

**310 4th Street NE, Charlottesville, VA**

# Court Square Building

**Class A building located just off Historic Downtown Mall**

- 1,535 SF
- 4 offices and conference room
- First floor, corner location with large windows, and a private patio
- Convenient, downtown location in the heart of Court Square
- 3 parking spaces in covered building garage
- Available February 1, 2027
- $31.50 SF, full service

Accelerating success.


**Leigh Hughes**
Vice President
+1 434 284 4007
leigh.hughes@colliers.com

**Andrew Boninti**
Senior Vice President
+1 434 284 4006
andrew.boninti@colliers.com

**Colliers**
701 E. Water Street, Suite 301
Charlottesville, VA
P: +1 434 974 7377


Colliers

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

*Charlottesville is strategically located just 120 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.*

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

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

*"Top 10 Best Places to Retire"*
LIVABILITY

*"Top five destinations in the country"*
The A-List of Travel ® LUXURY TRAVEL

*"One of the country's favorite mountain towns"*
TRAVEL + LEISURE

*"One of the happiest and healthiest"*
BUSINESS INSIDER

# Strong & Exciting **Business Climate**

*Virginia is consistently ranked one of the best places to do business by CNBC (#3 2026) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.*

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

## Major Employers in Charlottesville

University of Virginia · University of Virginia Health System · SENTARA · State Farm · U.S. Department of Defense · WorldStrides Educational Travel & Experiences · aramark · SNL Financial

**310 4th Street NE, Charlottesville, VA**

## 2026 Demographics

| | 1 miles | 5 miles | 10 miles |
|---|---|---|---|
| **Population** | 15,433 | 101,491 | 136,866 |
| **Daytime Population** | 32,393 | 140,769 | 170,382 |
| **Households** | 7,494 | 42,016 | 55,807 |
| **Average Household Income** | $114,281 | $125,061 | $140,456 |






99
Walk Score®

85
Bike Score

## 310 4th Street NE, Charlottesville, VA

**Leigh Hughes**
Vice President
+1 434 284 4007
leigh.hughes@colliers.com

**Andrew Boninti**
Senior Vice President
+1 434 284 4006
andrew.boninti@colliers.com

1. Residence Inn
2. The Omni Hotel
3. 200 South Street Inn
4. Home2 Suites
5. The Inn at Court Square

1. Guadalajara
2. Botanical
3. The Nook
4. The Melting Pot
5. Citizen Burger Bar
6. Lone Light Coffee
7. Fleurie
8. Petit Pois
9. Sal's Caffe Italia
10. The Fitzory
11. Jack Brown's Joint
12. Hamilton's at First & Main
13. The Southern Cafe & Music
14. Mudhouse Coffee
15. The Whiskey Jar

1. CODE Building
2. 3TWENTY3 Office Building
3. S&P Global
4. UVIMCO Hantzmon Wiebel
5. Ting Pavilion
6. City Hall
7. Paramount Theater
8. Violet Crown
9. The Jefferson
10. Live Arts
11. VA Discovery Museum
12. ACAC Fitness

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.