



314 E. Water St, Charlottesville, VA

Downtown Charlottesville Office Space for Lease

- 2,625 SF
- Pristine, bright, and well laid out office space
- High end buildout with high ceilings and ample natural light
- Mix of perimeter offices (6 total) with 3 built in cubicles in open area
- Large conference room, roomy break/kitchenette area, two restrooms
- Corner unit office space adjacent to Charlottesville's historic walking, pedestrian Downtown Mall
- Parking garage and on-street parking adjacent to office
- Prior tenants include corporate real estate firm and wealth management firm
- \$26.00 SF, with tenant responsible for electric/telecom/janitorial

Accelerating success.

Leigh Hughes

Vice President

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Stuart Rifkin

Keller Williams Alliance

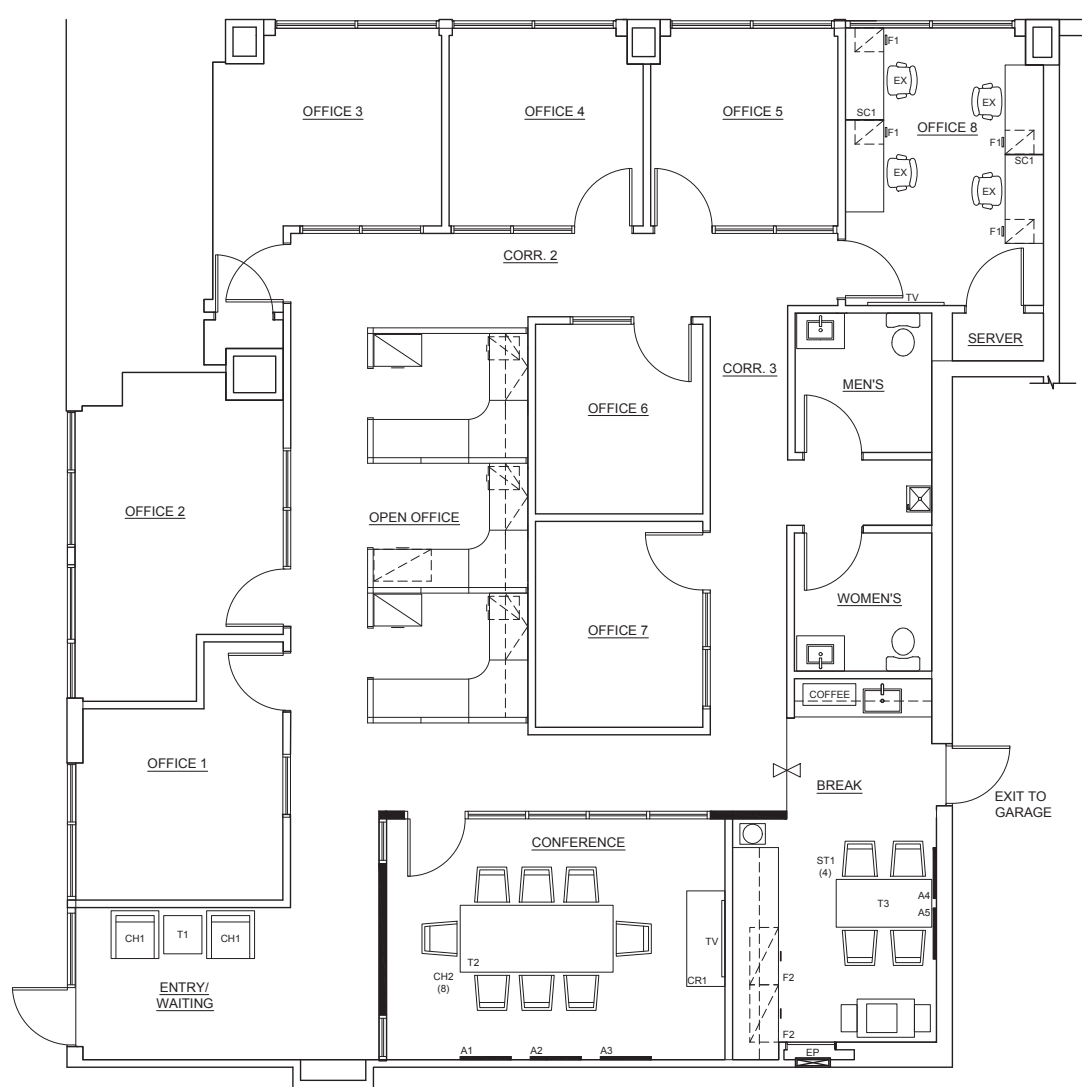
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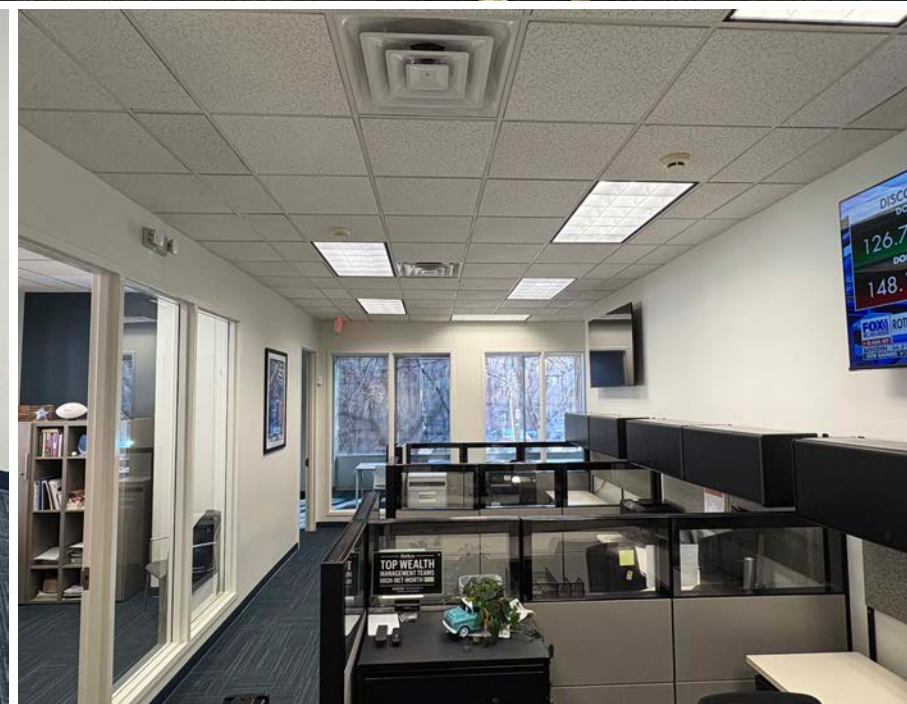
Colliers

