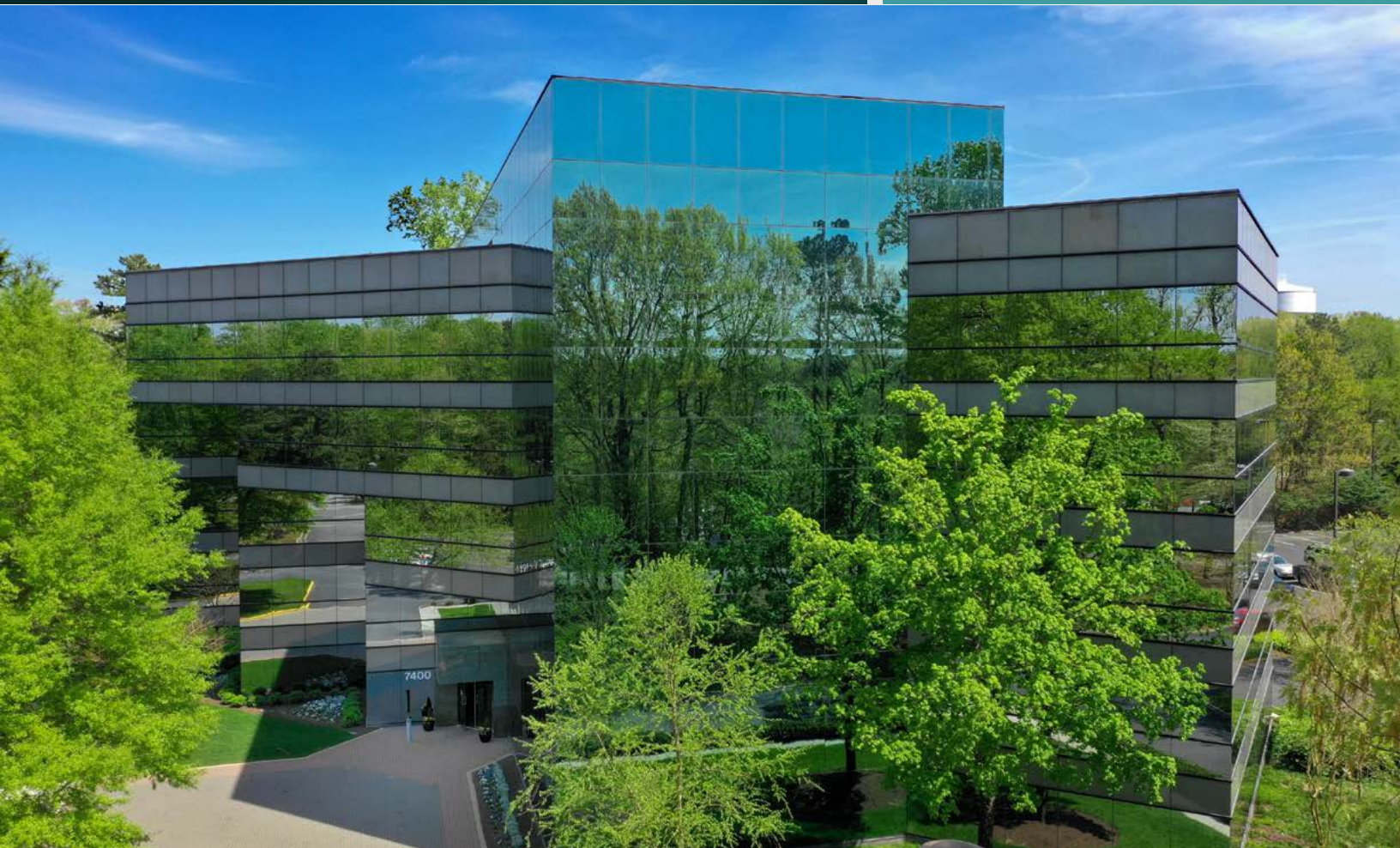


FOR LEASE

**7400 Beaufont Springs Drive
Richmond, VA 23225**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Boulders II

Class A, five-story, high performance Office building located in the Boulders Office Park

- Suites ranging from 1,752± up to 5,831± SF
- Located between Powhite Pkwy (Rt 76) and Chippenham Pkwy (Rt 150) offers convenient access to Downtown & West End Richmond via 288
- Conference Room complete with Wi-Fi, projector, and screen as well as building fitness center with private locker rooms and showers located on the 4th floor
- Abundant parking for tenants and visitors
- Proximity to variety of restaurants, shopping, and other nearby amenities
- Professionally managed by Commonwealth



