

**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

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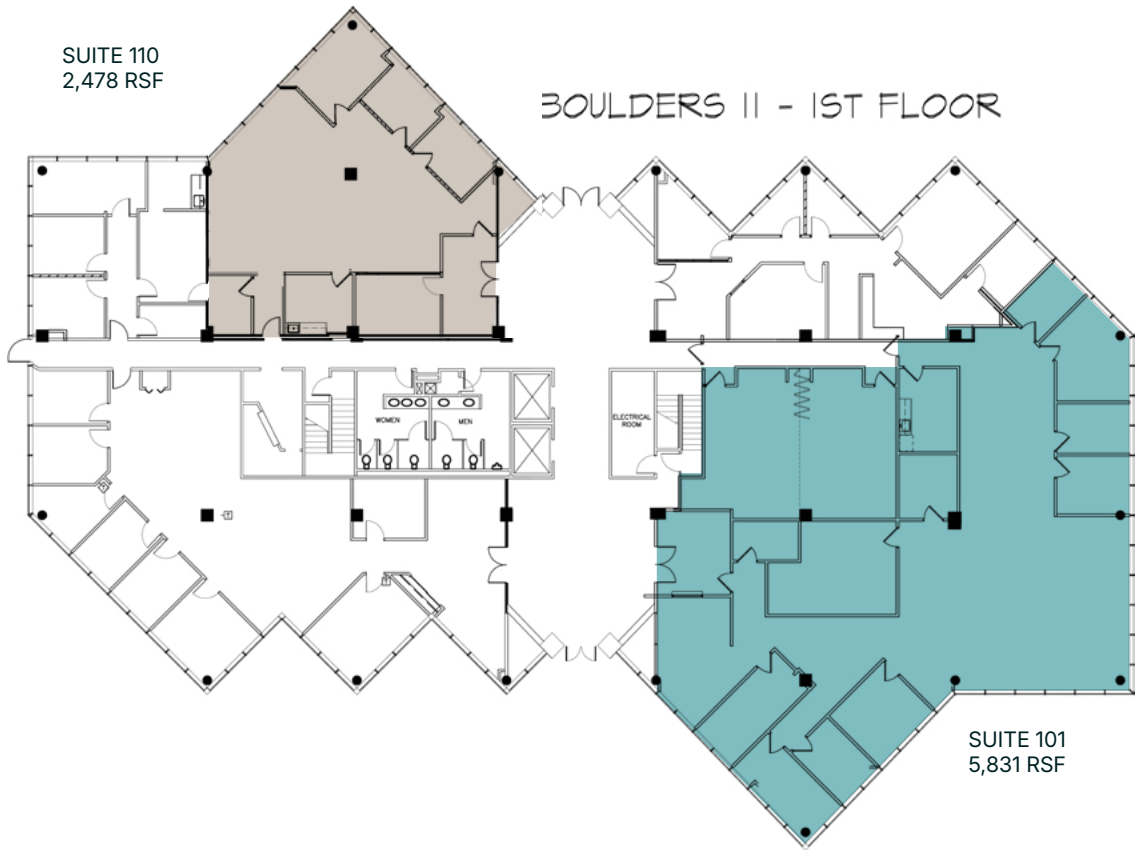
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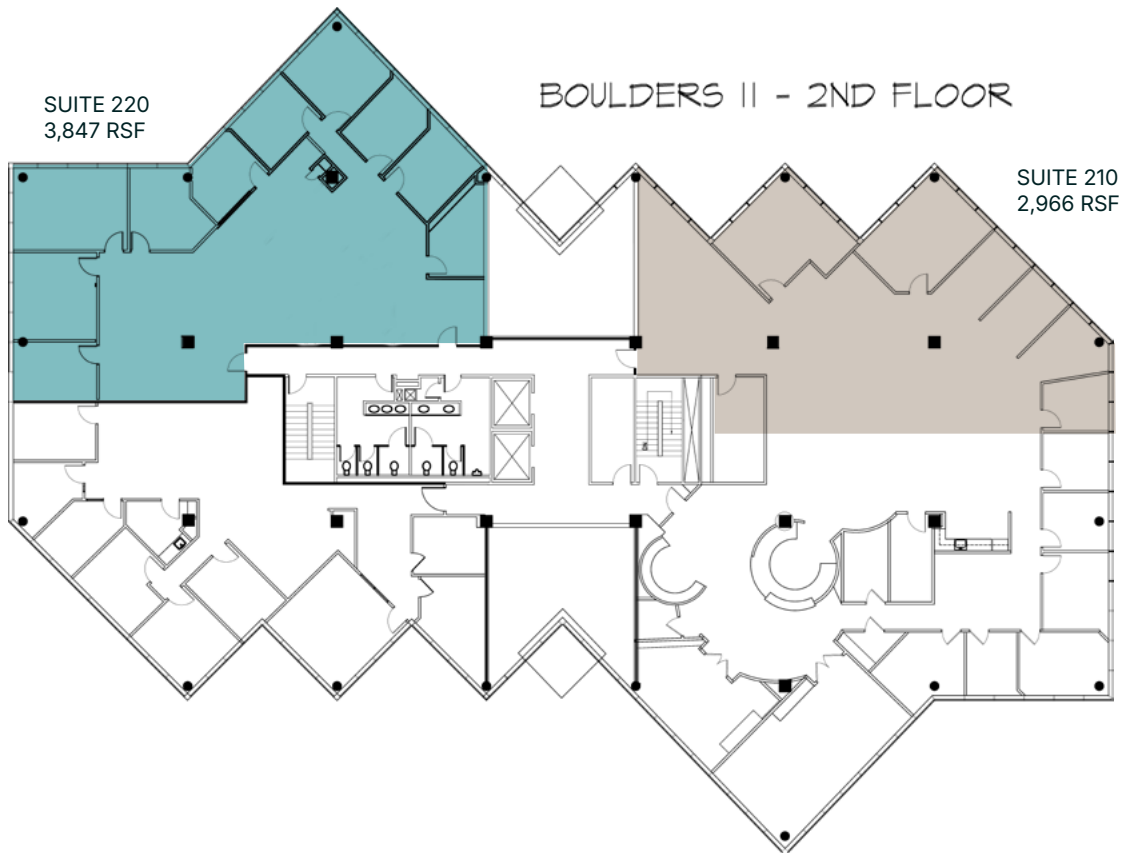


