

316-318 E Main St

Charlottesville, VA

11,920 Square Feet of Class A Office



Bart McIntosh

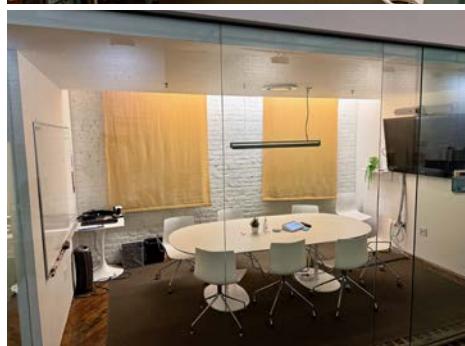
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Overview

Exceptional Class A Office on Charlottesville Downtown Mall. This historic space features a unique Class A buildout with high ceilings and skylights throughout, bringing natural light to the stunning conference rooms and private executive offices. The prime office location opens onto the amenity-rich Downtown Mall with abundant restaurants, retail shops, and entertainment. An extremely rare opportunity for move-in-ready Class A office on the Downtown Mall at a competitive rate.

11,920 Rentable Square Feet of Class A Office

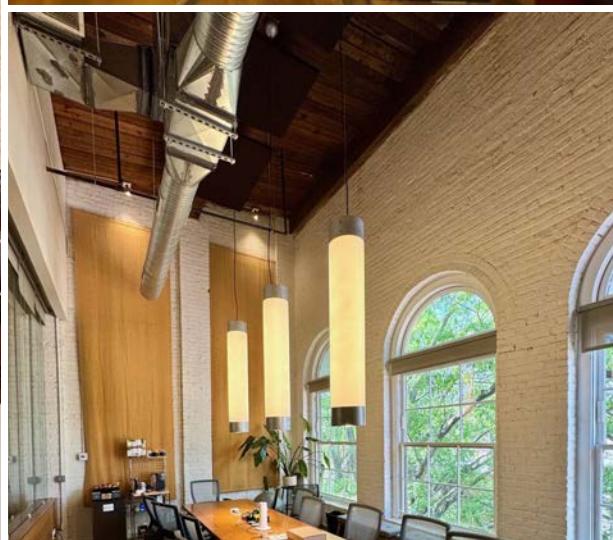
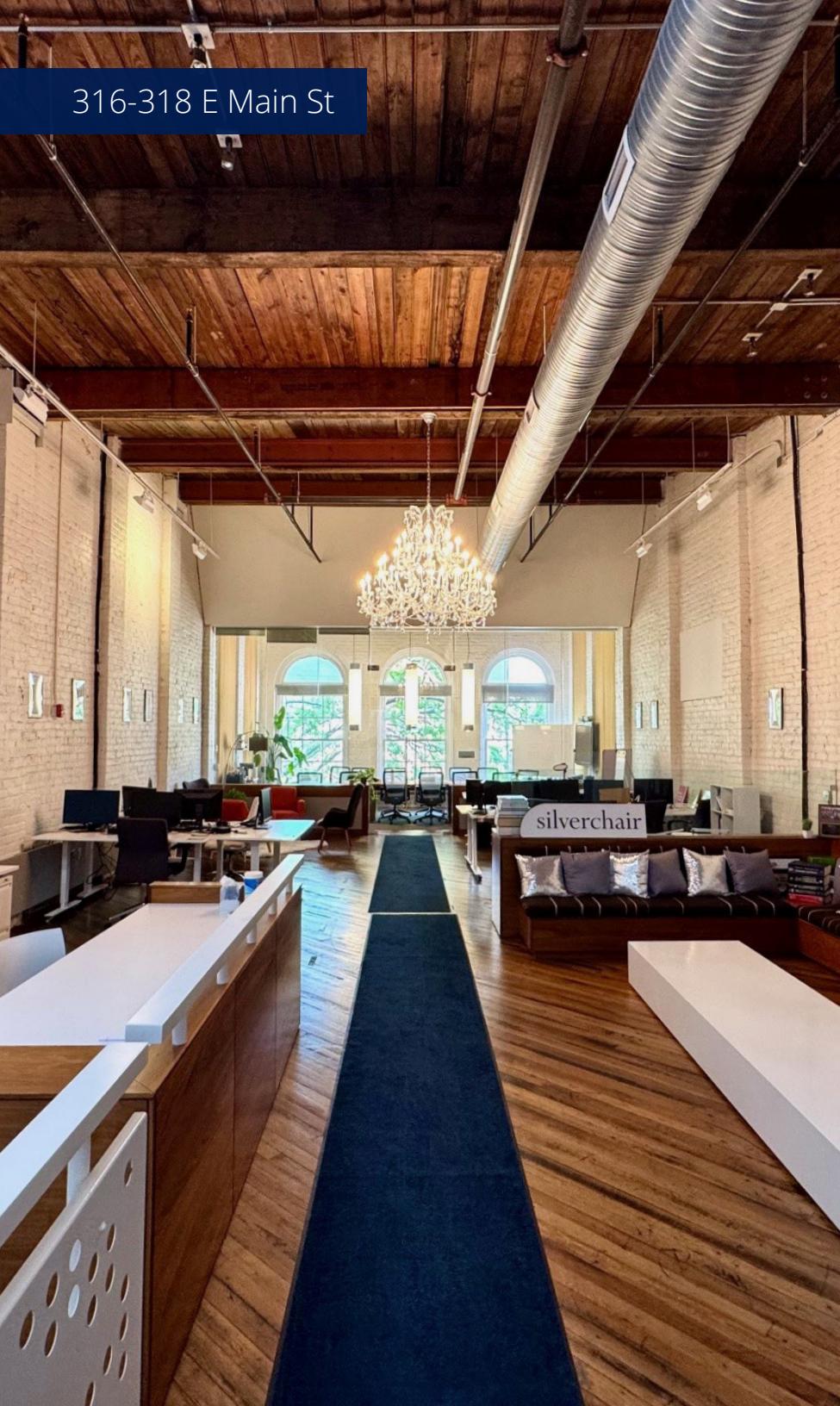
- 3rd and 4th floor unit with plentiful natural light and excellent views of Downtown
- Open floor plan with private offices, multiple large conference rooms, and executive offices
- Open areas are appointed for events and corporate gatherings
- Multiple kitchens and breakrooms serve each floor
- Prominent location with main access on both the Downtown Pedestrian Mall and Water Street
- Two Elevators servicing both floors
- HID card access control system
- Fiber optic service on-site
- \$23/PSF Net Terms
- Available immediately

