



100 Avon, Suite 102, Charlottesville, VA 22902

Exceptional Downtown Office in Belmont and just blocks away from the Downtown Mall. The space features high ceilings with large conference rooms and private offices plus a modern shared kitchen and breakroom. This prime office location is steps away from amenity-rich Belmont neighborhood and the Downtown Mall with abundant restaurants, retail shops, and entertainment.

- 1,836 Rentable Square Feet
- Large kitchenette and on-site bathrooms
- 10 Private parking spaces included
- \$16.50/SF Triple Net
- Available immediately

Accelerating success.

**Bart McIntosh,**

Senior Associate

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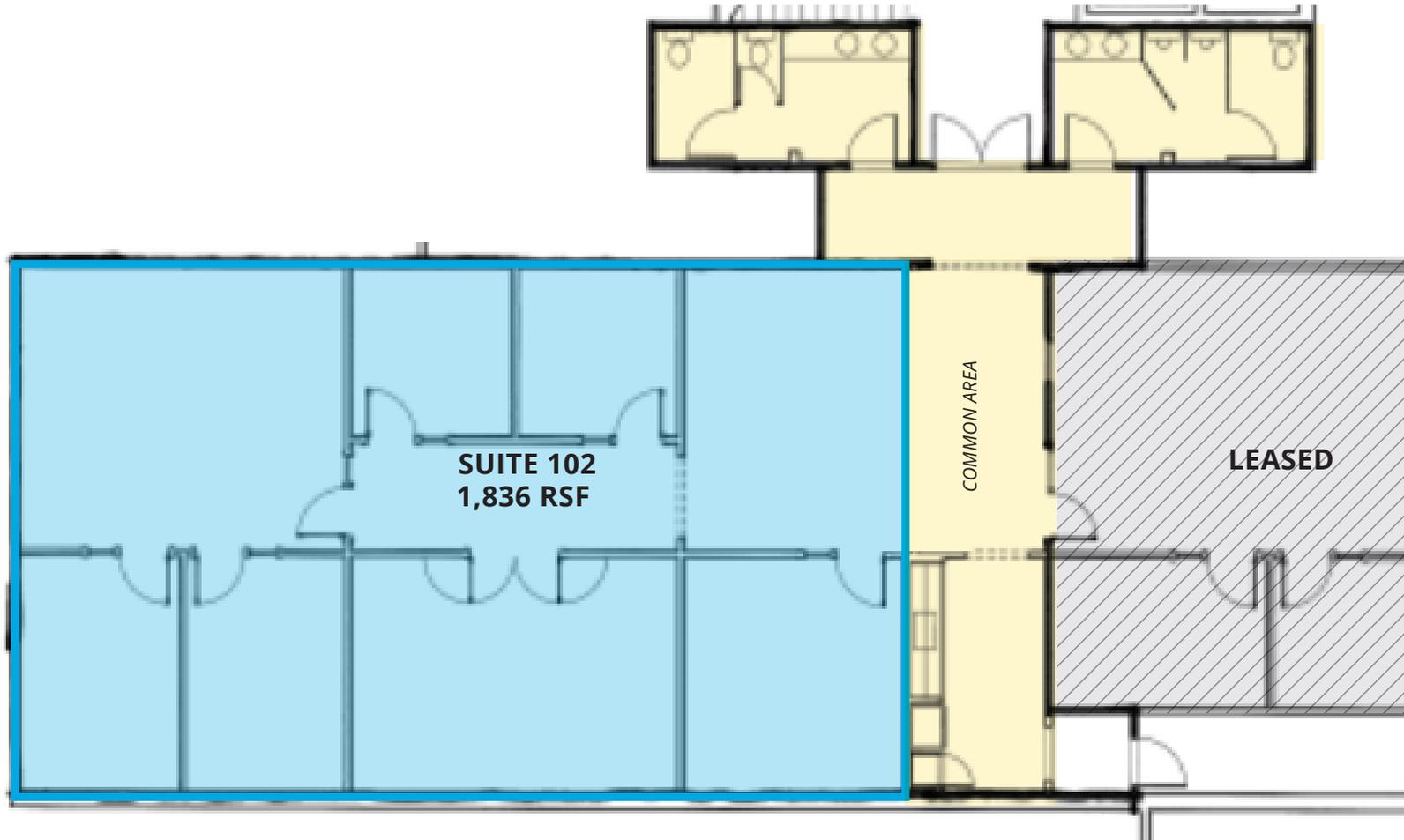
**Colliers**

701 E. Water Street, Suite 301

Charlottesville, VA



Suite 102 | 1,836 RSF



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5th Street Station  
*Wegmans*



MAS TAPAS

Downtown Belmont



Avon St

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

- 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

# 2025 Demographics

	1 miles	5 miles	10 miles
<b>Population</b>	14,399	99,692	135,212
<b>Daytime Population</b>	27,059	141,462	170,393
<b>Households</b>	7,144	41,252	55,000
<b>Average Household Income</b>	\$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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