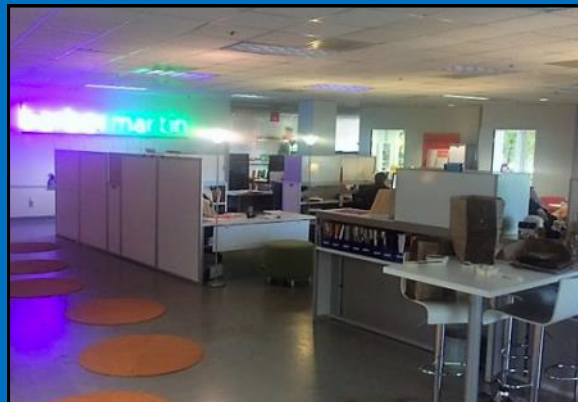


# BOULDERS II

7400 Beaufont Springs Drive  
Richmond, VA 23225

## Available for Lease

### 3,500 RSF to 11,405 RSF



*For Leasing Information Contact*

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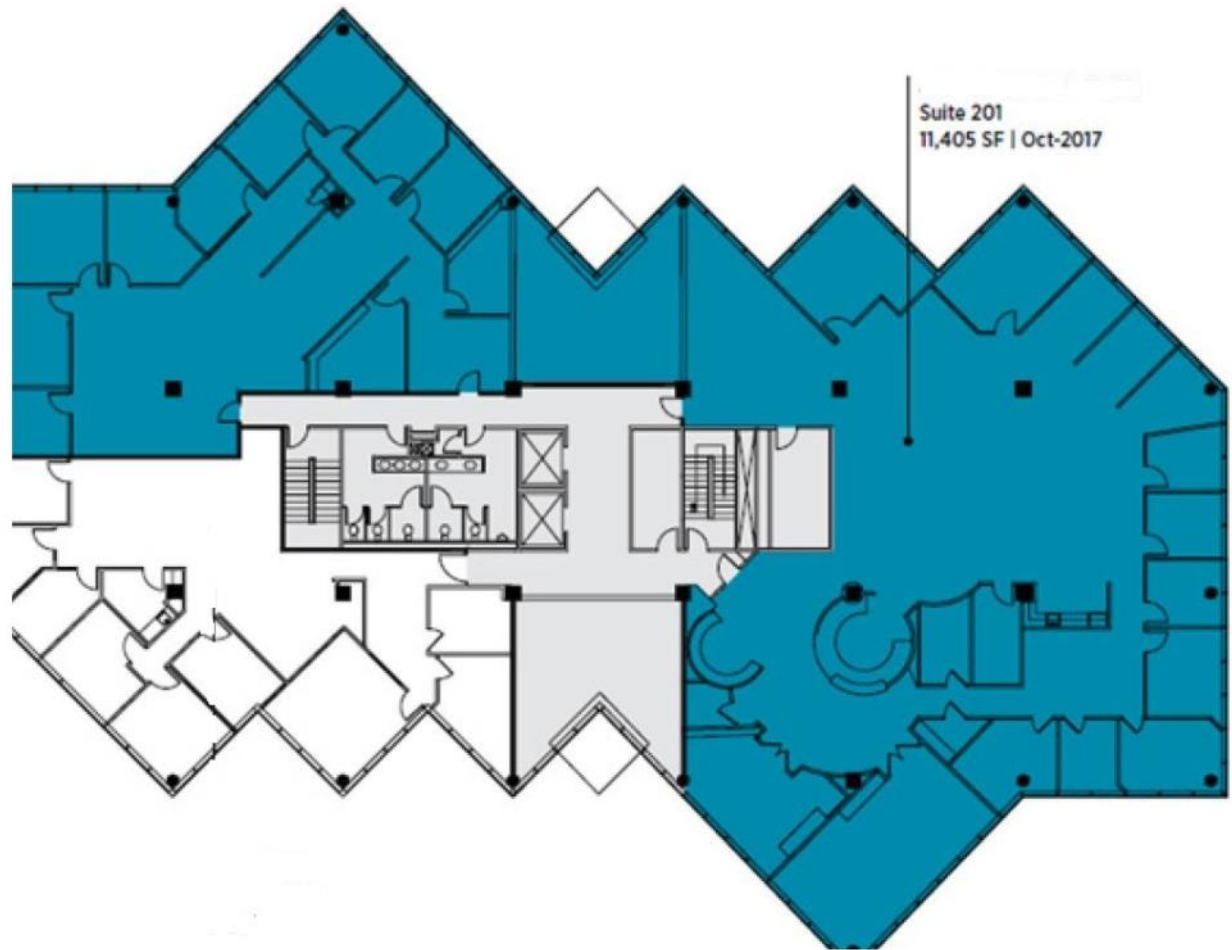
*Owned and Managed by*



# For Lease Boulders II

## 7400 Beaufont Springs Drive

- Class A office building, 76,981 square feet
- Five story, high performance glass office building
- Campus-like setting with lush, well-maintained landscaping
- Ample parking of 4.21 per 1,000 rentable square feet
- County taxes with City conveniences
- Excellent proximity to retail, shopping, dining, banking, childcare, hotels, salons, dry cleaning services and more
- Convenient access to Richmond's network of highways and interstates 64, 95, 295, 195, Route 288 and Midlothian Turnpike
- Downtown Richmond in 8 minutes, Richmond International Airport in 20 minutes, Stony Point Fashion Park in 9 minutes
- \$1.5 Million in improvements to lobbies, common corridors, bathrooms, landscaping and more currently in progress



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