# Boulders II Floor Plans

## First Floor



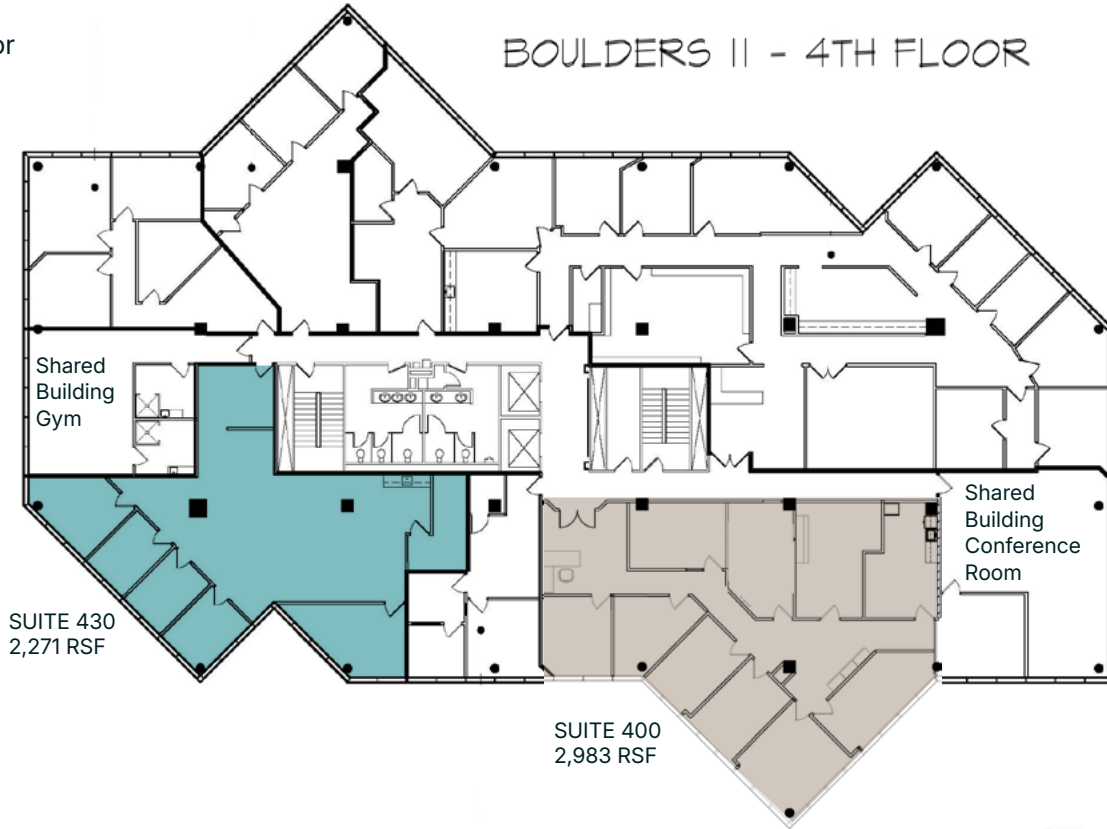
## Second Floor



# Boulders II Floor Plans

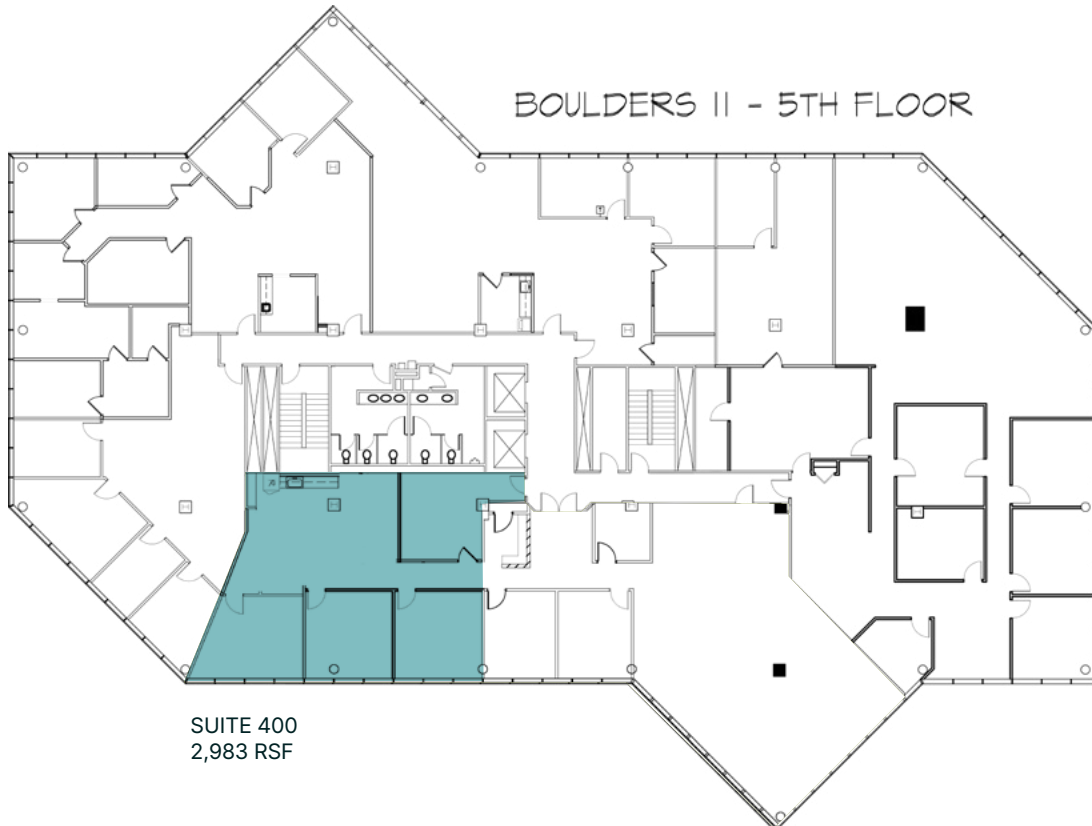
Fourth Floor

BOULDERS II - 4TH FLOOR



Fifth Floor

