

MIDTOWN 64

Premier New Mixed-Use Development

HOTEL

corner cafe

YAMASA

OFFICE LEASE OPPORTUNITIES

DELIVERING FALL 2027

6604-6630 W. Broad Street
Richmond, VA 23230



THALHIMER



GREENBERG GIBBONS

// Project Overview



MIDTOWN 64

Richmond's Newest Signature Mixed-Use Development

- 46 acres located at West Broad Street and Interstate 64
- ±150,000 SF of retail and entertainment uses
- New and existing office opportunities up to ±200,000 SF
- Flagship hotel/conference center
- ±1,000 multifamily planned units
- Structured and surface parking areas
- Surrounded by numerous demand generators including corporate headquarters, office parks, hospitals, and retail shopping
- Site work underway
- [Midtown 64 video \(click here to view\)](#)

// Office Renovation / For Lease

6630 W. BROAD STREET / BUILDING 4 / 131,250 SF



Possible Façade Replacement

// Office Renovation / For Lease

MIDTOWN 64



Building Size: 131,250 SF

Number of Floors: 6

Typical Floor Size: 21,875 SF

Year Built 1980

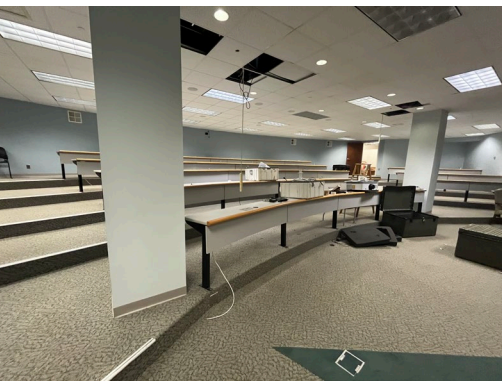
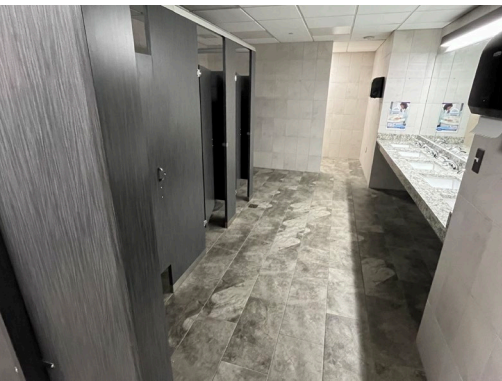
Zoning: O-3, FBA-O District

Structure: Cast in place concrete, with precast concrete panel exterior skin, candidate for glass curtainwall re=skin

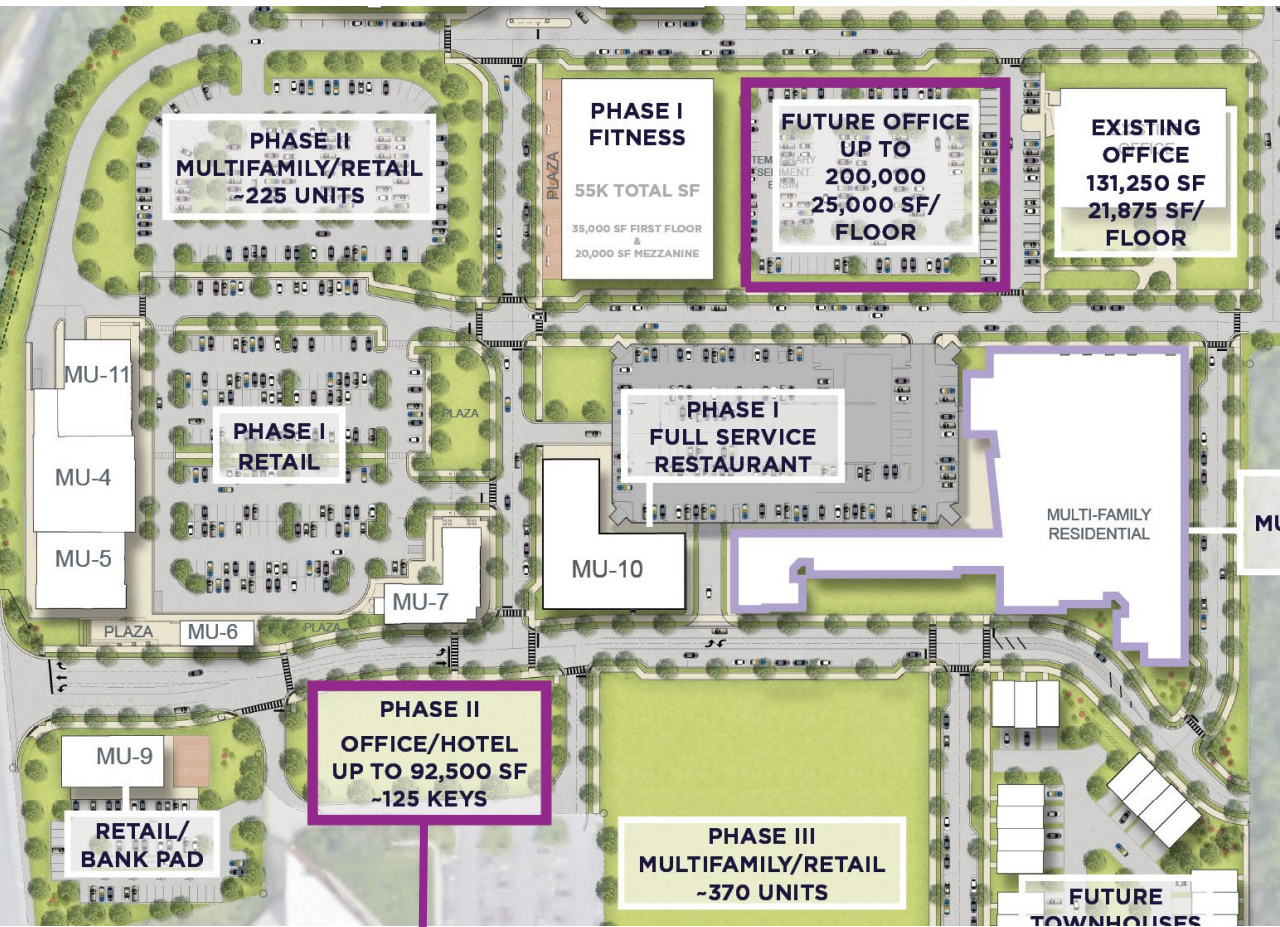
Roof: Flat roof with rubber roofing system and large stone ballast

