



AVAILABLE FOR LEASE

**Leigh Hughes**

Vice President

+1 434 284 4007

leigh.hughes@colliers.com

## 300 Preston Ave., Charlottesville, VA

Newly renovated office space on the top floor in a  
prime downtown location

- 2,600 SF, available now
- Tremendous 5th floor views of downtown Charlottesville
- Fantastic windows and natural light
- Large offices, oversized conference room with kitchenette
- Enjoy free, 24/7/365 assigned parking spaces
- Full service lease, including janitorial, at \$27.50 SF
- Walk to all downtown amenities; proximate to University of Virginia
- Join tenants Carter Bank, Top Notch Computers, Community Investment Collaborative, and Shenandoah National Park Trust

**Colliers**

701 E. Water Street, Suite 301

Charlottesville, VA 22902

P: +1 434 974 7377

colliers.com

**Colliers**

300 Preston Ave.



300 Preston Ave.

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

*Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.*

*"#4 Top 50 best cities for entrepreneurs"*



*"10 hippest Mid-Sized Cities in America"*



*"Top 10 Best Places to Retire"*



*"Top five destinations in the country"*



*"One of the country's favorite mountain towns"*



*"One of the happiest and healthiest"*



300 Preston Ave.



- 1 Iron Paffles & Coffee
- 2 Popitos Pizza
- 3 Otto's Turkish Street Food
- 4 The Wich Lab
- 5 FARMacy Cafe
- 6 The Alley Light
- 7 Revolutionary Soup
- 8 Christian's Pizza
- 9 The Whiskey Jar
- 10 Lucky Blue's
- 11 Mudhouse Coffee
- 12 The Bebedero
- 13 Cocoa & Spice
- 14 Marco & Luca
- 15 Bizou
- 16 Miller's Downtown
- 17 Grit Coffee
- 18 Feast Market & Café
- 1 Downtown Pedestrian Mall
- 2 Omni Hotel
- 3 CODE Building
- 4 Violet Crown
- 5 Federal Building & US Courthouse
- 6 Residence Inn
- 7 UVA & UVA Medical Center
- 8 The Rotunda
- 9 John Paul Jones Arena
- 10 The Doyle Hotel

## Leigh Hughes

Vice President

+1 434 284 4007

[leigh.hughes@colliers.com](mailto:leigh.hughes@colliers.com)

## Colliers

701 E. Water Street, Suite 301

Charlottesville, VA 22902

P: +1 434 974 7377

[colliers.com](http://colliers.com)