



100 Tenth Street NE, Charlottesville, VA

Ideal location within walking distance of retail and restaurants on the Downtown Mall

2nd floor

- 2,240 SF available now
- \$29.00 SF, full service with 4 parking spaces on-site included
- Abundance of natural light shines through mostly open work space, with conference room and private office
- Open ceiling plan, reception/waiting area, 24/7 building access
- Well-built and maintained building, located just off the Downtown Mall

3rd floor

- 1,575 SF available for sublease
- \$29.00 PSF, full service
- Efficient office setup: reception, conference room with kitchenette, 4 large offices
- 4 parking spaces provided

Leigh Hughes

Vice President

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Colliers

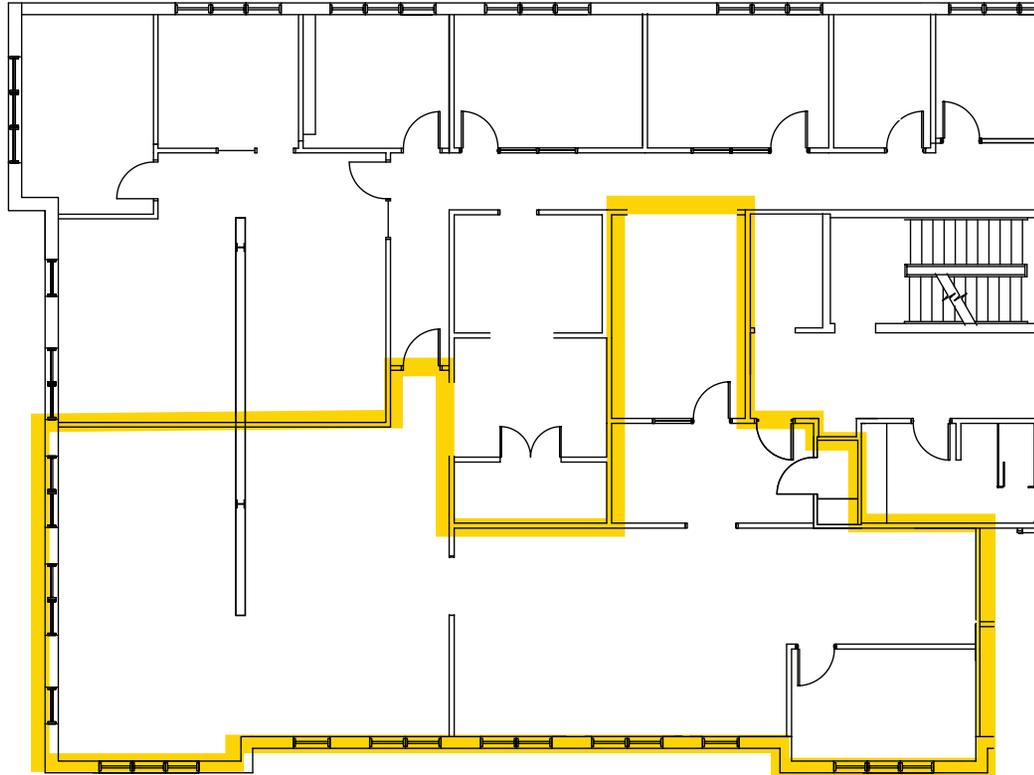
701 E. Water Street, Suite 301

Charlottesville, VA



100 Tenth Street NE

Second Floor - 2,240 SF



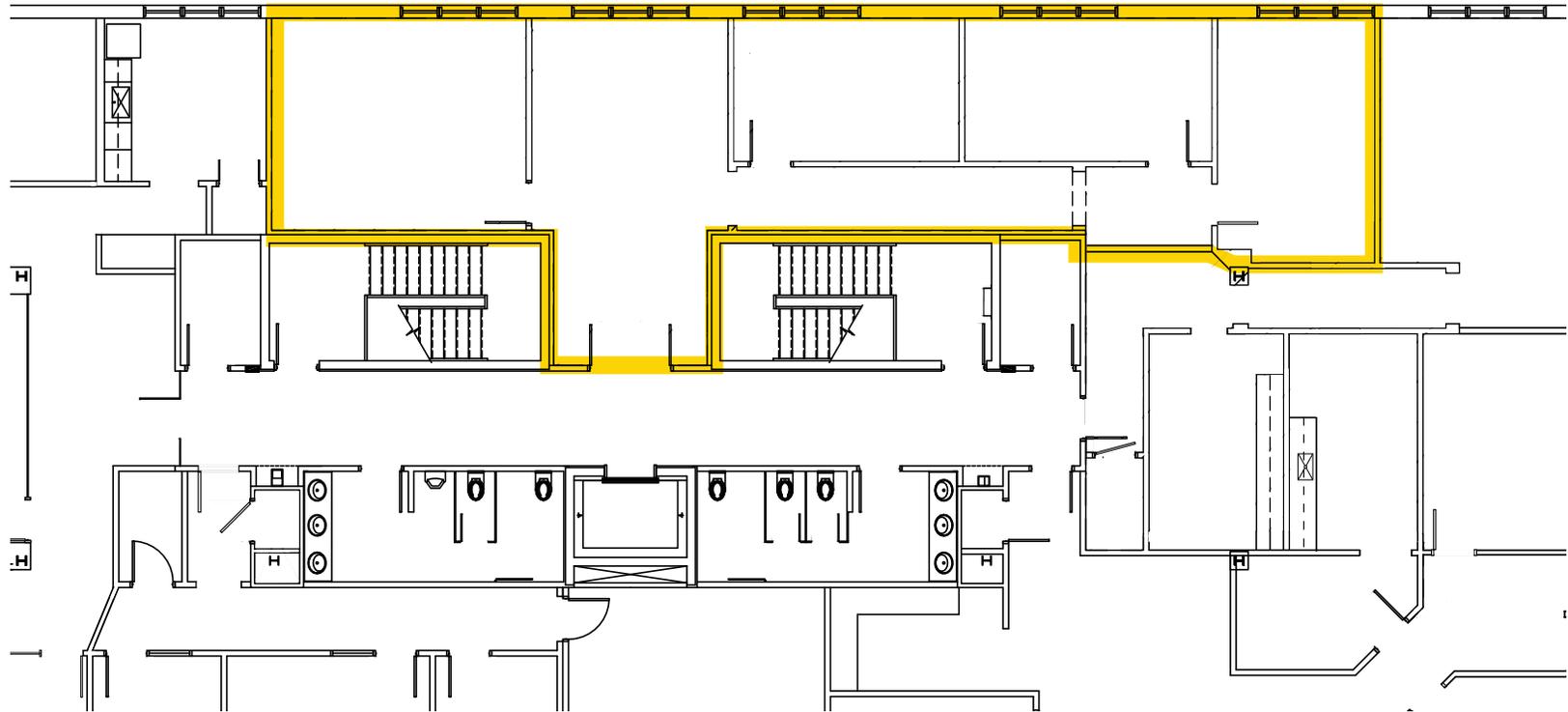
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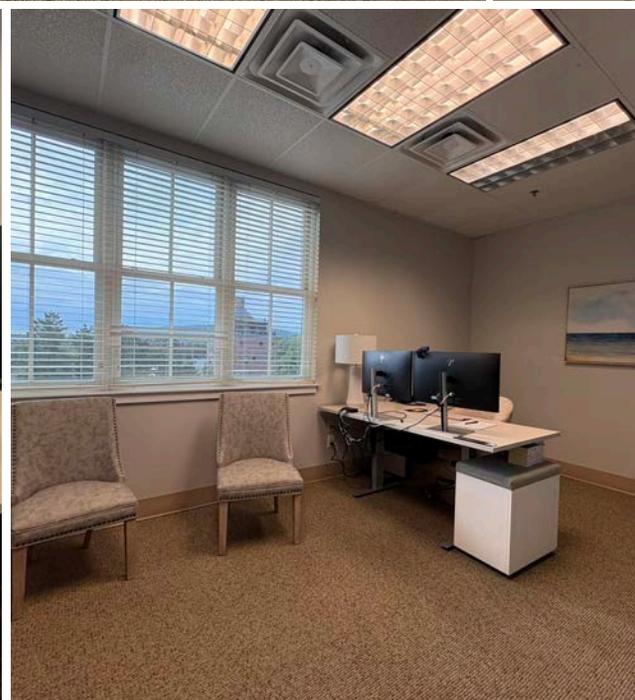
Third Floor - 1,575 SF

PARKING LOT SIDE



100 Tenth Street NE

Third Floor - 1,575 SF



100 Tenth Street NE



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

- | | | |
