

**FULLY FURNISHED  
FOR SUBLEASE**

**BOULDERS  
CENTER**

**FULL FLOOR  
AVAILABLE**

**1011 BOULDER SPRINGS DRIVE  
RICHMOND, VIRGINIA 23225**



**EXCLUSIVE LEASING AGENT**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# BOULDERS CENTER

## AVAILABLE FOR SUBLEASE

29,779 RSF (Divisible) | First Floor  
Full Floor Available



### FURNITURE

Fully Furnished



### PARKING

4.00/1,000

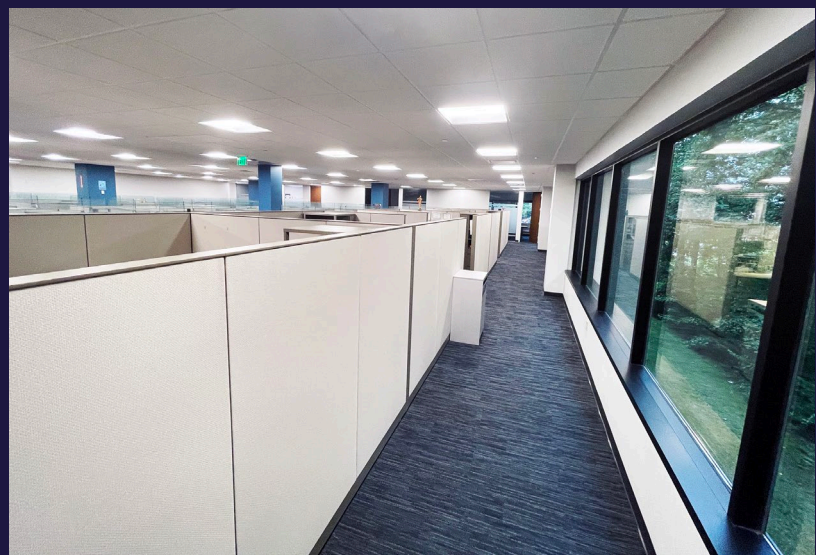
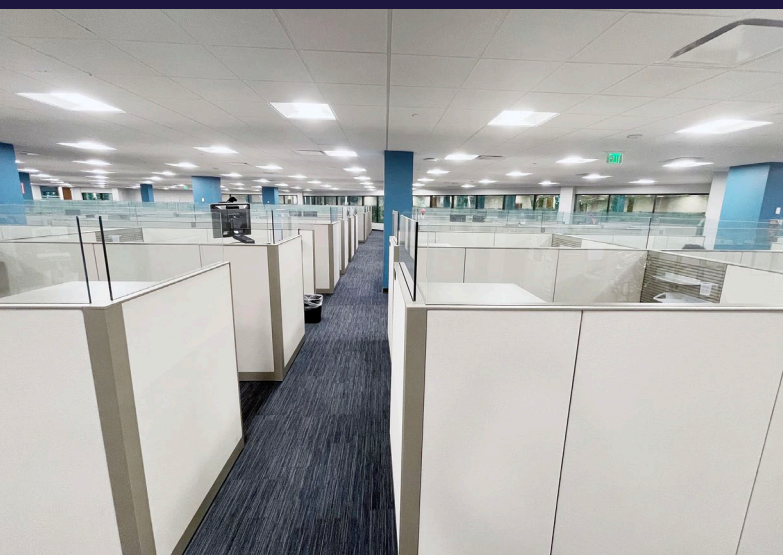


### SUBLEASE TERM

Expiration Date - 3/31/2030  
Below Market Rate

## AMENITIES

- First Floor Prominent Lobby Exposure
- Perimeter Offices
- Open Space for Collaboration/Workstations
- Securitized Reception
- Dynamic Conference Rooms
- Wellness Room
- On-site Cafe | Fitness Center
- Full Generator Backup