Mechanical: VAV system, 4 AHUS, two in ground floor mechanical room and two in penthouse, 300-ton air chiller and new cooling tower

Electrical: 2,500 Amp, 277/480 volt, 3 Phase



// Office – Future Construction



// Demographics



#1 STATE TO DO BUSINESS
-CNBC



\$1.1 BILLION
10 MILE ENTERTAINMENT EXPENDITURES



#4 HOTTEST CITY FOR JOB GROWTH
-Gusto



\$3.1 BILLION
10 MILE FOOD EXPENDITURES



METRO RICHMOND
IN TOP 10 MILLENNIAL MAGNETS
-Business Facilities



4,605+ MULTIFAMILY UNITS PLANNED
(Broad St Corridor from Diamond/Scott's Addition to I-64/Compass)

| | 1 Mile | 3 Mile | 5 Mile | 10 Minute | 15 Minute |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| Total Population | 9,353 | 86,490 | 247,214 | 156,056 | 415,643 |
| Households | 4,287 | 38,235 | 109,980 | 71,560 | 182,549 |
| Education Bachelors & Above | 42.4% | 50.6% | 52.5% | 53.8% | 53.3% |
| Average Household Income | \$92,070 | \$126,867 | \$125,956 | \$122,705 | \$122,503 |
| Median Household Value | \$339,489 | \$411,558 | \$431,037 | \$428,602 | \$429,661 |
| Daytime Population | 19,714 | 128,983 | 275,183 | 207,974 | 520,278 |
| Median Age | 36.6 | 38.2 | 37.7 | 37.8 | 37.6 |

// Neighborhood Aerial

MIDTOWN 64



**MIDTOWN 64
MIXED USE PROJECT**

TEMPO
108,000 VPD

37,000 VPD

GLEN FOREST OFFICE PARK

WILTON SQUARE

REYNOLDS CROSSING

WESTIN

Henrico Doctors Hospital

HEART INSTITUTE

Walmart

FOREST AVE

Altria

Starbucks
mezeh
OrangeTheory

AMF

AMF

ASHLEY Furniture

64

AMTRAK

LIBBIE MILL
CRAFTED ROUND
[solidcore] -chargepoint-
burn boat camp acac

Durlington OfficeMax ALDI

Chick-fil-A

Publix

WESTWOOD CLUB

WILLOW PLACE
SHAKE SHACK "GROCER"
FIRST WATCH HomeGoods

LIBBIE PLACE
BARNES & NOBLE
PET SMART

MONUMENT AVE

ST. MARY'S HOSPITAL

DABNEY CENTER

KINSALE INSURANCE

UNIVERSITY OF RICHMOND

WILLOW LAWN DR

THE SHOPS AT WILLOW LAWN
OLD NAVY DSW
Kroger J.CREW
DICK'S DICK'S
ULTA ROSS
FIVE GUYS FIVE BELOW

WILLOW LAWN DR

Richmond Int. Airport 15.3 miles 18 minutes
Washington, DC 107 miles 2 hour

// Location

MIDTOWN 64



Richmond Int. Airport
Washington, DC

East 15.3 miles
North 107 miles

18 minutes
2 hours

MIDTOWN 64



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GREENBERG GIBBONS

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