

# BOULDERS II

7400 Beaufont Springs Drive  
Richmond, VA 23225

## Class A Office Space Available for Lease

NEWLY RENOVATED!



*For Leasing Information Contact*

*Owned and Managed by*

Jamie P. Galanti • 804.433.1825  
jgalanti@commonwealthcommercial.com

Russell G. Wyatt • 804.433.1817  
rwyatt@commonwealthcommercial.com



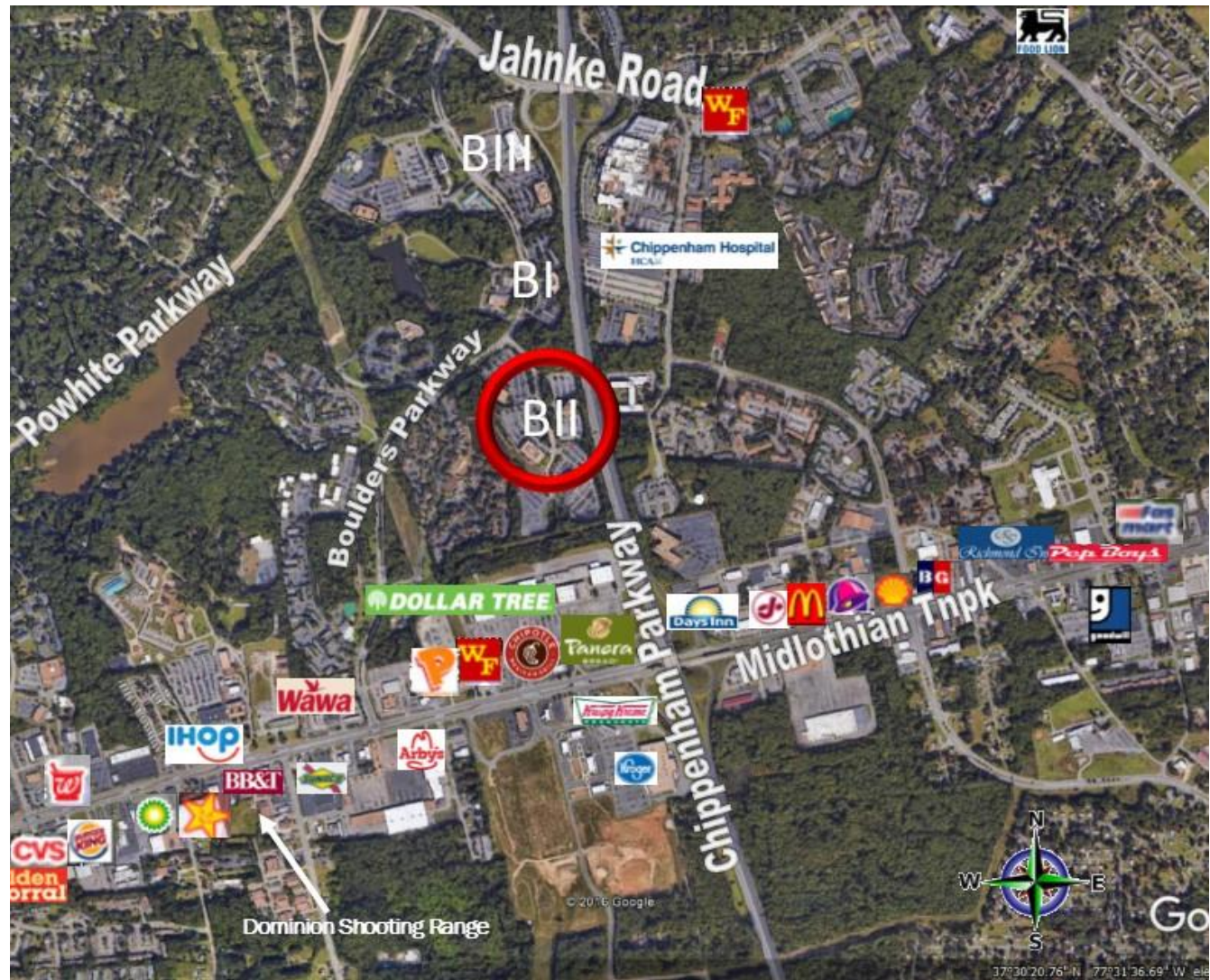


# For Lease Boulders II

## 7400 Beaufont Springs Drive

Suites Available from  
803 RSF to 14,382 RSF

- 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



4198 Cox Road, Suite 200 | Glen Allen, VA 23060  
CommonwealthCommercial.com