

REDUCED RENTAL RATE!

Colliers

Accelerating success.

FOR SUBLEASE

CONTACT US

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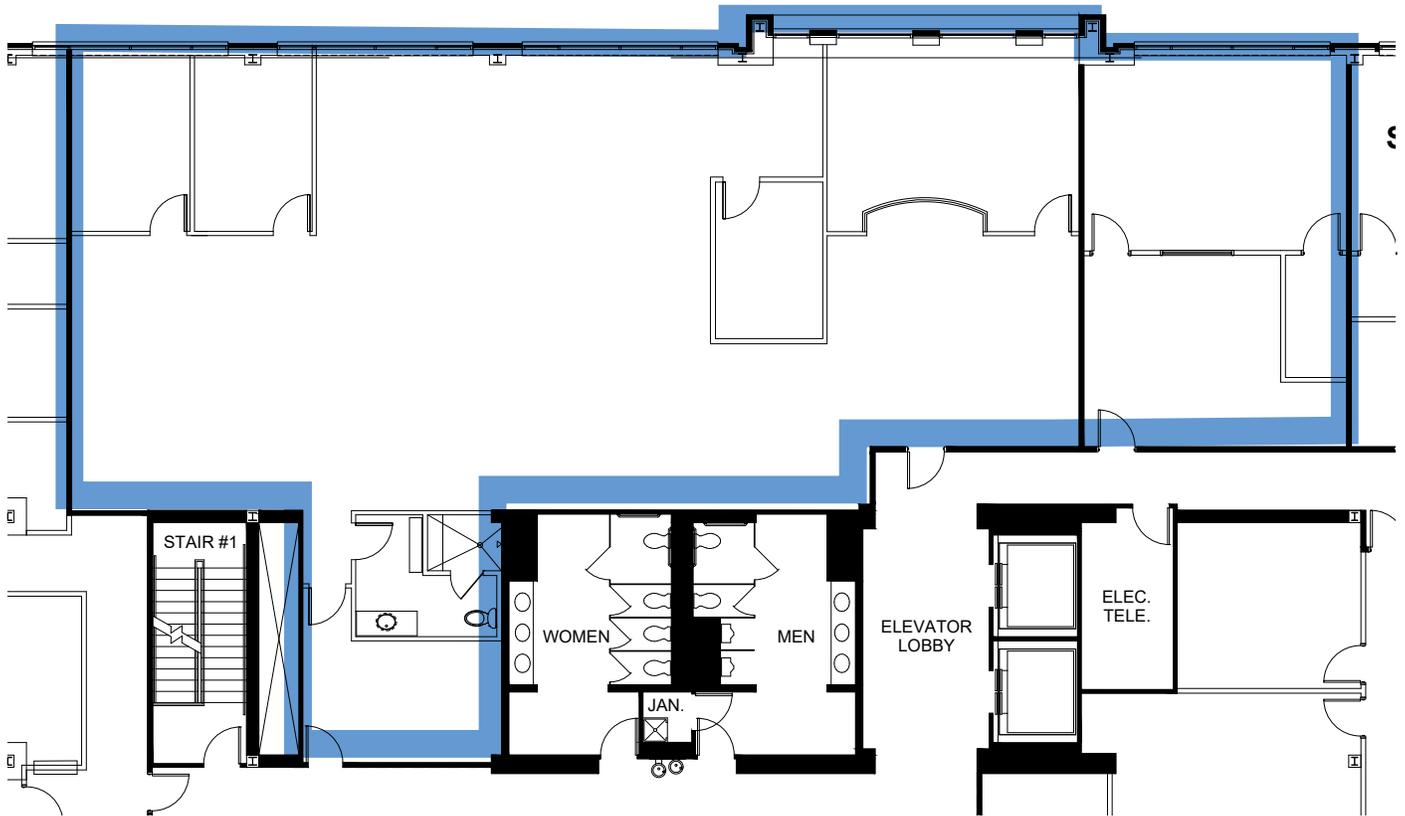
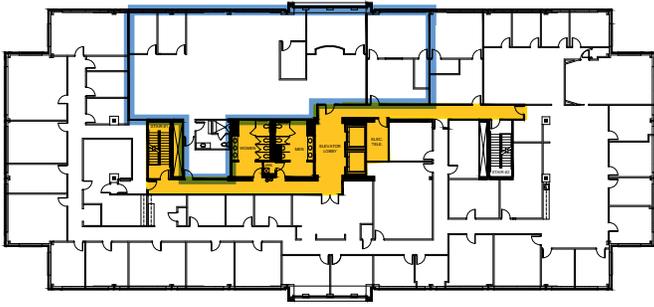
This attractive Class A office is located in a park-like setting with immediate accessibility to I-64 the 250 Bypass and just minutes from Downtown Charlottesville. The mixed-use campus boasts lakes extensive walking trails a market-leading hospital, Hilton Garden Inn, a new multi-family complex, art museum, and The ACAC Wellness & Fitness Center.

