

FOR LEASE

**1100 Boulders Parkway
Richmond, VA 23225**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Boulders III

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

- Suites ranging from 1,383± up to 14,398± SF
- Located between Powhite Pkwy (Rt 76) and Chippenham Pkwy (Rt 150) offers convenient access to Downtown and West End Richmond via 288
- Amenities include building Conference Room and Fitness Center with private locker rooms and showers
- 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

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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

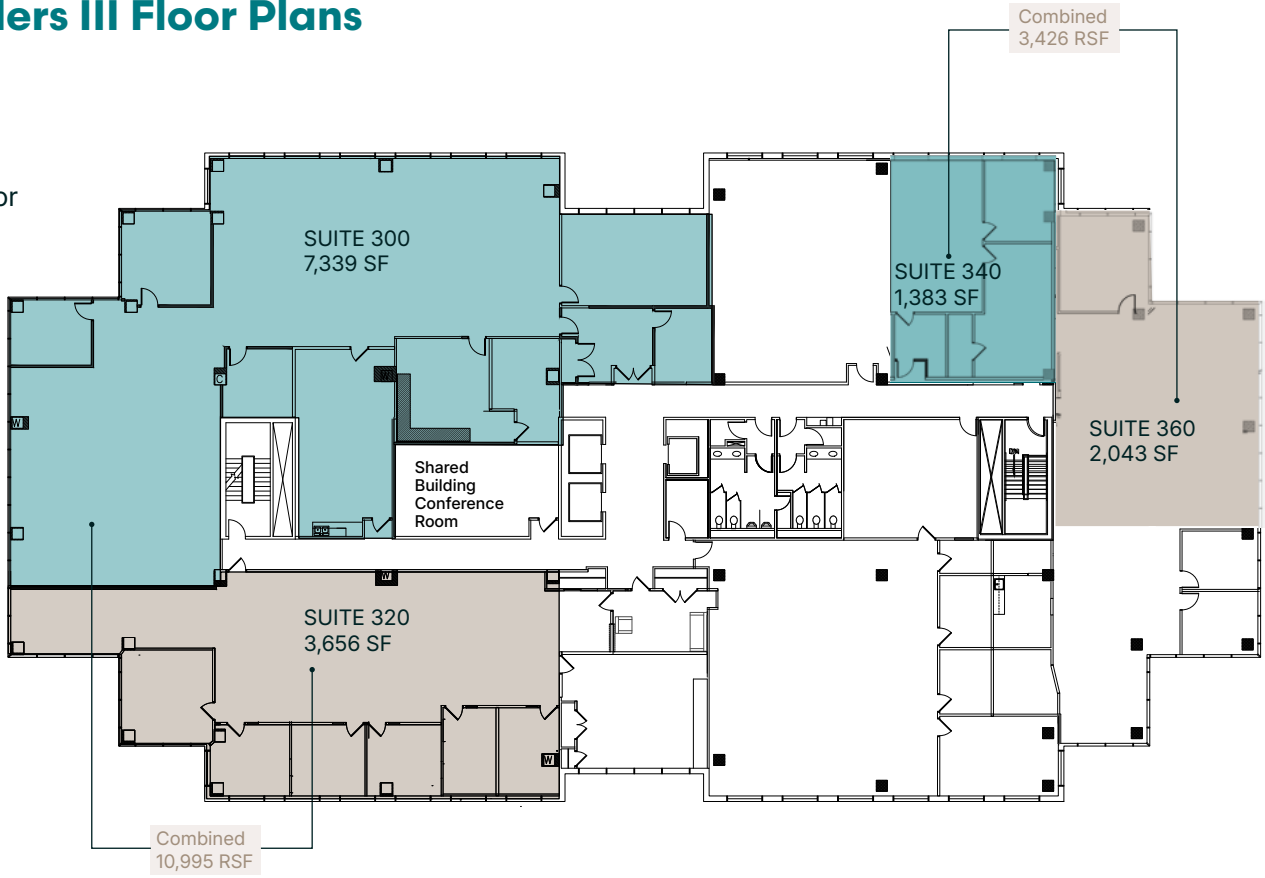
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AVAILABLE	SF
SUITE 300	7,339±
SUITE 320	3,656±
SUITE 340	1,383±
SUITE 360	2,043±
SUITE 501	1,817±
SUITE 503	7,202±
SUITE 510	5,379±
SUITE 602	1,587±
SUITE 610	2,832±
SUITE 701	4,119±

