



SMALL CONDO UNIT FOR LEASE AND SALE

Leigh Hughes

Vice President

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695 Berkmar Circle, Charlottesville, VA

End unit condominium space available now

- 985 SF @ \$19 PSF or \$255,000
- Large windows throughout, with 10' ceilings
- Two offices with a large open work area
- Freshly painted and move-in ready
- Located near major retail, service, and employment centers
- Plenty of parking available
- Join this historically thriving office/business park less than 1 mile from Seminole Trail

Colliers

701 E. Water Street, Suite 301

Charlottesville, VA 22902

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

Charlottesville is strategically located just 40 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"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest"



695 Berkmar Circle



2026 Demographics

	1 miles	3 miles	5 miles
Population	8,077	40,298	102,275
Daytime Population	15,276	49,415	141,659
Households	3,489	17,071	41,840
Average Household Income	\$96,896	\$135,706	\$131,786

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