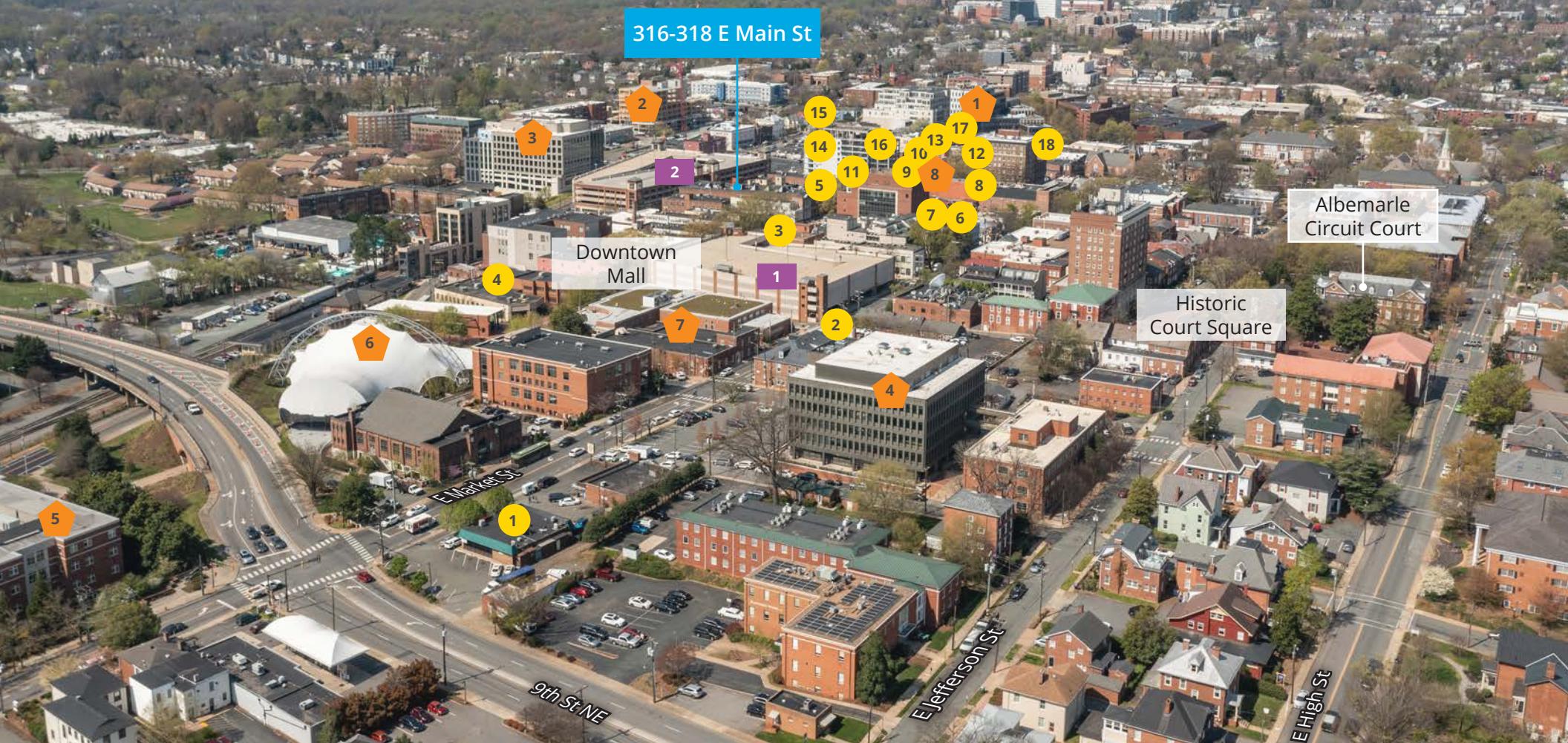
2025 Demographics

	1 miles	3 miles	5 miles
Population	18,256	80,164	99,985
Daytime Population	33,162	116,304	141,630
Households	8,687	33,254	41,316
Average Household Income	\$103,843	\$111,130	\$119,669

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1 Guadalajara	6 Lone Light Coffee	11 Jack Brown's Joint	16 Otto Eats	3 3TWENTY3 Office Building	8 Paramount Theater
2 Tonic	7 Fleurie	12 Hamilton's at First & Main	17 Crush Pad Wines	4 S&P Global	1 Market Street Parking
3 The Nook	8 Petit Pois	13 The Southern Cafe & Music	18 Bizou	5 UVMCO	2 Water Street Parking
4 The Melting Pot	9 Sal's Caffe Italia	14 Petite Marie Bette	1 CODE Building	6 Hantzmon Wiebel	
5 Citizen Burger Bar	10 The Fitzory	15 Bang!	2 Zero Garrett Office Building	7 Sprint Pavilion	

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