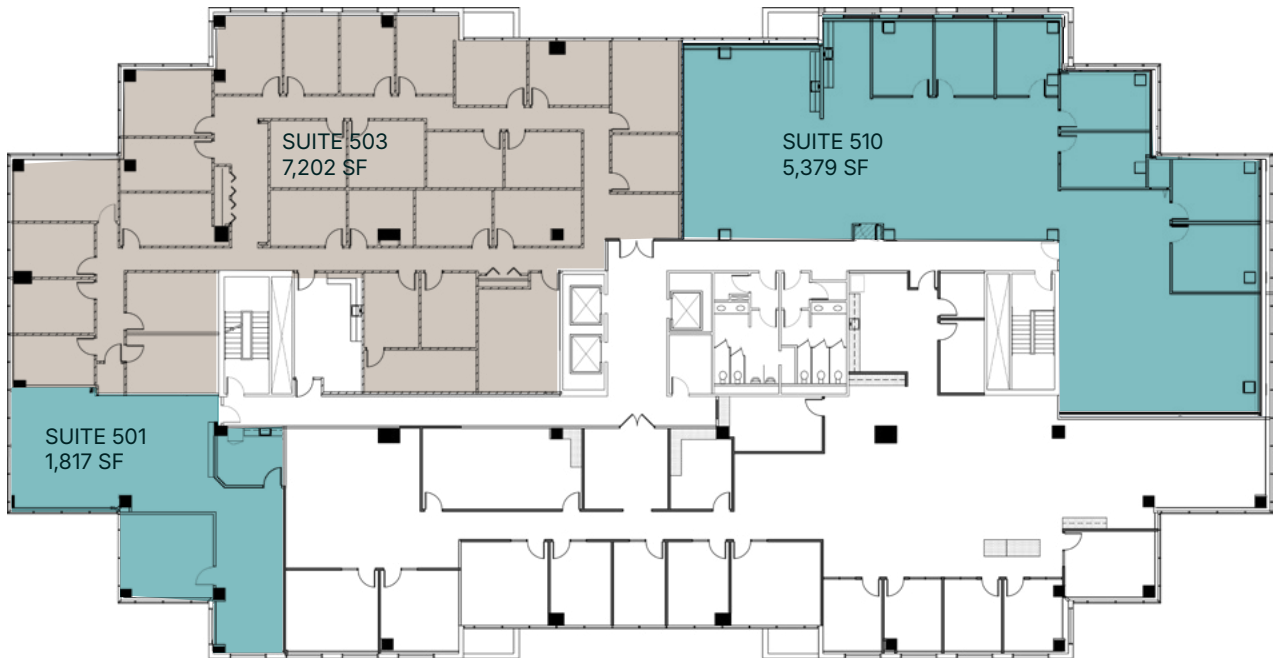
Boulders III Floor Plans

Third Floor



Fifth Floor

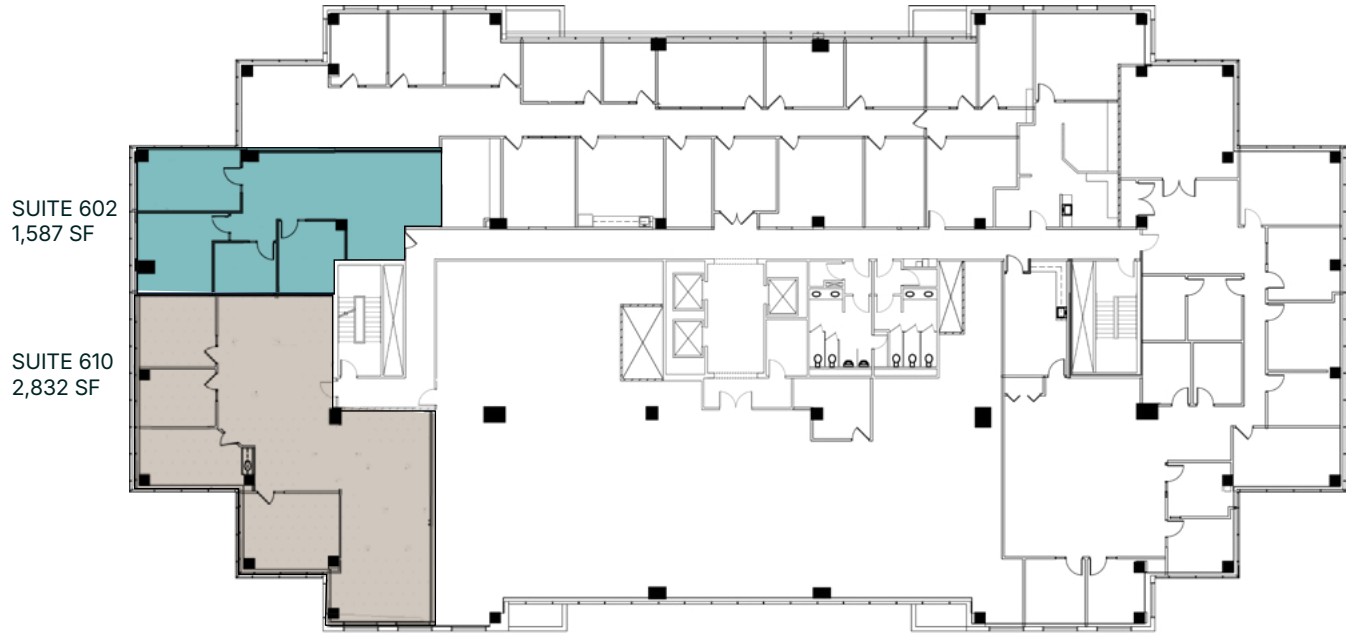
Combine Suite 501 + Suite 503 + Suite 510 = 14,398 SF



Boulders III Floor Plans

Sixth Floor

Combine Suite 602 + Suite 610 = 4,419 SF



Seventh Floor

SUITE 701
4,119 SF