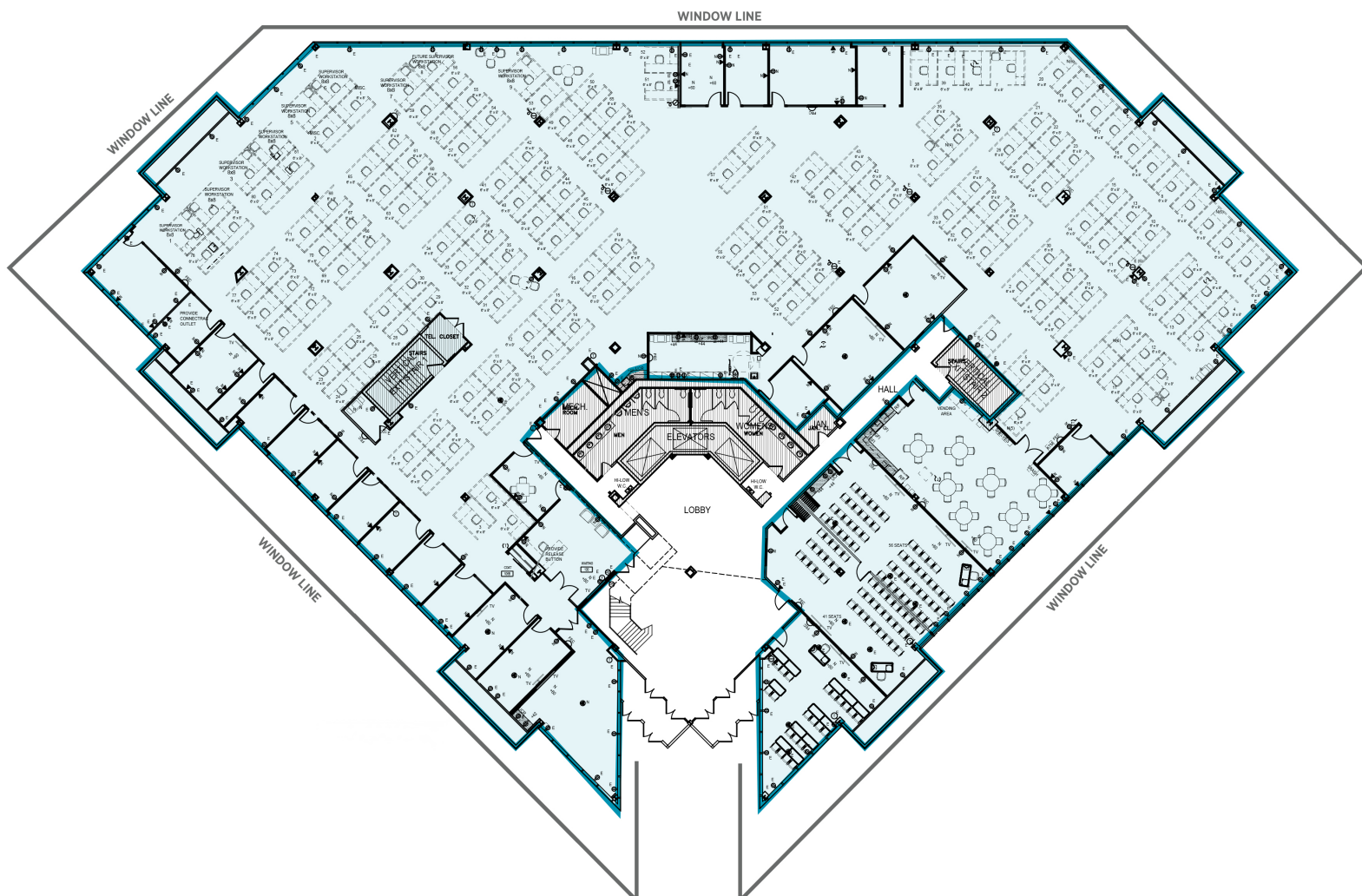
# BOULDERS CENTER

1st Floor  
**29,779 RSF**  
(Divisible)



## SPACE AMENITIES:

- Abundant Window Line
- Furniture Available
- Efficient Workstations
- Perimeter Offices
- Large Conference Room
- Collaboration Areas
- Wellness Room
- Efficient Workstations





# BOULDERS CENTER





# BOULDERS CENTER







## DINE



## SHOP



## LIVE



**BRIAN BERKEY**  
Senior Vice President  
804 836 4408  
brian.berkey@thalhimer.com

**KARLA KNIGHT**  
First Vice President  
804 514 2031  
karla.knight@thalhimer.com

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.