

REDUCED PRICE

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FOR SUBLEASE

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Peter Jefferson Place II Suite 135

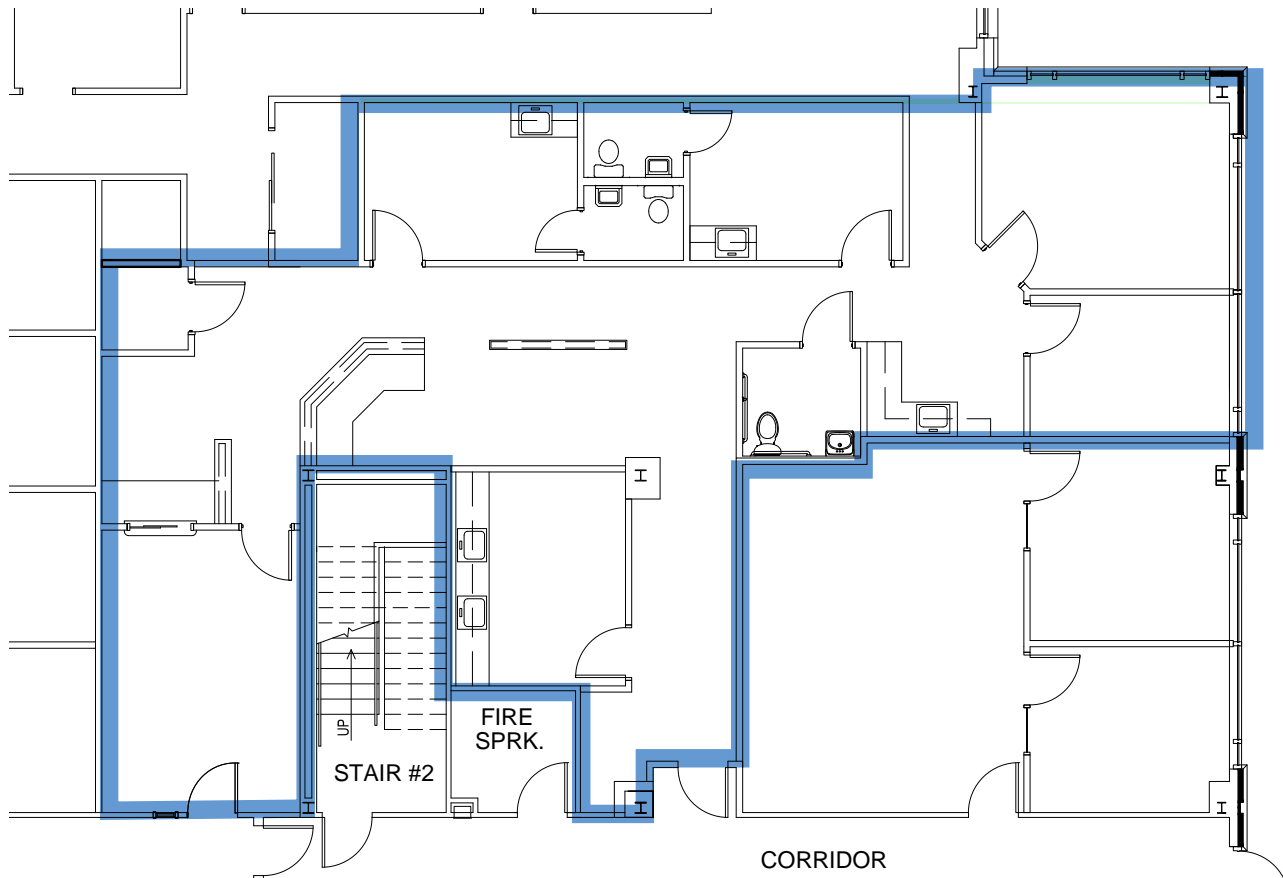
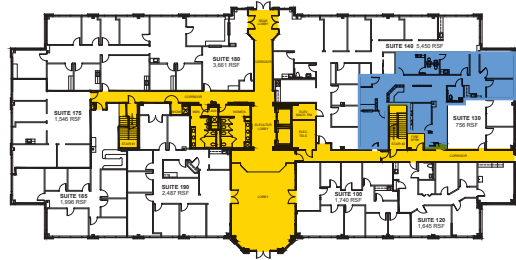
630 Peter Jefferson Pkwy, Charlottesville, VA

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.

- 2,180 rentable square feet of class A turnkey medical office
- Medical office set up with 2 large exam rooms, an operating room, a waiting room, and multiple private offices.
- Furniture and medical fixtures and equipment can convey with the space
- The building includes a beautiful exterior patio seating area overlooking the park and amazing walking trails around the lake.
- An attractive two-story atrium lobby with marble tile flooring and glass panels welcomes you and your clients to the building.
- \$27.00 PSF full-service
- Available immediately

630 Peter Jefferson Pkwy - Suite 135

2,180 RSF



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Pantops Shopping Center

DOLLAR TREE

FOOD LION **ABC**

THE DONUT KITCHEN **Aaron's**

HANGRY HUT

LAZY PARROT WINGS & BEERS
CHARLOTTESVILLE, VIRGINIA

2024 Demographics

	1 miles	3 miles	5 miles
Population	3,378	27,521	97,226
Daytime Population	7,816	34,565	132,882
Households	1,799	13,081	40,155
Average Household Income	\$123,402	\$127,624	\$114,641

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