Shared
Conference
Room



Professional
Atmosphere



Park
Setting



Abundant
Parking

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

Eliza Izard

Senior Vice President

o: 804-968-1155

eizard@commonwealthcommercial.com

Jamie Galanti, CCIM, SIOR

Senior Vice President | Partner

o: 804-433-1825

jgalanti@commonwealthcommercial.com

Russell Wyatt

Senior Vice President | Partner

o: 804-221-4272

rwyatt@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

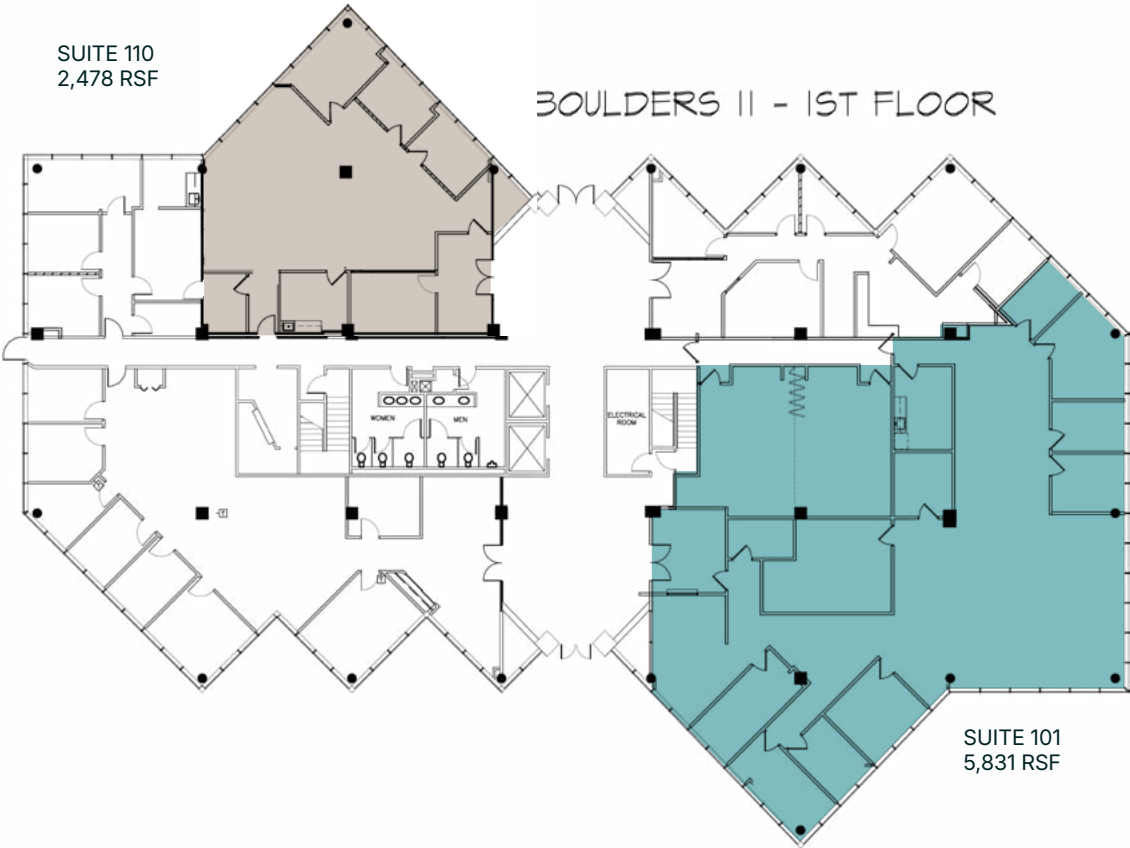
o: 804-346-4966

commonwealthcommercial.com

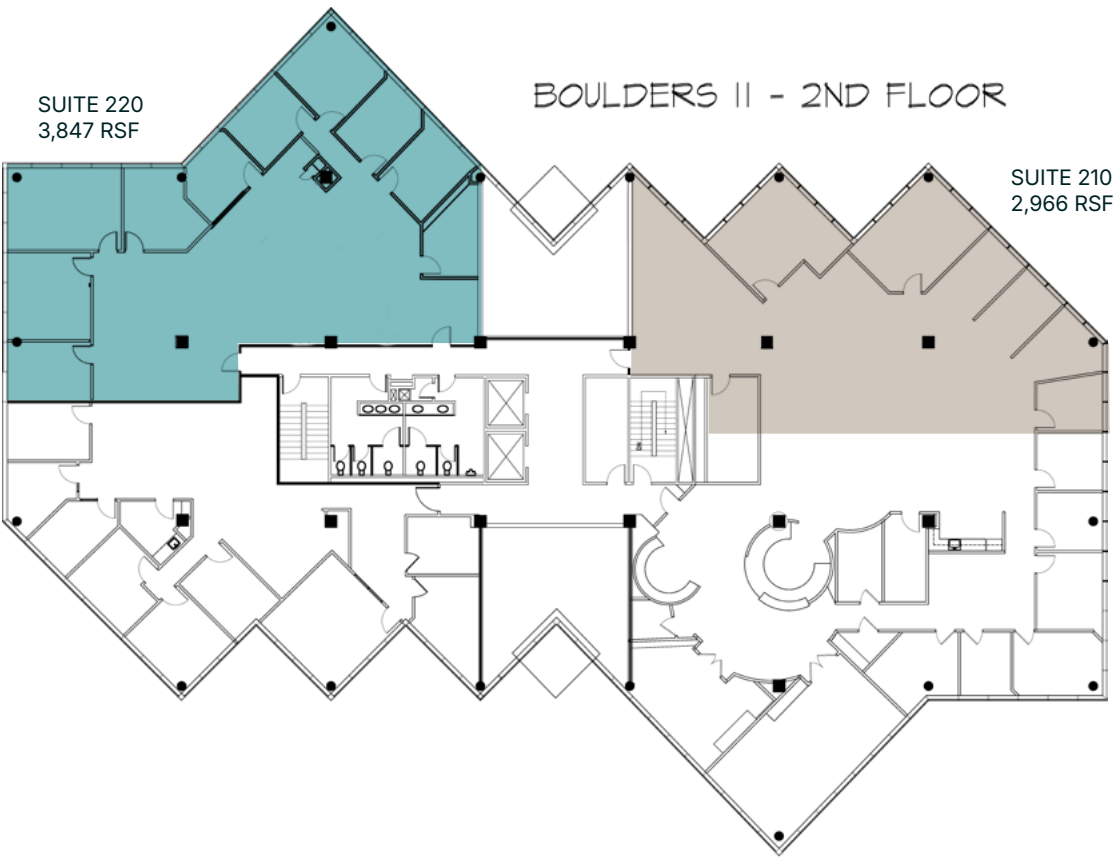


Boulders II Floor Plans

First Floor

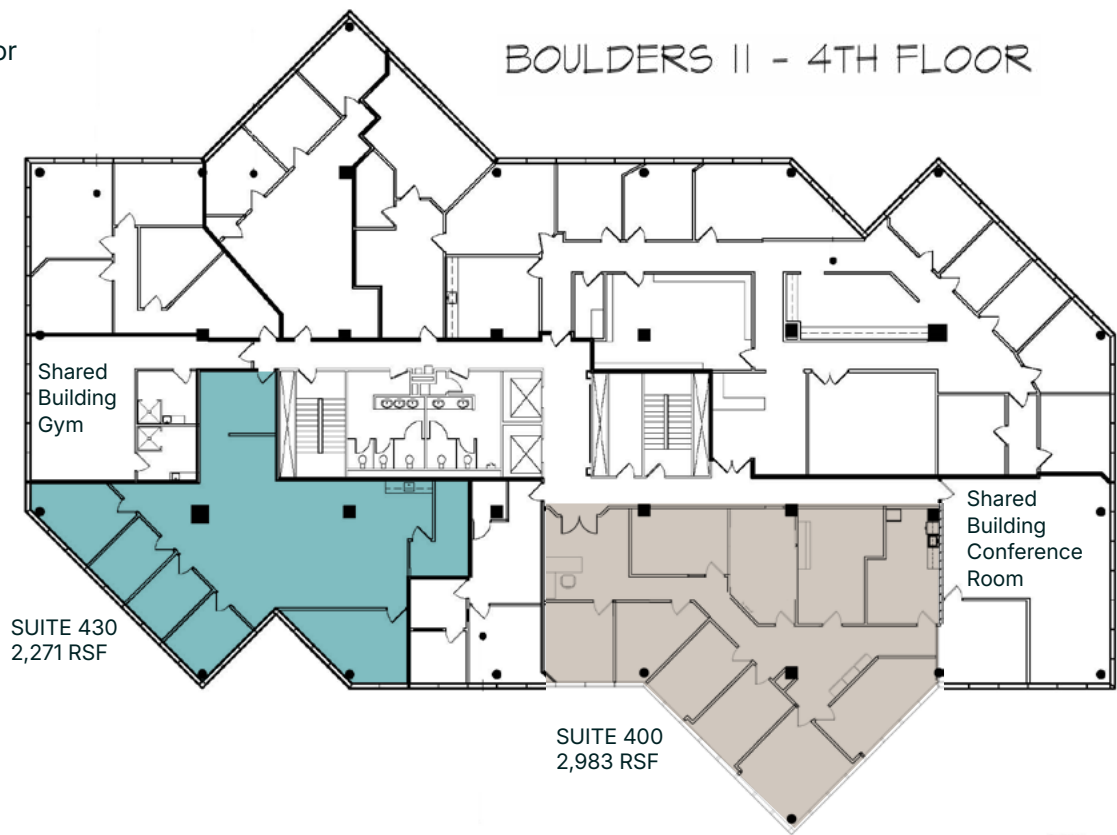


Second Floor

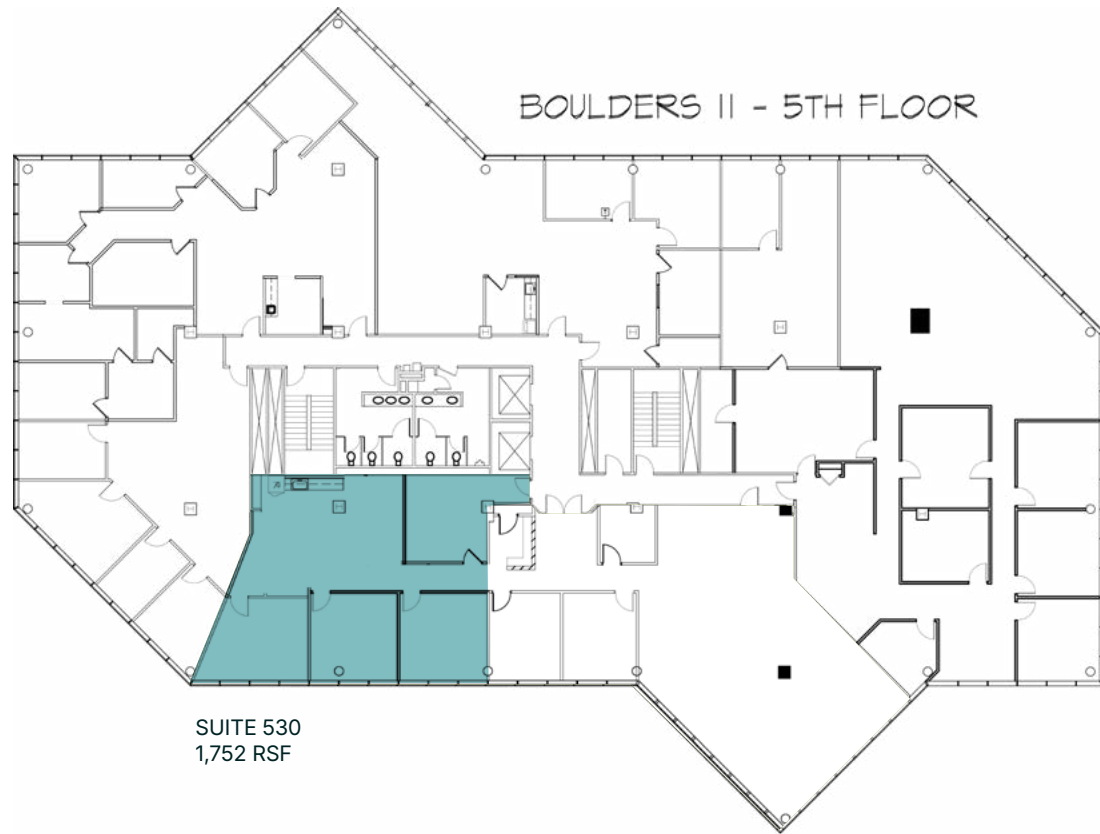


Boulders II Floor Plans

Fourth Floor



Fifth Floor



Boulders Office Complex Market Overview

Chesterfield, VA

Boulders II

Located within The Boulders Office Park, one of Richmond's largest and most established suburban office complexes, the Boulders offers tenants a highly accessible, amenity-supported business environment along the Midlothian Turnpike corridor. The park is home to multiple Class A office buildings set within a campus-style setting, providing a professional atmosphere that supports a wide range of office and institutional users.

