



REDUCED PRICE

Colliers

Accelerating success.

FOR SUBLEASE

CONTACT US

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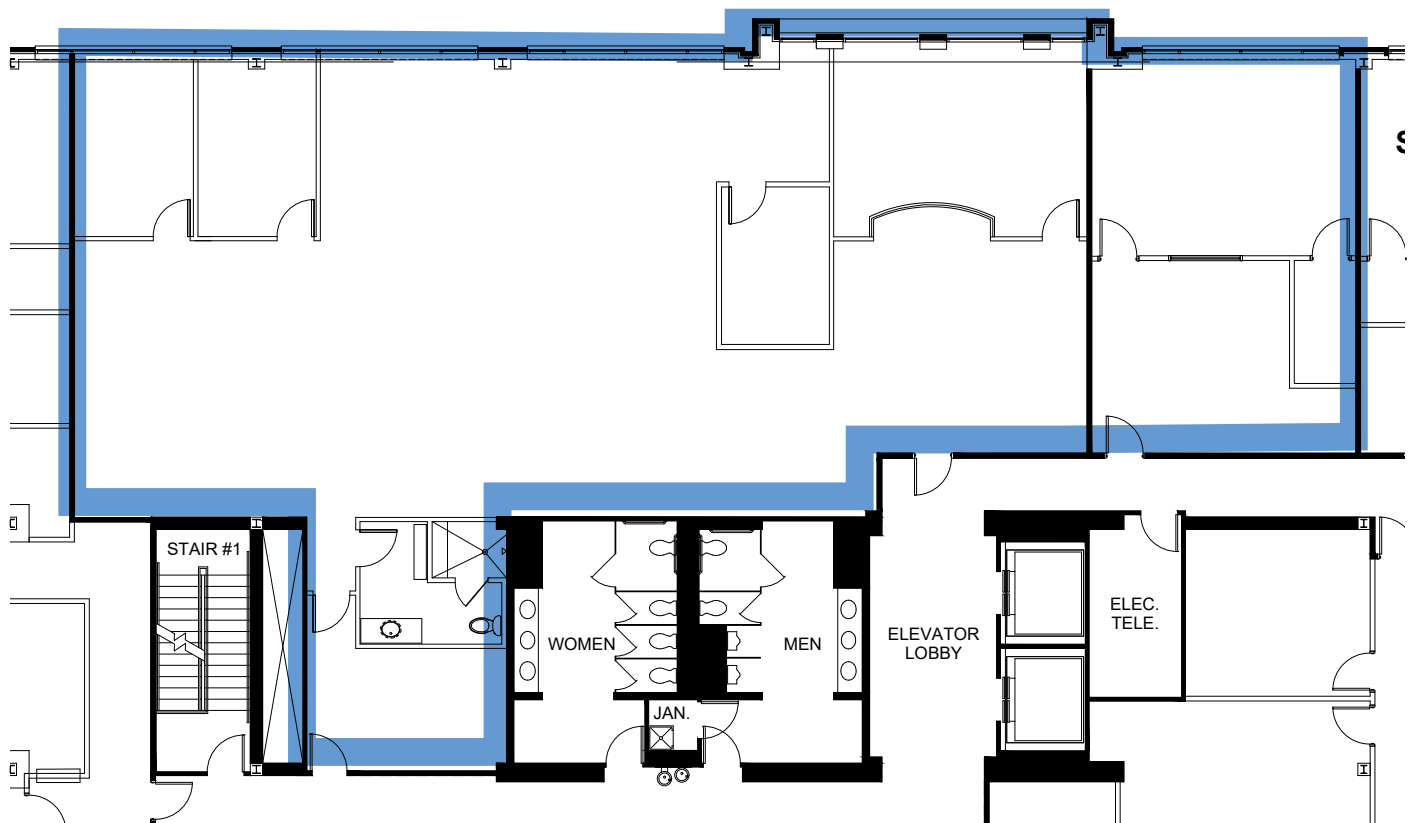
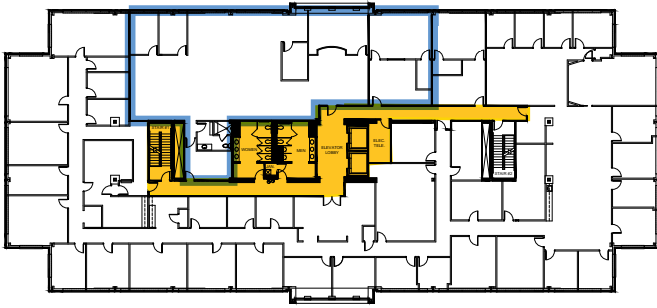
This attractive Class A office is located in a park-like setting with immediate accessibility to I-64 the 250 Bypass and just minutes from Downtown Charlottesville. The mixed-use campus boasts lakes extensive walking trails a market-leading hospital, Hilton Garden Inn, a new multi-family complex, art museum, and The ACAC Wellness & Fitness Center.