- 4,829 rentable square feet of class A office
- 3rd-floor unit with abundant natural light and excellent views of the park
- Open floor plan with private offices, multiple conference rooms, and a large kitchen
- The building includes a beautiful exterior patio seating area overlooking the park and amazing walking trails around the lake.
- Attractive two-story atrium lobby with marble tile flooring and glass panels welcomes you and your clients to the building
- **\$28.50 PSF full-service**
- Available immediately

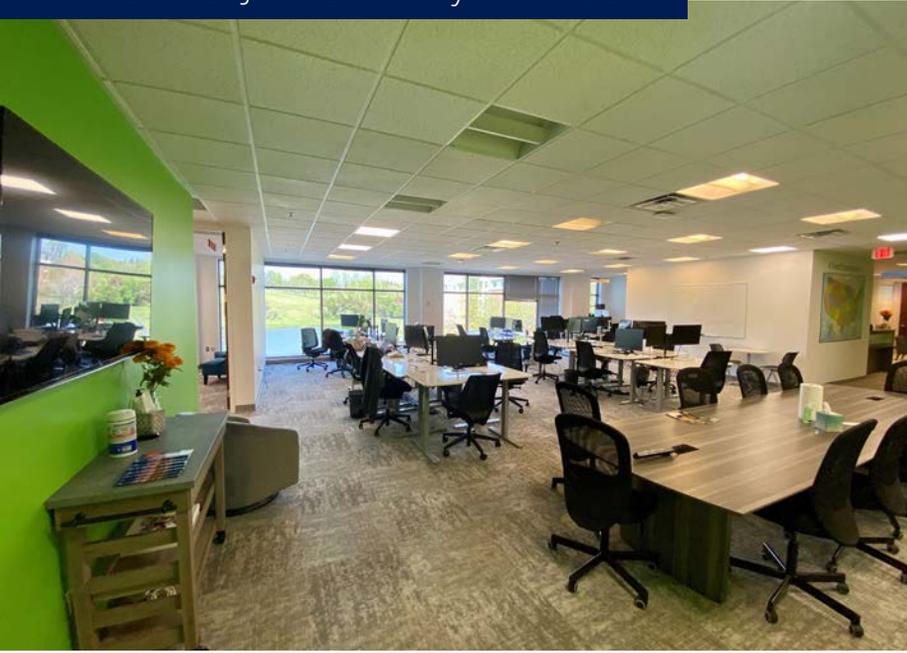
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4,829 RSF



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Pantops Shopping Center

- DOLLAR TREE
- FOOD LION
- ABC
- Aaron's
- HANGRY HUT
- LAZY PARROT WINGS & BEERS

- Giant
- RED WING SHOES
- JJ
- Starbucks
- Bojangles
- Applebee's

2025 Demographics

	1 miles	3 miles	5 miles
Population	3,421	27,211	96,457
Daytime Population	8,409	44,531	133,335
Households	1,806	13,061	40,098
Average Household Income	\$129,578	\$129,202	\$115,640

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