

316-318 E Main St

Charlottesville, VA

5,960 Square Feet of Class A Office



Bart McIntosh

Senior Associate

+1 434 284 4005

bart.mcintosh@colliers.com

Colliers

316-318 E Main St



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.

5,960 Rentable Square Feet of Class A Office

- 3rd 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
- HID card access control system
- Fiber optic service on-site
- \$23/PSF Net Terms
- Available immediately

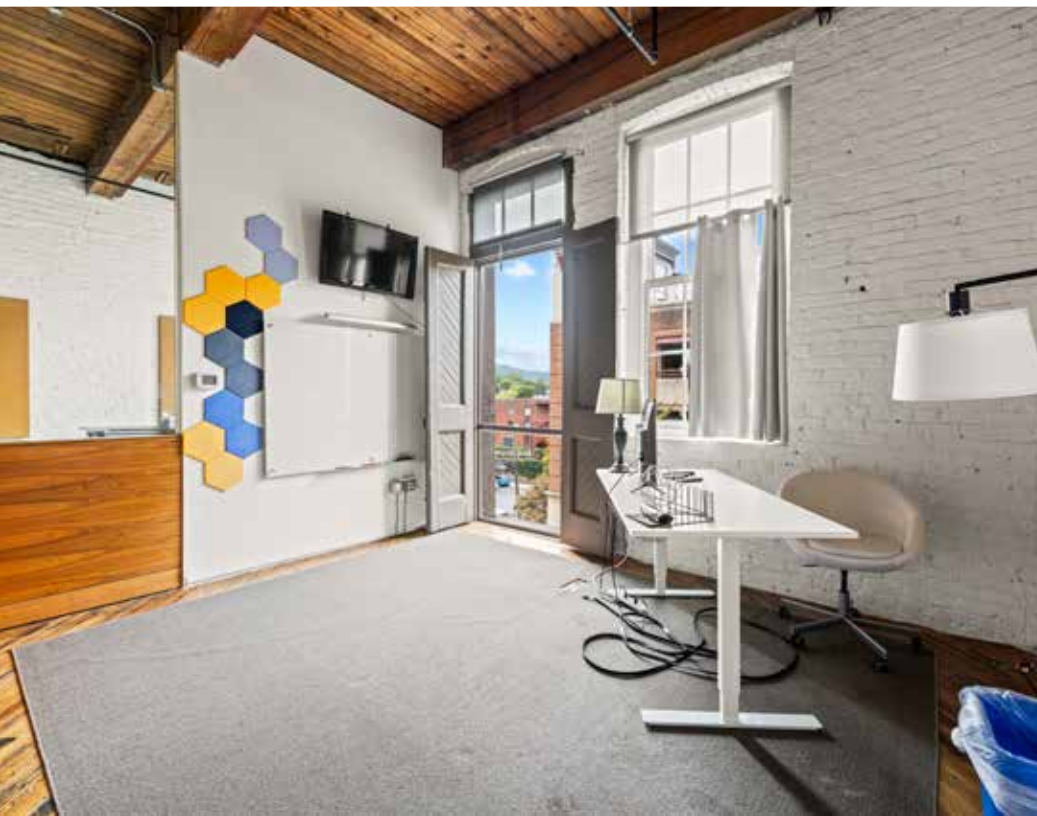
2025 Demographics

	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

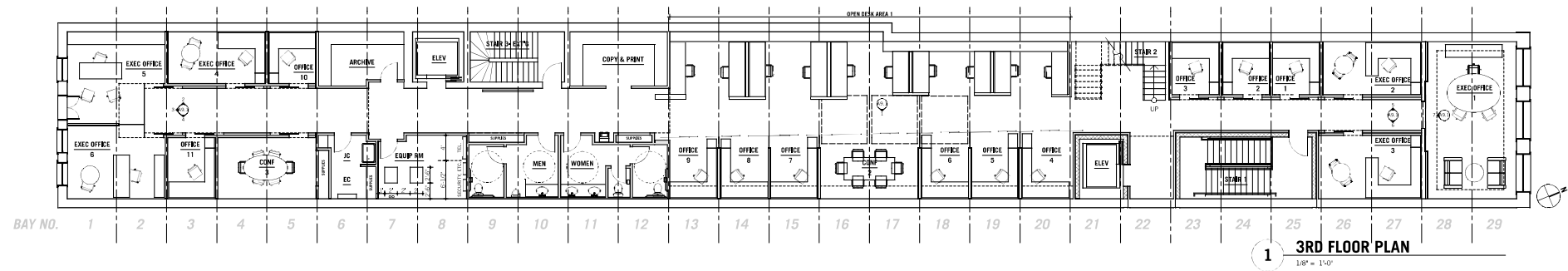
Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