Strategic Regional Access

The Boulders benefits from a highly strategic location between Powhite Parkway (Route 76) and Chippenham Parkway (Route 150), with convenient access to Midlothian Turnpike (Route 60). This connectivity allows efficient travel to Downtown Richmond, the West End, and Chesterfield County population centers, supporting strong commuter access for employees across the metro.

Established Office Corridor

The Boulders has long been recognized as a core employment center within the Midlothian submarket, featuring a concentration of professional services, healthcare, financial, and corporate users. The depth and scale of the office park create a stable business ecosystem, reinforced by on-site amenities such as conference facilities, fitness centers, ample parking, and nearby retail and dining options.



Walkable streets, trails, and connections to Stonebridge and The Boulders

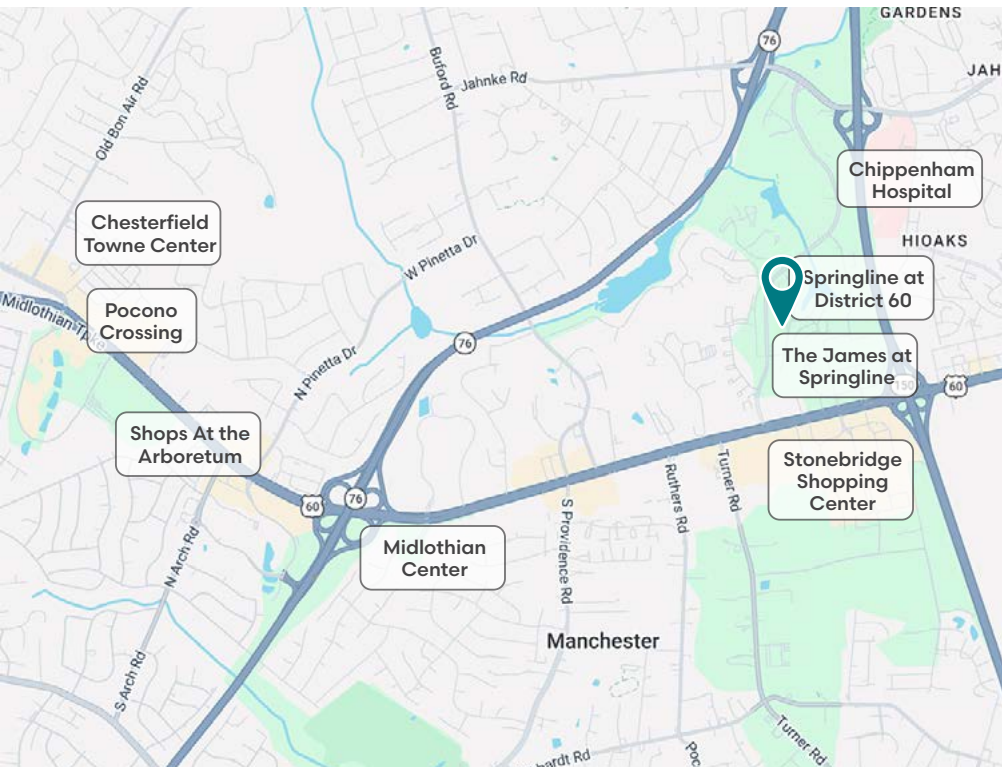
1,200+ residential units (apartments and townhomes)

120,000 SF of retail and restaurants

Sports entertainment & tournament venue

Two hotels and a future conference component

Large central event plaza programmed for concerts, markets, and festivals



Nearby Amenities



7-Eleven
Arby's
Bella Italian
Bojangles
Burger King
Captain D's
Carena's
Chicken Fiesta
Cook Out
Golden Corral
Hardee's
Holly Philly
IHOP
KFC
Kickback Jack's
Krispy Kreme
Little Caesars
McDonald's
Noodles & Friends
Olive Garden
Palenke Bar & Grill
Panera Bread
Panda Express
Pepe's | Mexican
Phở 60 Cafe
Pollo Campero
Popeyes
QDOBA
Royal Farms
Sheetz
Starbucks
Subway
Sushi King
Taco Bell
Waffle House
Wawa
Wingstop
Zaxbys



Academy Sports
CVS
Dollar General
Food Lion
Great Clips
Kroger
New Grand Mart



Chase Bank
Wells Fargo Bank



DoubleTree by Hilton
Extended Stay
Fairfield by Marriott Inn & Suites
Four Points by Sheraton
Holiday Inn Express
Hyatt Place
Residence Inn by Marriott
Super 8 by Wyndham



The James at Springline



4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com