



Colliers

OFFERING MEMORANDUM

For Sale

Enterprise Center

401 E Market St., Charlottesville, VA

Cass Kawecki

Vice President

+1 434 284 4018

cass.kawecki@colliers.com

Jay O'Donnell

Senior Vice President

+1 434 284 4019

jay.odonnell@colliers.com

CONFIDENTIALITY & CONDITIONS

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Colliers International nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2025, Colliers International Virginia, LLC. All rights reserved.

CONTACTS

Cass Kaweck
Vice President
+1 434 284 4018

cass.kaweck@colliers.com

Jay O'Donnell
Senior Vice President
+1 434 284 4019
cass.kaweck@colliers.com

Colliers
701 E. Water Street, Suite 301
Charlottesville, VA 22902
P: +1 434 974 7377
colliers.com





Table of Contents

01

Property
Summary

02

Building
Description

03

Property
Aerials

05

Site Survey

06

Exterior
Photos

07

Interior
Photos

09

Area
Overview

11

Charlottesville
Demographics

Property Highlights



Offering Price:
Unpriced

Property Description

- Prominent downtown commercial property on a corner, lighted intersection.
- Land area consisting of 0.57 Acres, which is approximately a half city block.
- 175 feet of frontage on East Market Street, and 145 feet of frontage on 4th Street NE. Market Street is a primary artery running through downtown Charlottesville, and 4th Street is one of two vehicular crossovers on the Downtown Mall.
- Desirable downtown location: One block from Court Square, one block from the historic downtown pedestrian mall, and across the street from the Market Street Parking Garage
- Currently improved with a commercial office building consisting of 50,138 SF above grade and 9,155 SF below grade
- Parking available in nearby Market Street Parking garage for a monthly fee. Parking garage is within a 2-minute walk (one block away).

Financials and Zoning Study provided separately

The Opportunity

Under recent City re-zoning, the property is now zoned DX (Downtown Mixed Use). DX zoning includes a by-right building height of 10-stories.

Upside potential though:

1. Upgrade and lease-up vacant office space
2. Adaptive re-use / conversion to alternate by-right use
3. Partial or full redevelopment of the site

Short to medium term leases currently in place provide strong immediate cash-flow, and near-term flexibility to owner

Building Description

401 E Market

- ✓ Originally built in 1953 and extensively renovated in 1996
- ✓ Common areas include lobby with light-filled two-story atrium, restrooms, and elevator
- ✓ Sophisticated office infrastructure in place to serve the needs of high-tech and financial services companies
- ✓ Office spaces provide abundant natural light, attractive finishes and desirable mix of private offices and open floor plan
- ✓ Well maintained building
- ✓ Multiple suites available which can be combined or subdivided to meet tenant size requirements
- ✓ Building includes below-grade finished office space currently configured as co-working suites