BOULDERS II - 5TH 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.

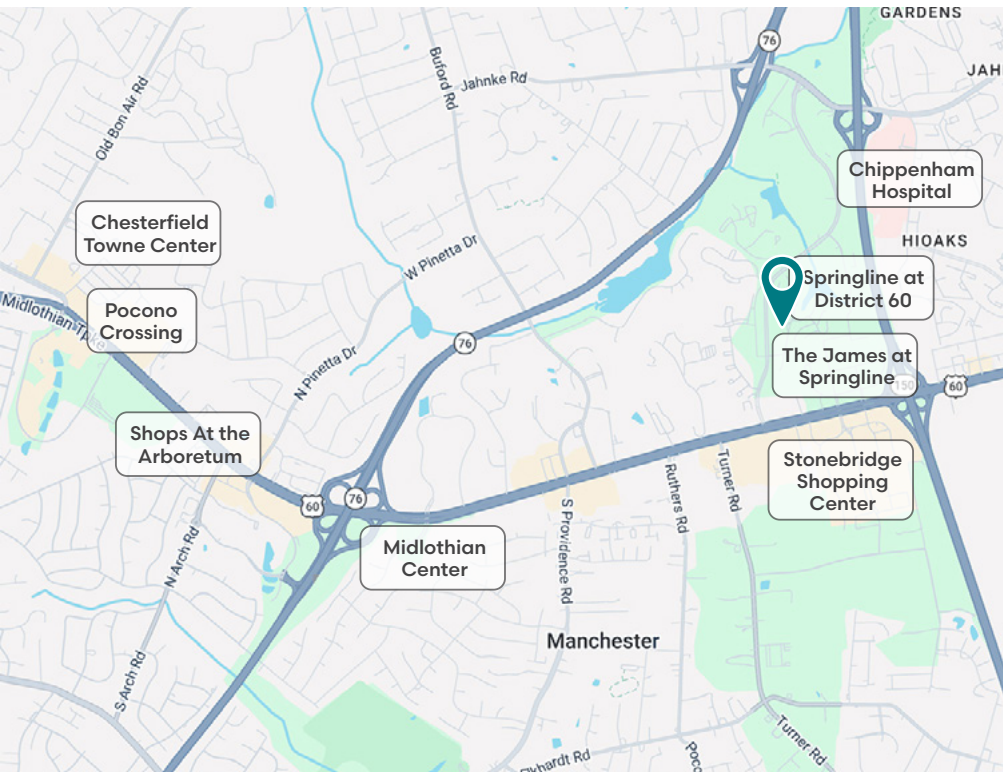
## Established Office Corridor

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



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