

NNN Medical Office Investment

Long Term Credit Tenant

EXCLUSIVE LISTING

FOR SALE



7307 BOULDER VIEW LANE

NORTH CHESTERFIELD, VA 23225

 **\$1,100,000**

PROPERTY HIGHLIGHTS

- ✓ NNN MEDICAL OFFICE INVESTMENT
- ✓ LONG TERM CREDIT TENANT (LABCORP)
- ✓ 3 YEAR LEASE WITH 2 OPTIONS
- ✓ PERFECT FOR 1031 EXCHANGE
- ✓ 6.5% CAP RATE

20  08
**ONE SOUTH
COMMERCIAL**

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Situated in the prestigious Boulders Office Park in Richmond's Southside, this 2,857 SF medical office condo offers a rare investment opportunity with a stable, long-term credit tenant in place.

The property is part of a Class A office park known for its professional environment, strong corporate presence, and excellent accessibility via Chippenham Parkway and Powhite Parkway. Designed for medical use, the space is well-suited to the needs of its occupant, ensuring continued demand and functionality in a highly desirable business setting.

The property is fully leased to LabCorp, a nationally recognized, investment-grade medical diagnostics company, which has been a long-term tenant at this location. LabCorp recently exercised a three-year renewal option and holds additional options, providing investors with a reliable income stream and long-term stability. The Boulders Office Park offers a well-maintained, amenity-rich environment with a strong tenant mix and ample parking, making this a high-quality, low-maintenance investment in a prime Richmond submarket.

QUICK FACTS

ADDRESS | 7307 Boulder View Ln,
Richmond, VA 23225

PID | 63711908500008

ZONING | O2

GLA | 2,857 SF

LOT SIZE | 1.998 AC

YEAR BUILT | 2005

SALE PRICE | \$1,100,000

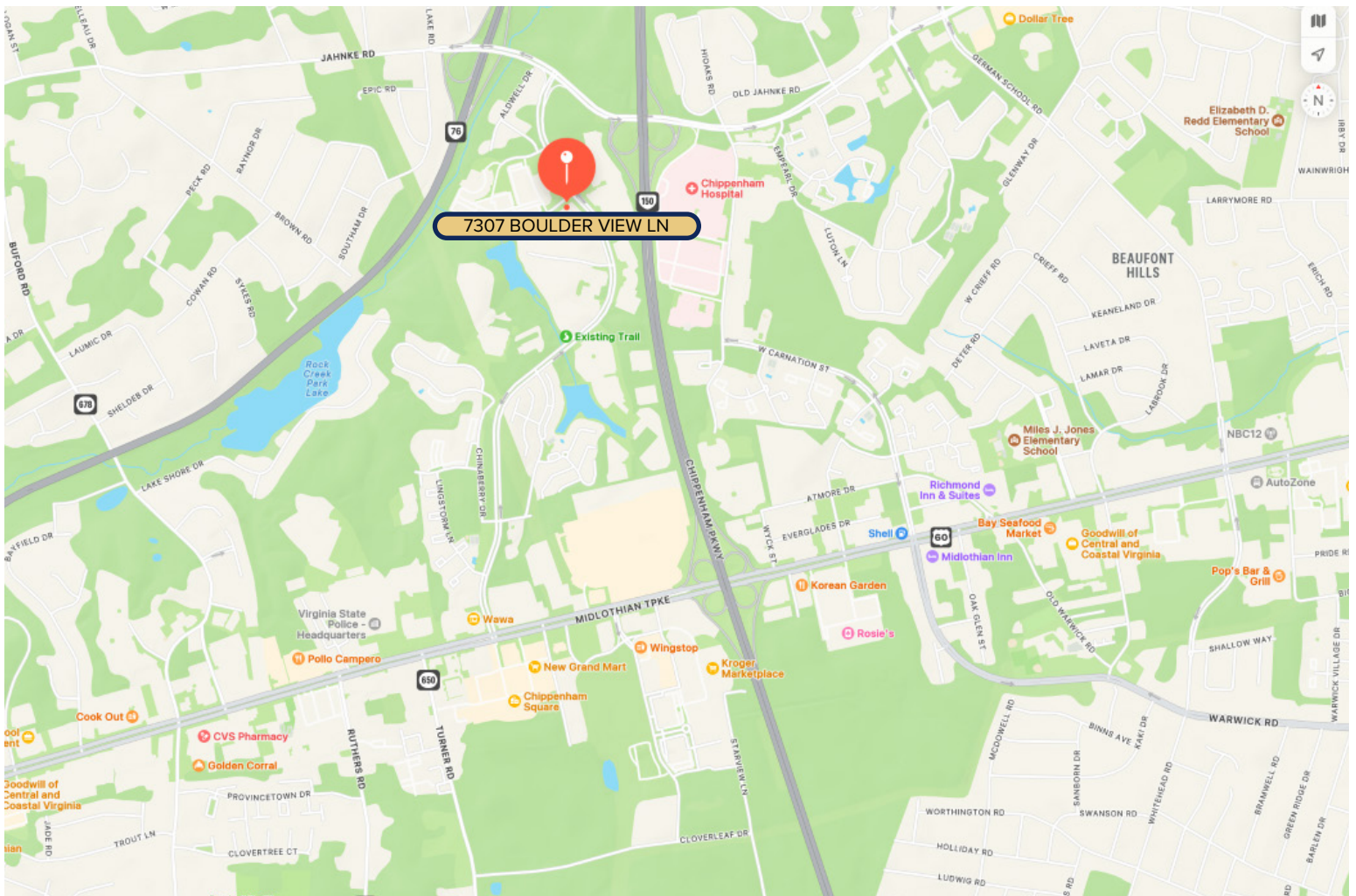




BOULDERS OFFICE PARK

Boulders Office Park is one of North Chesterfield's premier business destinations, offering a professional and well-connected environment for corporate offices, medical practices, and professional services. Known for its beautifully landscaped setting with tree-lined streets and tranquil lake views, Boulders provides an ideal balance of prestige and convenience. The park is home to a diverse mix of businesses, from regional headquarters to financial institutions, all benefiting from its prime location and modern infrastructure.

With immediate access to Chippenham Parkway and Powhite Parkway, Boulders Office Park ensures seamless connectivity to Downtown Richmond, Midlothian, and the greater metro area. The surrounding region offers a wealth of amenities, including hotels, dining, and retail options, making it an attractive location for businesses looking to provide convenience and accessibility to employees and clients. This established office park continues to be a sought-after address for companies seeking a professional, high-quality business environment in the Richmond area.





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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