View Facing West



CODE Building

Downtown Mall

Court Square

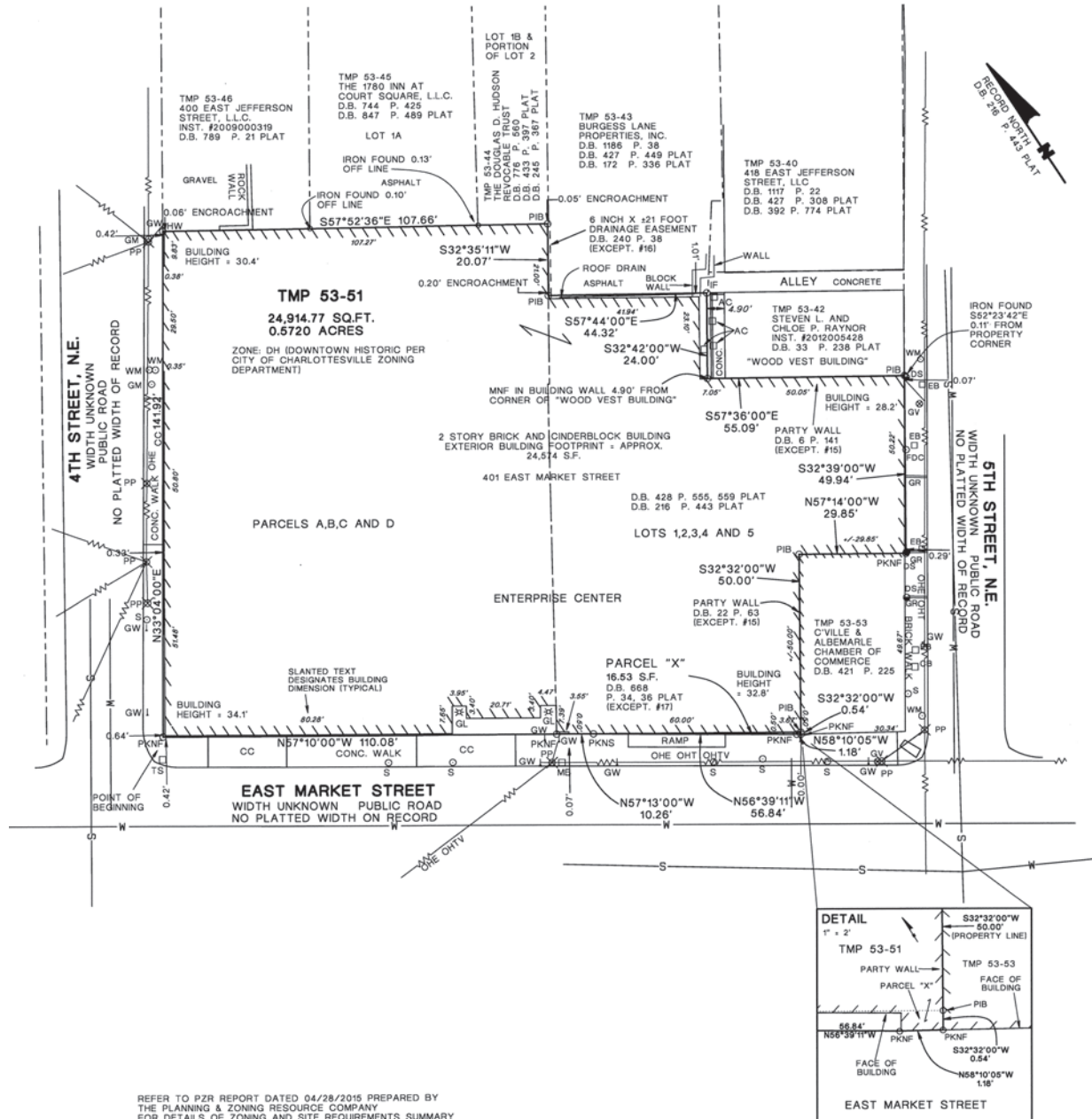
E Market Street

Market Street
Parking Garage

View Facing South



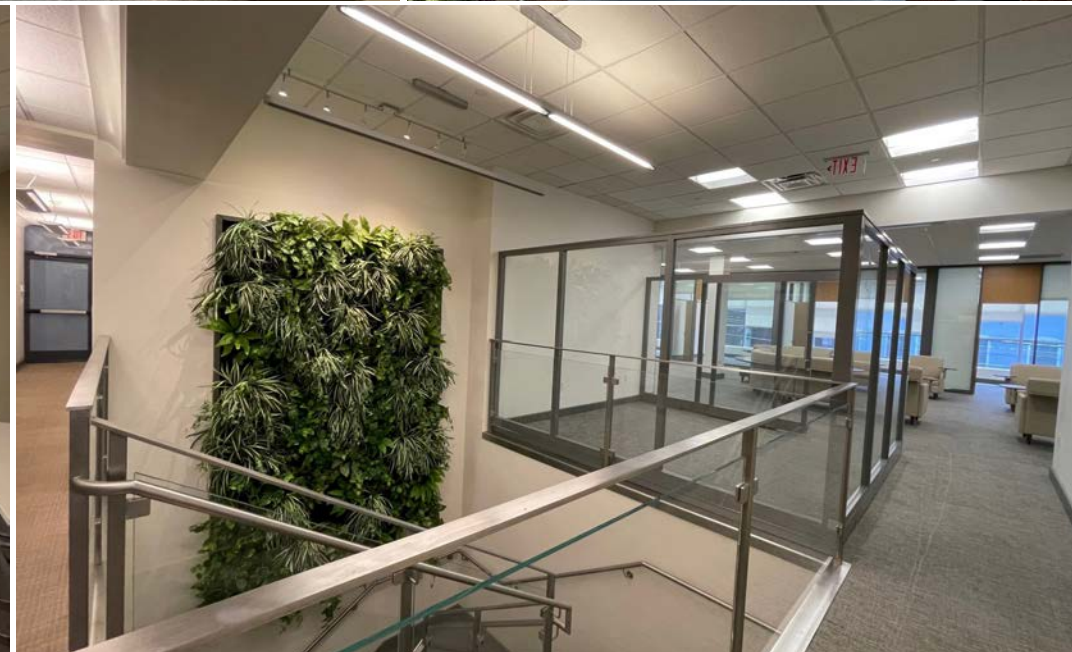
Survey From 2015



View Facing Northeast



Interior Photos



Interior Photos



Downtown Mall Trade Area



- 1 Guadalajara
- 2 Tonic
- 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 UVMCO 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

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

Local Area Overview

Strong & Exciting Business Climate

Virginia is consistently ranked one of the best places to do business by CNBC (#1 2024) 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