701 E. Water Street, Suite 301
Charlottesville, VA





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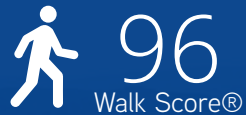


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|----------------------|----------------------|-------------------------------|--------------------------------|----------------------------|-------------------------|
| 1 Guadalajara | 6 Lone Light Coffee | 11 Jack Brown's Joint | 16 Otto Eats | 3 3TWENTY3 Office Building | 8 Paramount Theater |
| 2 Tonic | 7 Fleurie | 12 Hamilton's at First & Main | 17 Crush Pad Wines | 4 S&P Global | 1 Market Street Parking |
| 3 The Nook | 8 Petit Pois | 13 The Southern Cafe & Music | 18 Bizou | 5 UVMCO Hantzmon Wiebel | 2 Water Street Parking |
| 4 The Melting Pot | 9 Sal's Caffe Italia | 14 Petite Marie Bette | 1 CODE Building | 6 Sprint Pavilion | |
| 5 Citizen Burger Bar | 10 The Fitzory | 15 Bang! | 2 Zero Garrett Office Building | 7 City Hall | |

2025 Demographics

	1 miles	5 miles	10 miles
Population	14,399	99,692	135,212
Daytime Population	27,059	141,462	170,393
Households	7,144	41,252	55,000
Average Household Income	\$114,211	\$119,112	\$133,307

Detailed demographics available upon request



Charlottesville: *Business Friendly Community*

- A well educated workforce including access to talent and resources at UVA
- A diverse and stable economy built around the university, medical services, manufacturing, and a growing life sciences sector
- Proximity to major U.S. markets
- A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability
- Strategic location near Washington D.C. and Richmond
- Well developed transportation network that includes air, rail, and interstate highway options

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**Top
Employers**
Charlottesville, Virginia



Charlottesville, Virginia

Central Location

**#4 Top 50 best cities for
entrepreneurs**



**10 hippest Mid-Sized
Cities in America**



**Top 10 Best
Places to Retire**

