



For Lease or For Sale

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3042 Berkmar Dr., Charlottesville, VA

Small office space available now. Plenty of parking, natural light, and centrally located.

- Available space:
 - 3042 C - 1,320 SF / \$18.00 PSF
- Tenant pays electric and telecommunications
- Landlord pays real estate taxes, real estate insurance, water/ sewer, trash, condo fees
- Seconds to Rte 29N, Minutes to UVA/Downtown, I-64
- **Also available for sale at \$895,000**

3042 Berkmar Dr.



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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"



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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)

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