|----------------------|-------------------------------|--------------------------------|
| 1 Guadalajara | 11 Jack Brown's Joint | 6 City Hall |
| 2 Tonic | 12 Hamilton's at First & Main | 7 Paramount Theater |
| 3 The Nook | 13 The Southern Cafe & Music | 8 Violet Crown |
| 4 The Melting Pot | 14 Mudhouse Coffee | 9 The Jefferson |
| 5 Citizen Burger Bar | 15 The Whiskey Jar | 10 Live Arts |
| 6 Lone Light Coffee | 1 CODE Building | 11 VA Discovery Museum |
| 7 Fleurie | 2 3TWENTY3 Office Building | 12 ACAC Fitness |
| 8 Petit Pois | 3 S&P Global | 13 Region 10 |
| 9 Sal's Caffe Italia | 4 UVIMCO Hantzmon Wiebel | 14 University Physicians Group |
| 10 The Fitzory | 5 Ting Pavilion | |

100 Tenth St NE

2025 Demographics

	1 miles	5 miles	10 miles
Population	14,399	99,692	135,212
Daytime Population	27,059	141,462	170,393
Households	7,144	41,252	55,000
Average Household Income	\$114,211	\$119,112	\$133,307

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

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Charlottesville, Virginia

Charlottesville, Virginia

Central Location

#4 Top 50 best cities for entrepreneurs



10 hippest Mid-Sized Cities in America



Top 10 Best Places to Retire

