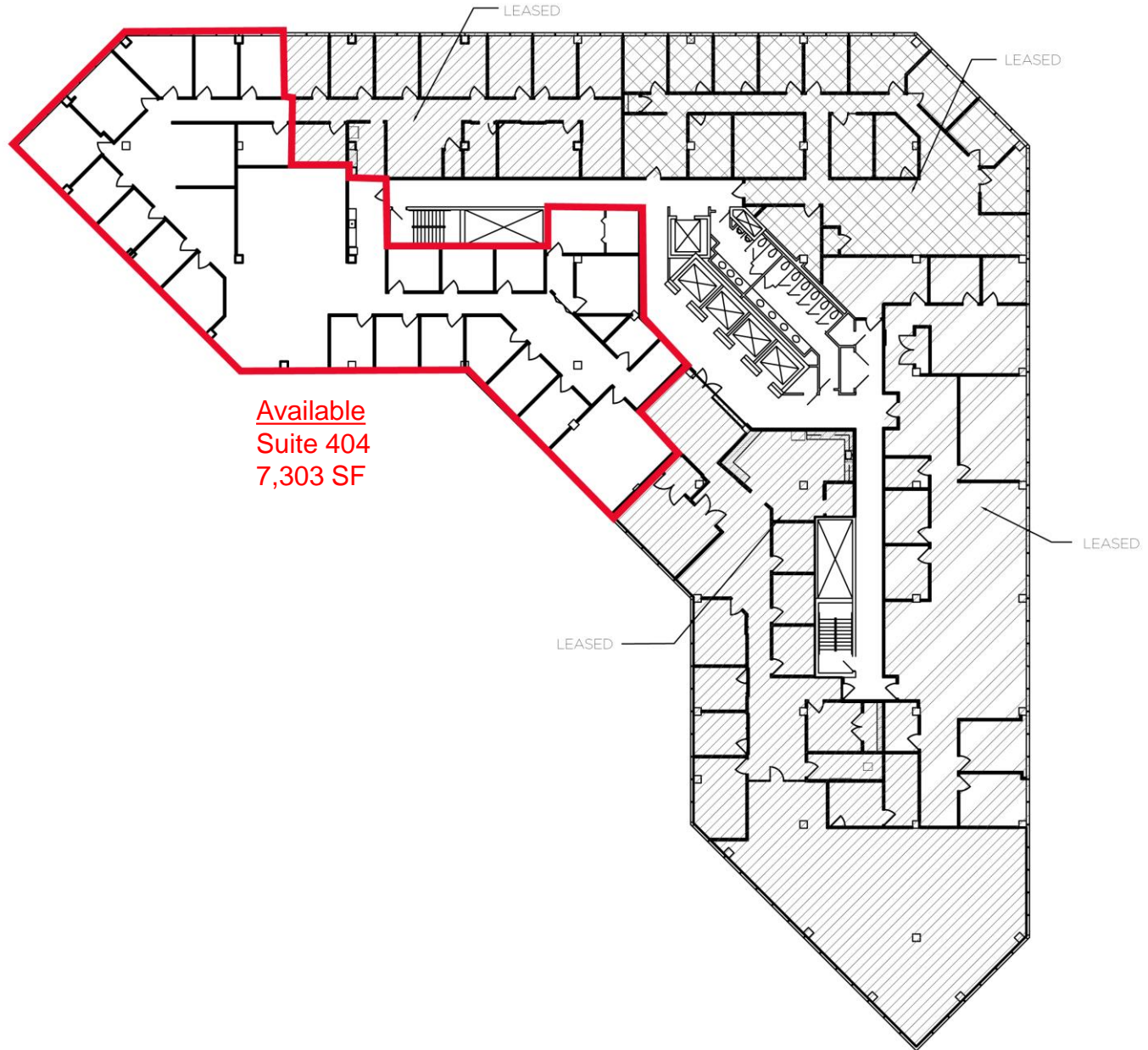
Available
Suite 100
16,050 SF

SECOND FLOOR

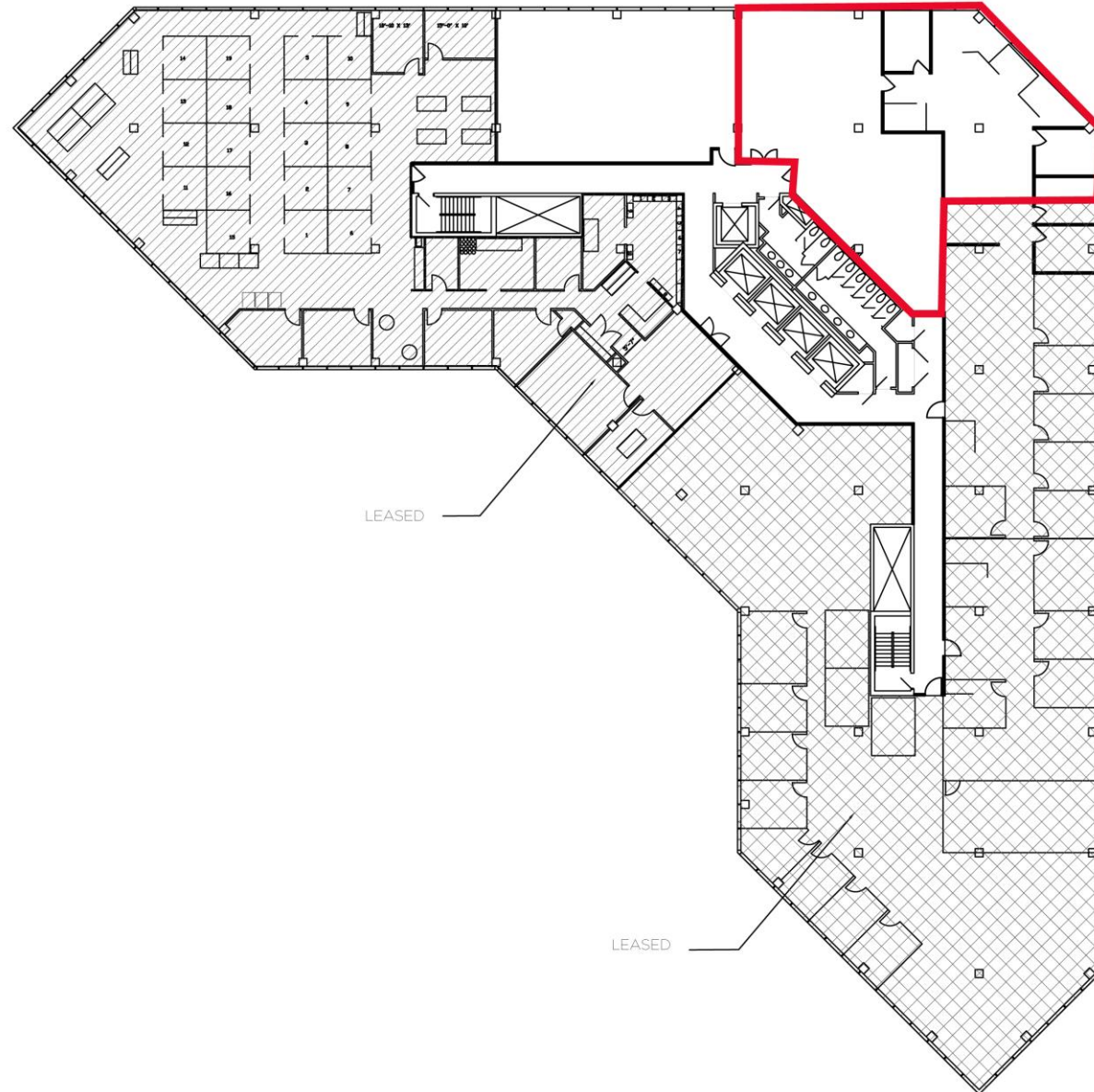


Available
Suite 200
24,035 SF

FOURTH FLOOR



FIFTH FLOOR



Available
Suite 503
3,252 SF