Boulders Office Complex Market Overview

Chesterfield, VA

Boulders III

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

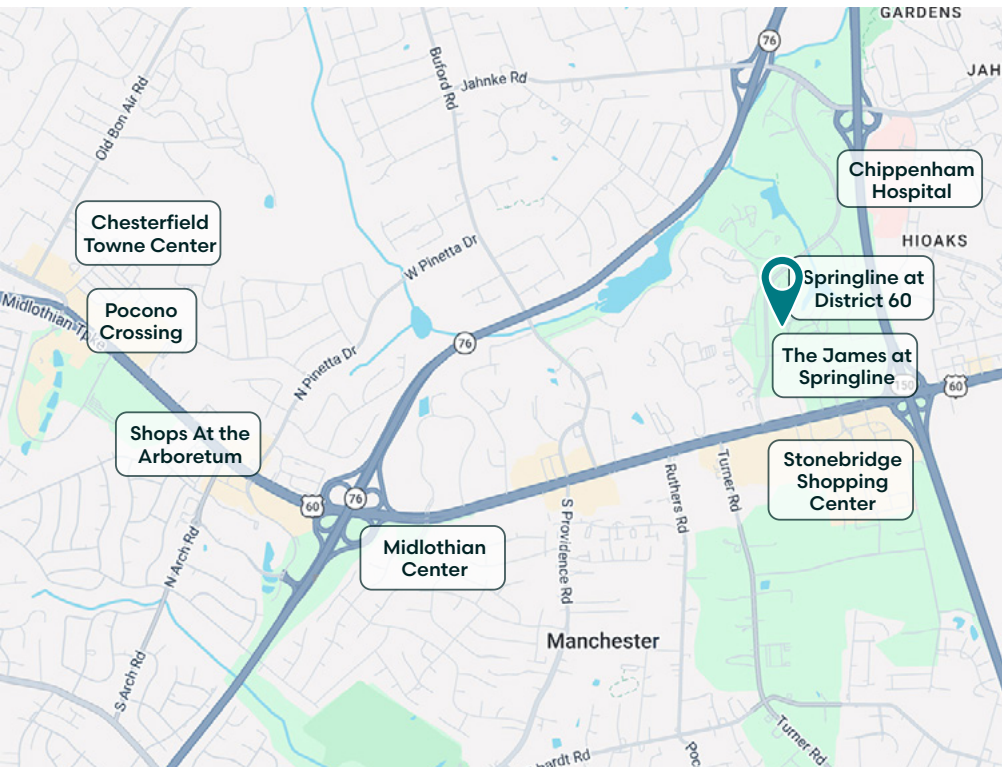
1,200+ residential units (apartments and townhomes)

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



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