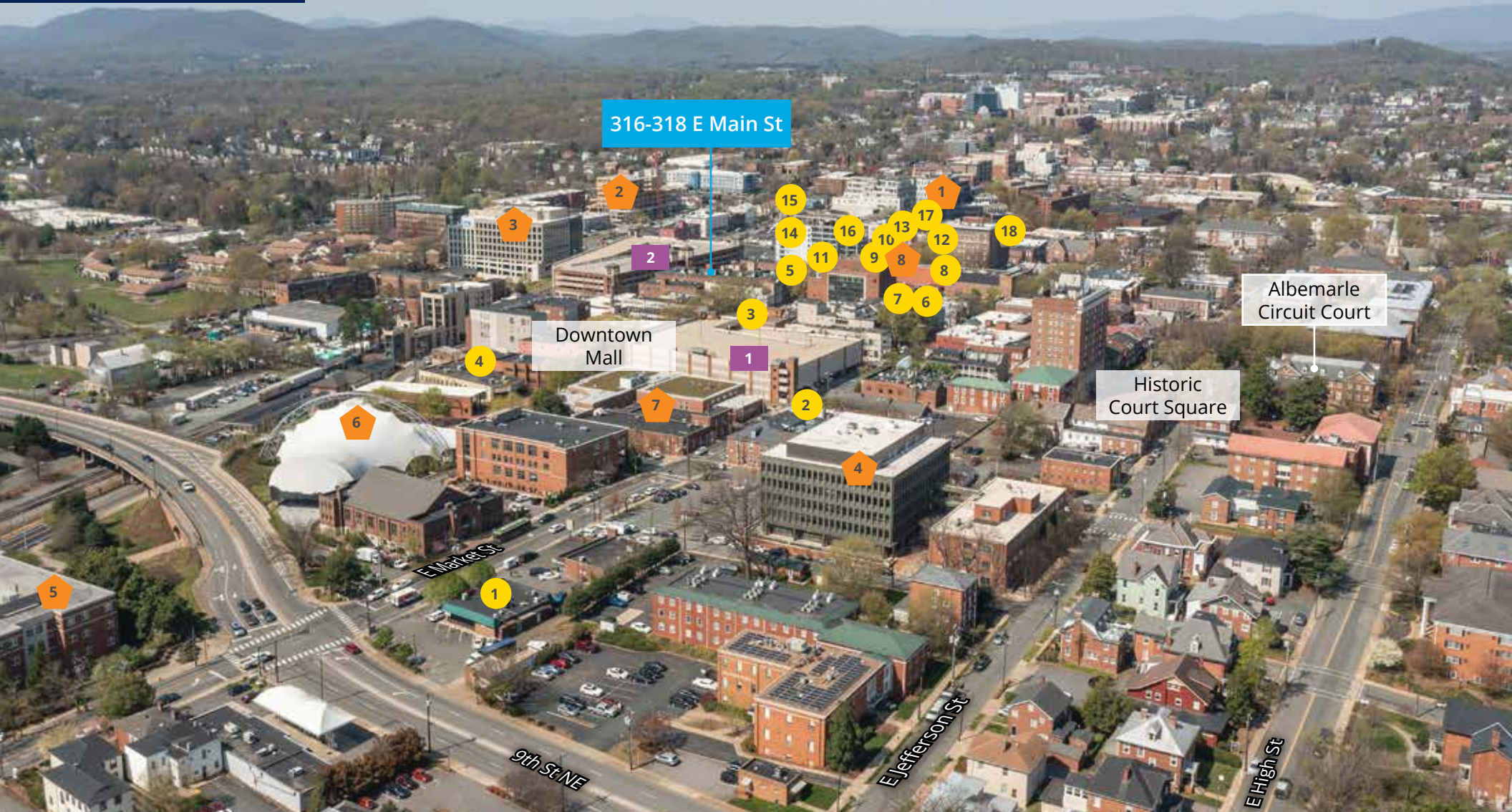
316-318 E Main St



3rd Floor Plan



316-318 E Main St



- | | | | | | |
|----------------------|----------------------|-------------------------------|--------------------------------|----------------------------|-------------------------|
| 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 Hantzmon Wiebel | 2 Water Street Parking |
| 4 The Melting Pot | 9 Sal's Caffe Italia | 14 Petite Marie Bette | 1 CODE Building | 6 Sprint Pavilion | |
| 5 Citizen Burger Bar | 10 The Fitzory | 15 Bang! | 2 Zero Garrett Office Building | 7 City Hall | |

316-318 E Main St

Ting Pavillion

City Walk and
C&O Row

Belmont Bridge

Water Street
Parking Garage

Downtown Mall

E Main St

E Water St

Bart McIntosh

Senior Associate

+1 434 284 4005

bart.mcintosh@colliers.com

Colliers