

# 316-318 E Main St

Charlottesville, VA

11,920 Square Feet of Class A Office



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**Colliers**



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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

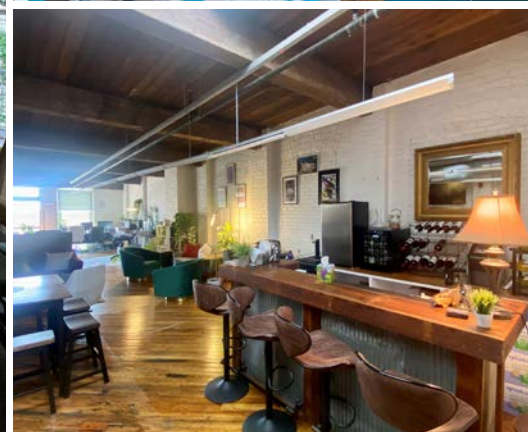
	1 miles	3 miles	5 miles
<b>Population</b>	18,256	80,164	99,985
<b>Daytime Population</b>	33,162	116,304	141,630
<b>Households</b>	8,687	33,254	41,316
<b>Average Household Income</b>	\$103,843	\$111,130	\$119,669

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- 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 Petite Marie Bette
- 15 Bang!

- 16 Otto Eats
- 17 Crush Pad Wines
- 18 Bizou
- 1 CODE Building
- 2 Zero Garrett Office Building

- 3 3TWENTY3 Office Building
- 4 S&P Global
- 5 UVMCO Hantzmon Wiebel
- 6 Sprint Pavilion
- 7 City Hall

- 8 Paramount Theater
- 1 Market Street Parking
- 2 Water Street Parking



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Ting Pavillion

City Walk and  
C&O Row

Belmont Bridge

Water Street  
Parking Garage

Downtown Mall

E Main St

E Water St

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