



For Lease

Ivy Forum

2200 Old Ivy Road, Charlottesville, VA

- Two suites available:
 - 4,365 SF on 1st floor
 - 6,328 RSF on the 2nd floor
- 52 on-site parking spaces
- Located in the highly desirable west side of Charlottesville, beside the Ivy Inn and across the street from the UVA Miller Center
- Nearby amenities include Ivy Provisions, Foods of All Nations, and Shenandoah Joes Coffee
- Professionally managed, well-maintained office building
- \$24.00 PSF, net terms where tenant pays electricity and janitorial

Contact us:

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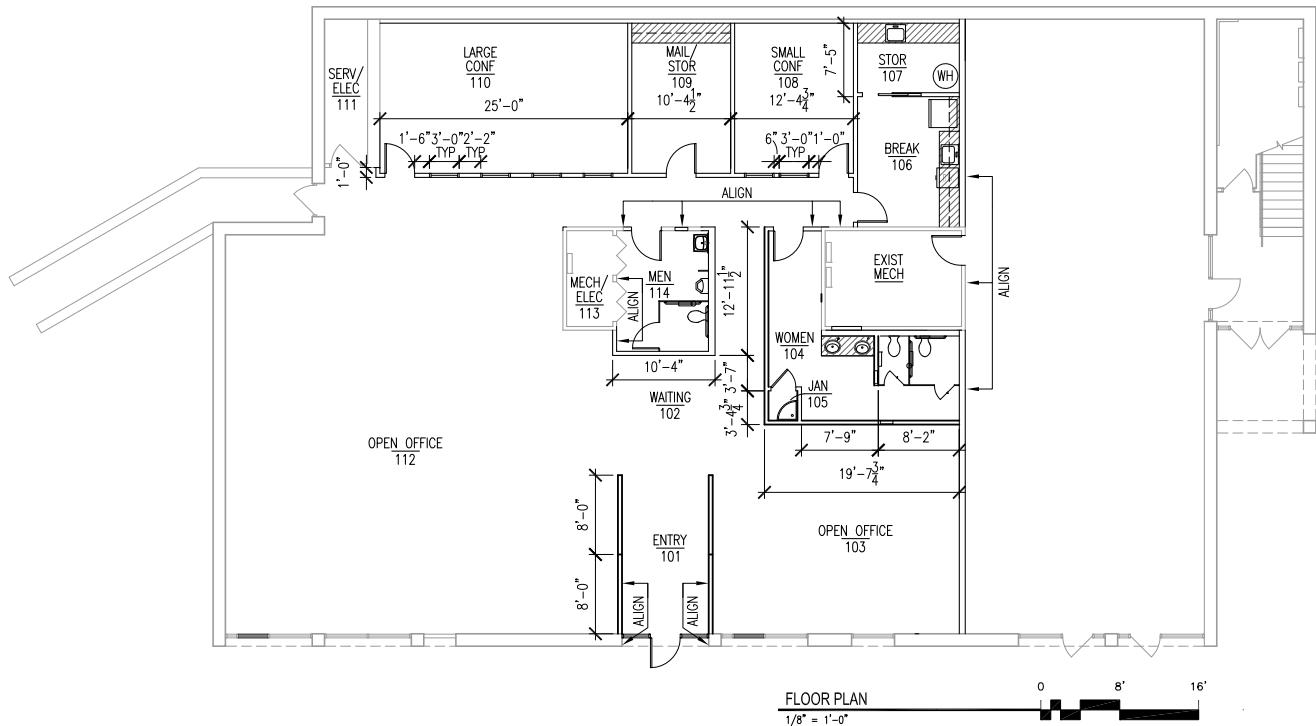
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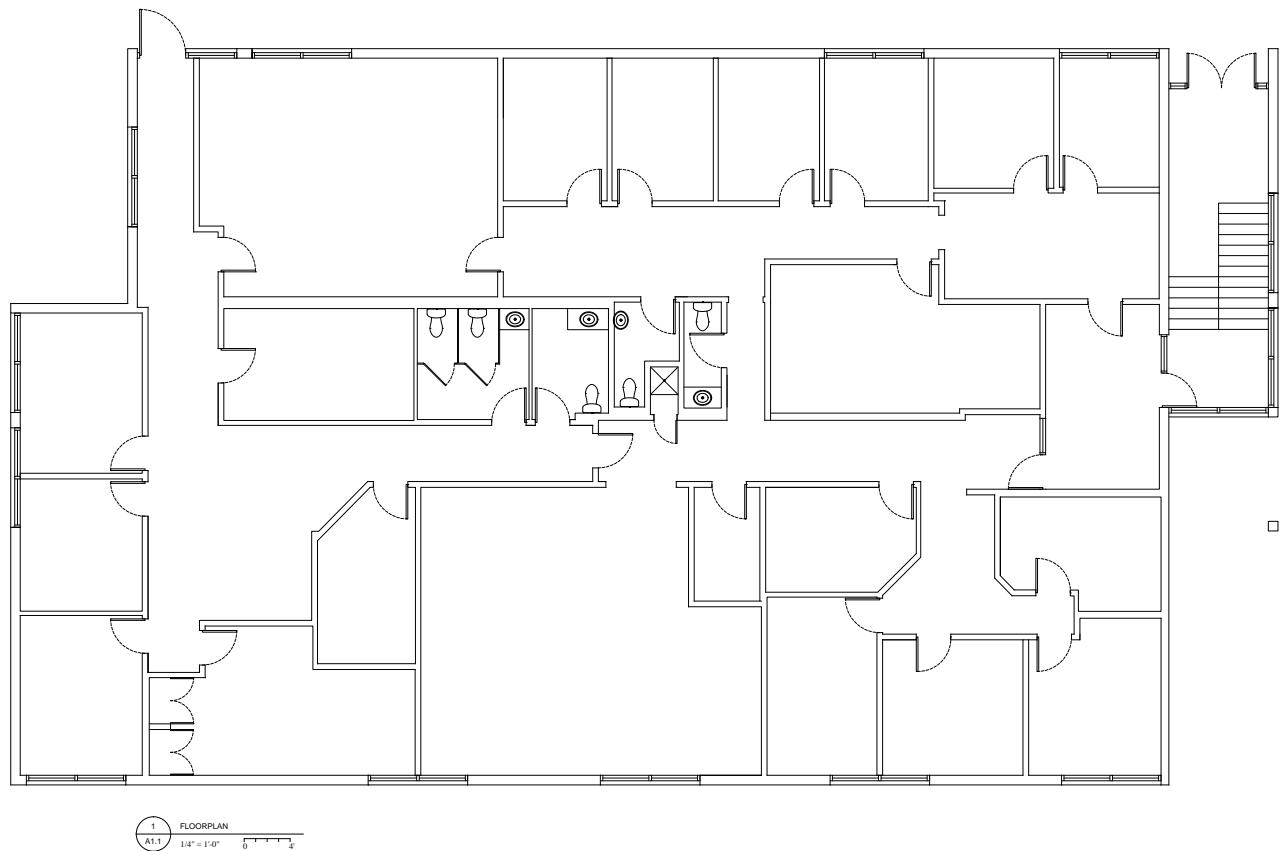
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1ST FLOOR - 4,365 SF

REFLECTED CEILING PLAN
1/8" = 1'-0"



2ND FLOOR - 6,328 SF





2022 Demographics



Average Household Income

1 mile	3 miles	5 miles
\$111,405	\$113,308	\$119,889



Daytime Population

1 mile	3 miles	5 miles
17,428	95,754	130,158



Total Population

1 mile	3 miles	5 miles
13,096	72,291	102,175

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