- 4,829 rentable square feet of class A office
- 3rd-floor unit with abundant natural light and excellent views of the park
- Open floor plan with private offices, multiple conference rooms, and a large kitchen
- The building includes a beautiful exterior patio seating area overlooking the park and amazing walking trails around the lake.
- Attractive two-story atrium lobby with marble tile flooring and glass panels welcomes you and your clients to the building
- \$30.00 PSF full-service
- Available immediately

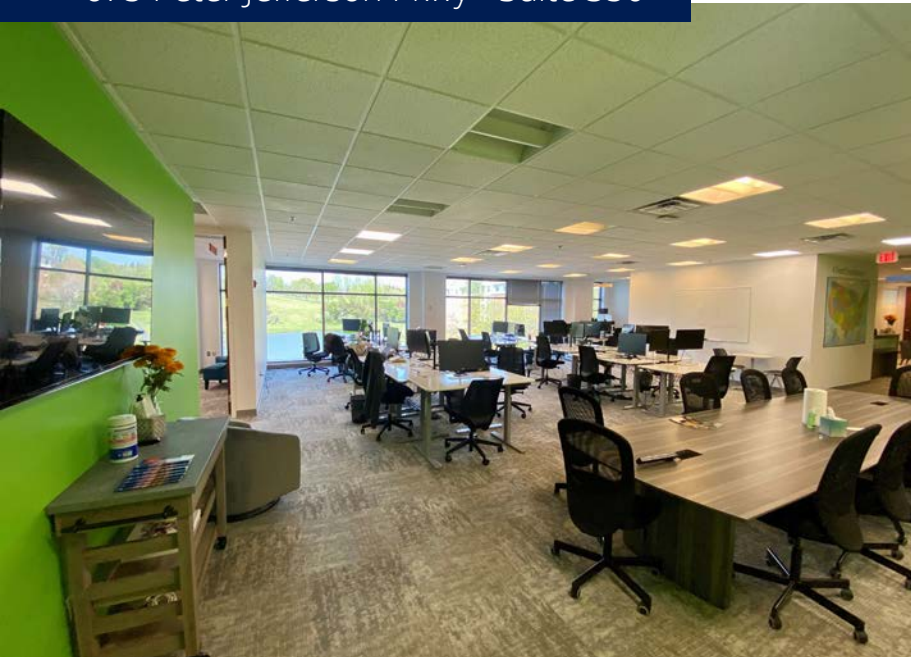
Colliers

701 E Water St, Suite 301
Charlottesville, VA
P: +1 434 974 7377

4,829 RSF



675 Peter Jefferson Pkwy - Suite 350



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Pantops Shopping Center

DOLLAR TREE



Aaron's

HANGRY HUT



2024 Demographics

	1 miles	3 miles	5 miles
Population	3,378	27,521	97,226
Daytime Population	7,816	34,565	132,882
Households	1,799	13,081	40,155
Average Household Income	\$123,402	\$127,624	\$114,641

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