



CLASS A OFFICE CONDOMINIUM

200 GARRETT STREET: SUITE M | CHARLOTTESVILLE, VIRGINIA 22902

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Walking distance to the Downtown Mall, Ting Pavilion, the Downtown Transit Station and IX Art Park
- Adjacent to ACAC Fitness & Wellness
- 9 reserved parking spaces located in Building parking garage. Additional parking available in adjacent Water Street Parking Garage
- High-end modern finishes throughout including glass office fronts, multiple conference rooms, full-service kitchen, restrooms and storage space.
- Four sides of window-line that provides abundant natural light.
- 9 ft.+ ceilings height throughout suite
- Easy access to main vehicular arterials - West Main Street, 5th Street, Monticello Ave and Avon Street

AVAILABLE:

7,440 SF ± (3RD FLOOR)

YEAR BUILT:

2010 (RENOVATED 2020)

PARKING:

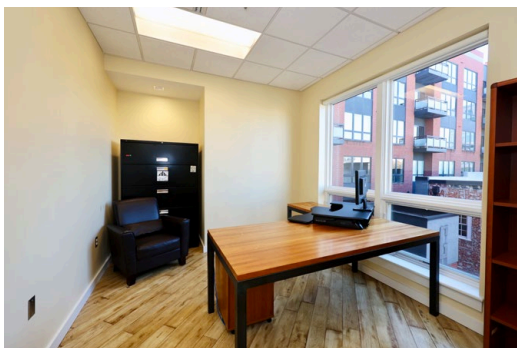
9 RESERVED SPACES



FLOOR PLAN: SUITE M



INTERIOR PHOTOS: SUITE M



AERIAL & COMMON AREAS



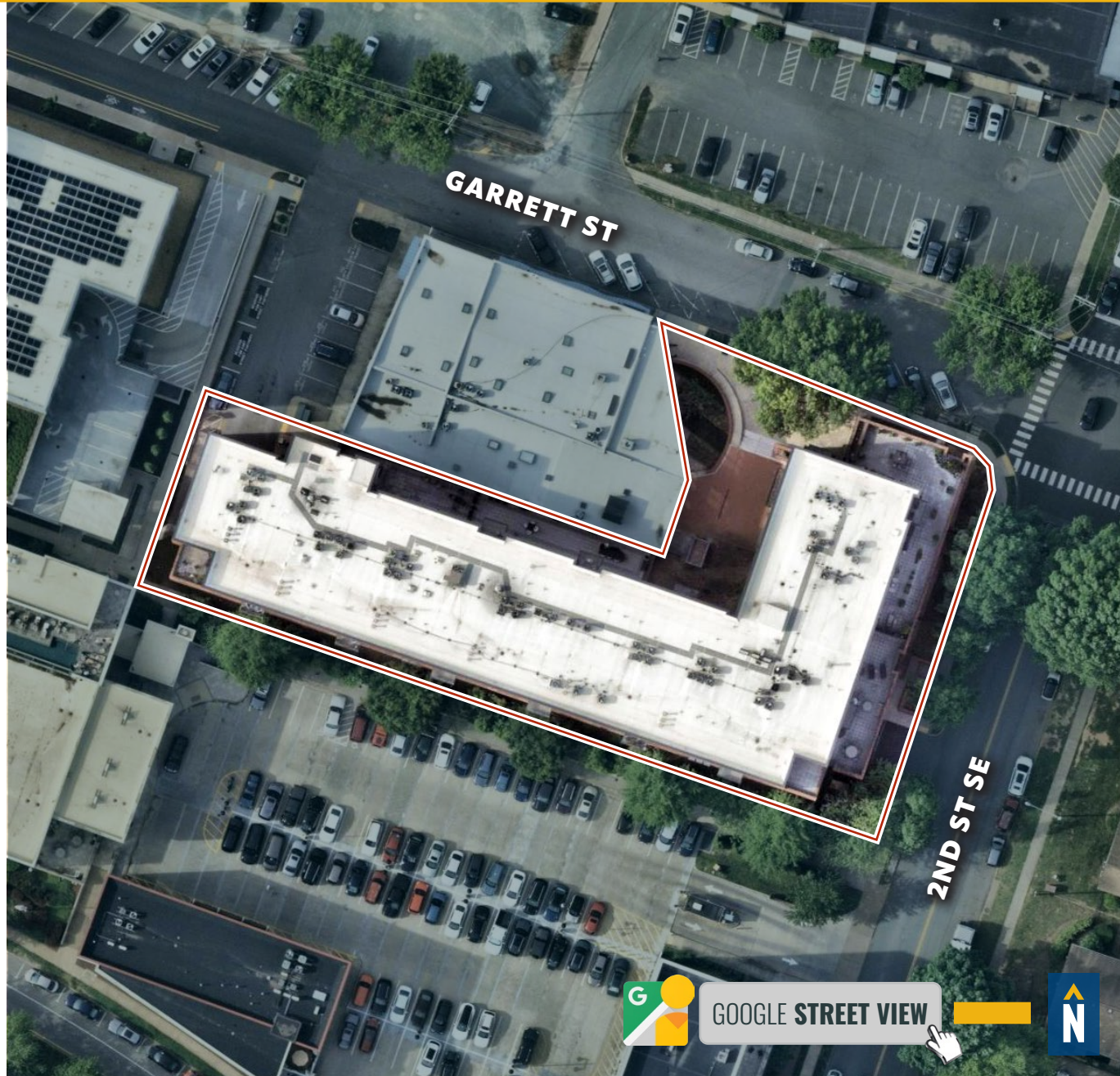
RECEPTION



ELEVATOR



LOBBY



GOOGLE STREET VIEW



LOCAL BIRDSEYE: DOWNTOWN CHARLOTTESVILLE



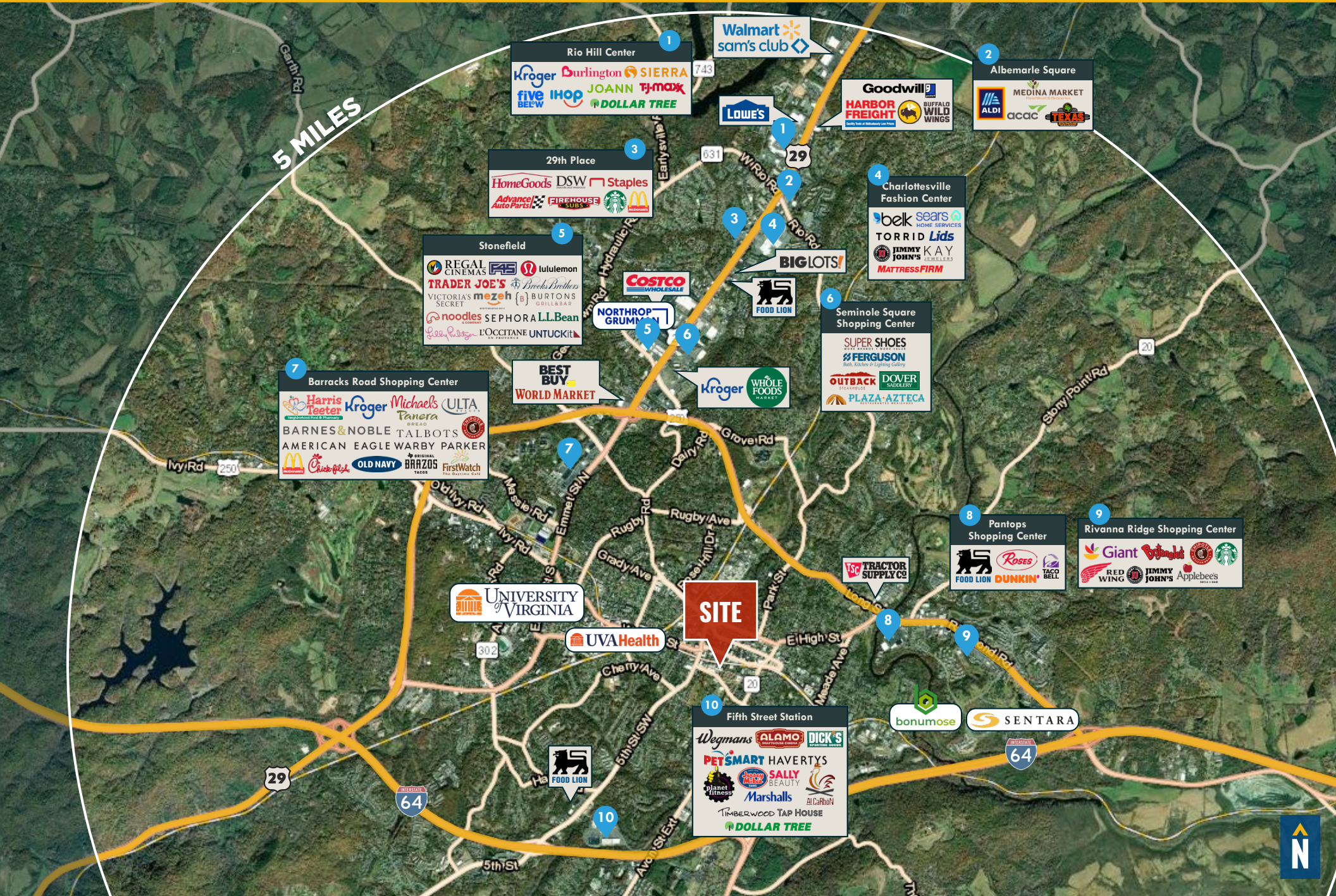
DOWNTOWN MALL

SITE

CHARLOTTESVILLE CITY BUS HUB



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



18,513

78,393

100,568

DAYTIME POPULATION



34,679

113,477

141,162

AVERAGE HOUSEHOLD INCOME



