



For Lease

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Colliers

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3040 Berkmar Dr., Charlottesville, VA

Small office space available for lease

- 1,364 SF at \$21.95 SF, plus electric and telecommunications
- Landlord pays Condo Fees, RE Taxes, RE Insurance, Water/ Sewer and Trash
- Newly renovated small office, with 5 private offices and large conference room'
- Each office has large windows and direct access to hallway
- Efficient layout maximizes private office space in a relatively small square footage
- Close proximity to Rte 29N, University of Virginia and I-64
- Available now, and easy to show

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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"



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Demographics



2025
population

8,820

(1 mile)

41,110

(3 miles)

99,759

(5 miles)



2025 Average
Household Income

\$91,866

(1 mile)

\$128,463

(3 miles)

\$124,736

(5 miles)

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