



For Lease

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3000 Berkmar Dr., Charlottesville, VA

**Excellent location convenient to UVA,
Downtown Charlottesville and Rte 29N**

- **Suite 3000:** 1,787 SF of move in ready gym/fitness space
- Fully renovated with high end fixtures and with 2 full showers
- High ceilings open layout and loading dock great for industrial uses
- \$18.00/SF NNN
- Wonderful opportunity to open new business, relocate existing one, or just find well priced space
- Easy access and ample parking

3042 Berkmar Dr.





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Demographics



2024
 population
9,090
 (1 mile)

41,344
 (3 miles)

100,107
 (5 miles)



2024 Average
 Household Income
\$87,678
 (1 mile)

\$125,443
 (3 miles)

\$122,866
 (5 miles)