\$101,055

\$111,451

\$118,180

NUMBER OF HOUSEHOLDS



8,758

32,111

41,355

MEDIAN AGE

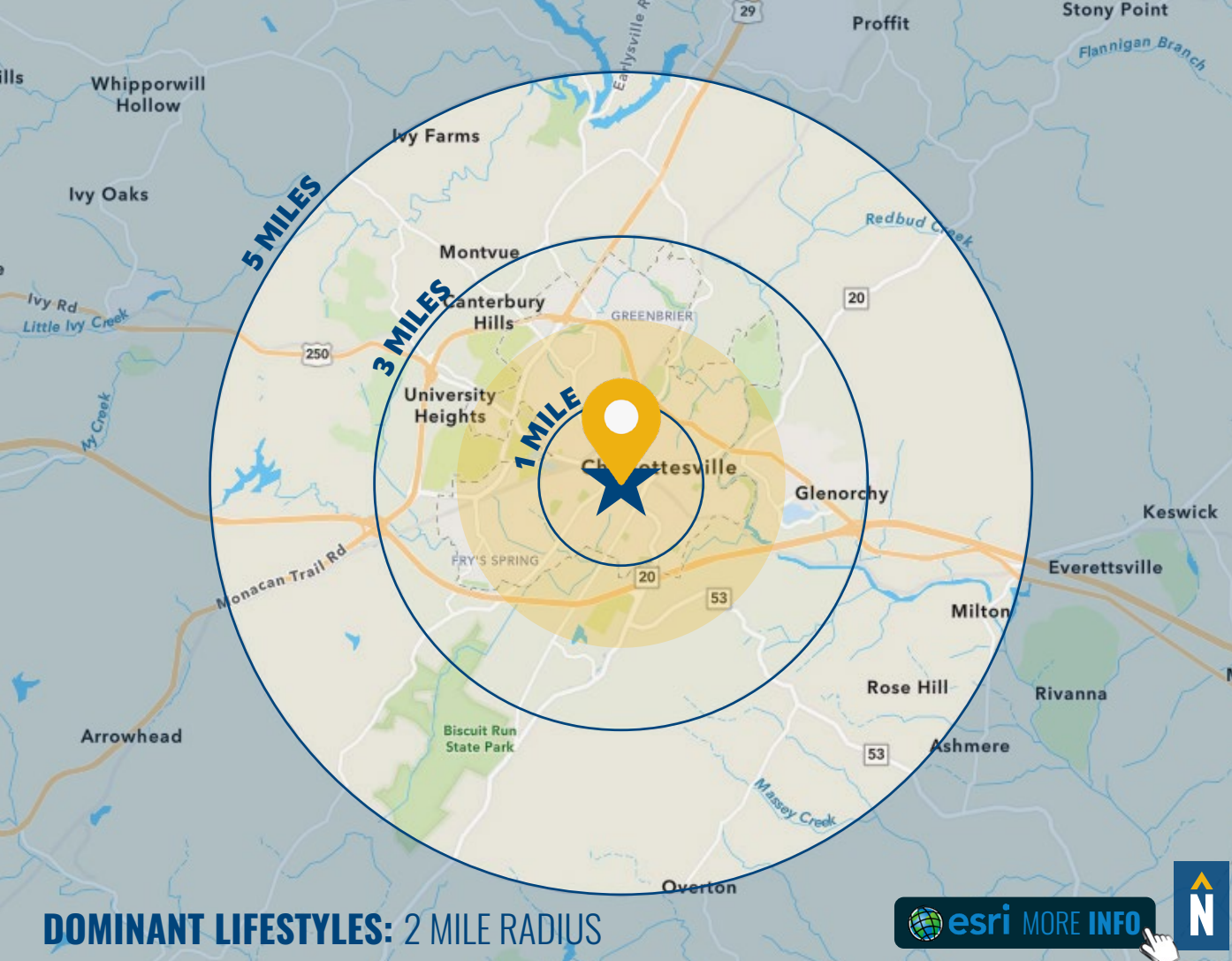


32.1

30.4

32.1

[FULL DEMOS REPORT](#)

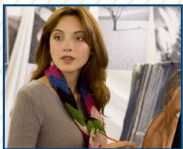


DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



27%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**
Median Household Income: **\$59,200**

17%
DORMS TO DIPLOMAS



On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age: **21.6**
Median Household Income: **\$16,800**

8%
METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**
Median Household Income: **\$67,000**

FOR MORE INFO **CONTACT:**



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