U.S. Department of Defense



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"



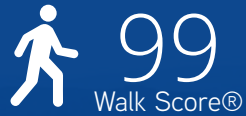
"One of the happiest and healthiest"



2024 Demographics

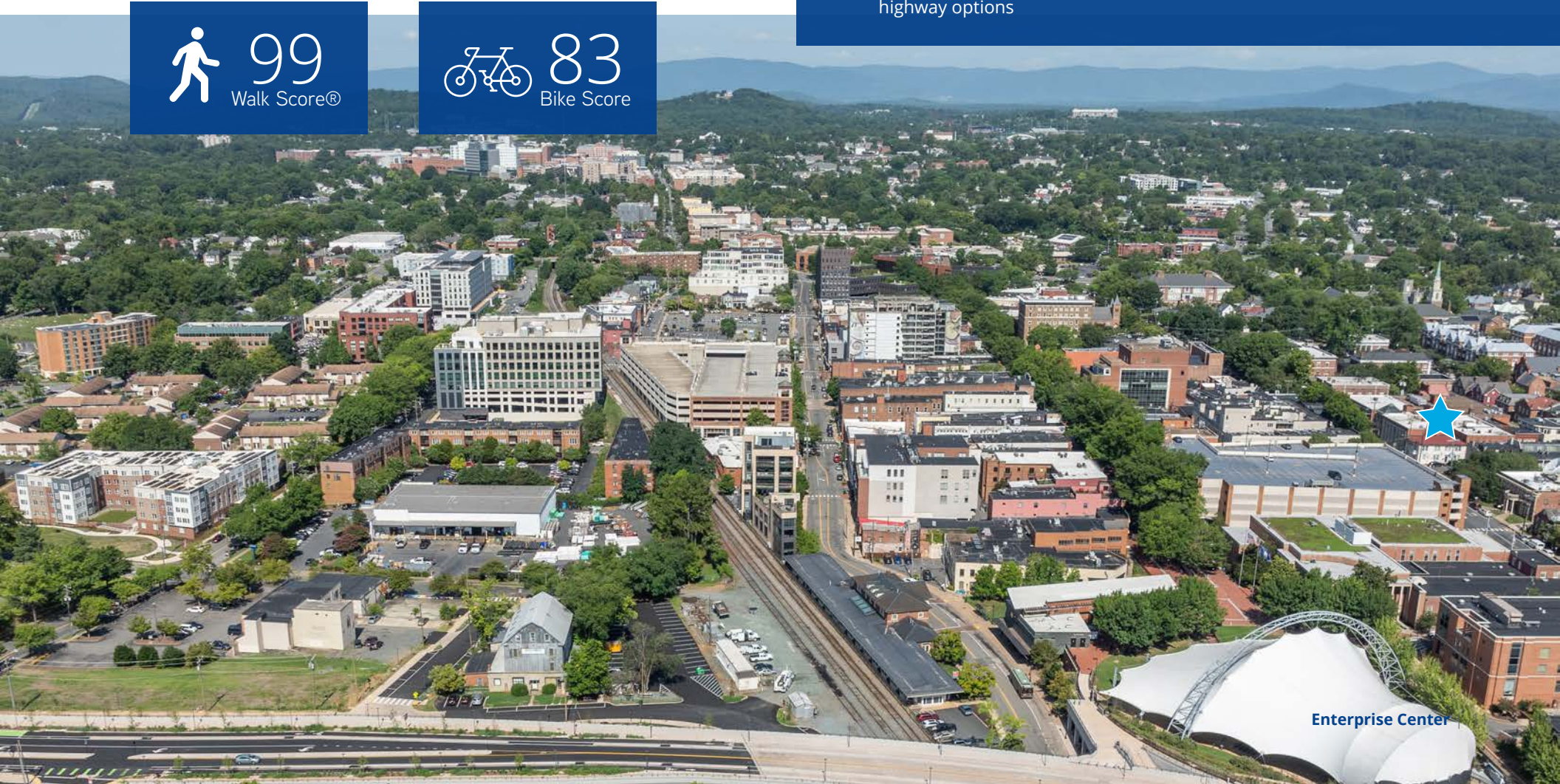
	1 miles	5 miles	10 miles
Population	16,434	100,632	223,024
Daytime Population	19,919	141,173	236,870
Households	7,942	41,362	88,615
Average Household Income	\$110,444	\$118,144	\$128,906

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



Enterprise Center



OFFERING MEMORANDUM

For Sale

Enterprise Center

401 E Market St., Charlottesville, VA

Cass Kawecki

Vice President
+1 434 284 4018
cass.kawecki@colliers.com

Jay O'Donnell

Senior Vice President
+1 434 284 4019
jay.odonnell@colliers.com



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.