



For Lease

100 Tenth Street NE, Suite 300 Charlottesville, VA

Ideal location within walking distance of retail and restaurants on the Downtown Mall

- **2nd floor**
 - 2 units available
 - 935 SF - 3,470 SF for lease
 - Mix of open space, offices, conference area(s)
 - \$28.50 SF, full service, includes on-site parking
- **3rd floor**
 - 1,300 SF
 - 3 large offices, conference room, reception
 - Large, east facing windows make for great natural lighting
 - \$29.50 SF, full service, includes on-site parking

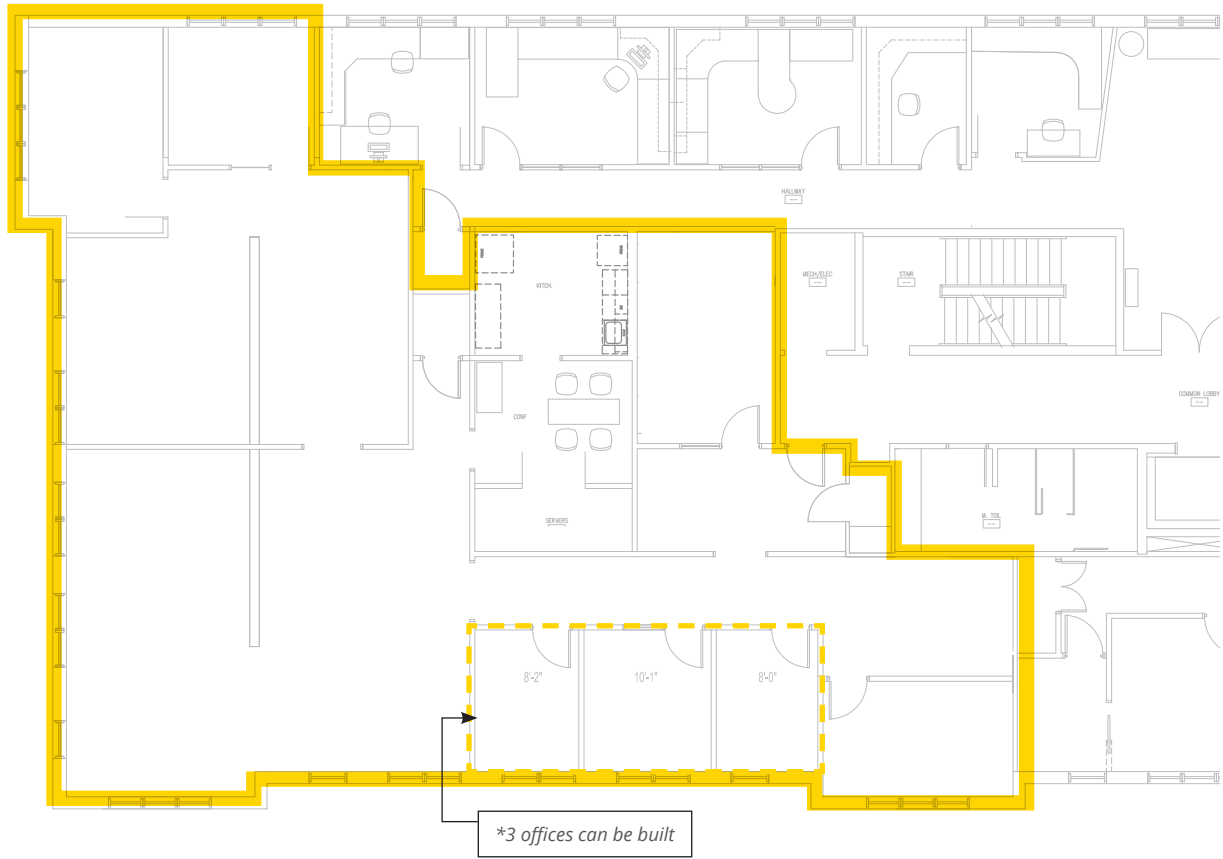
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Contact us:

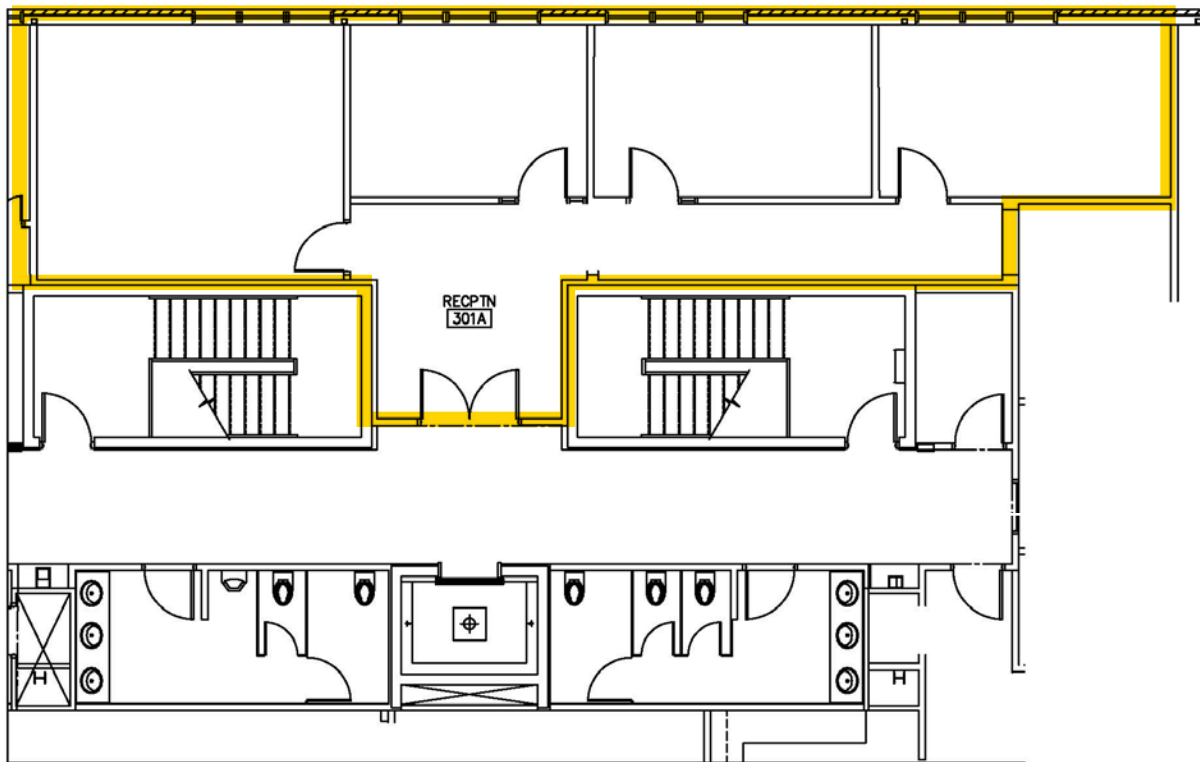
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Second Floor - 935 SF - 3,470 SF



Third Floor - 1,300 SF



100 Tenth Street NE



100 Tenth Street NE



Walk to the
Downtown
Mall



Walk Score™
93



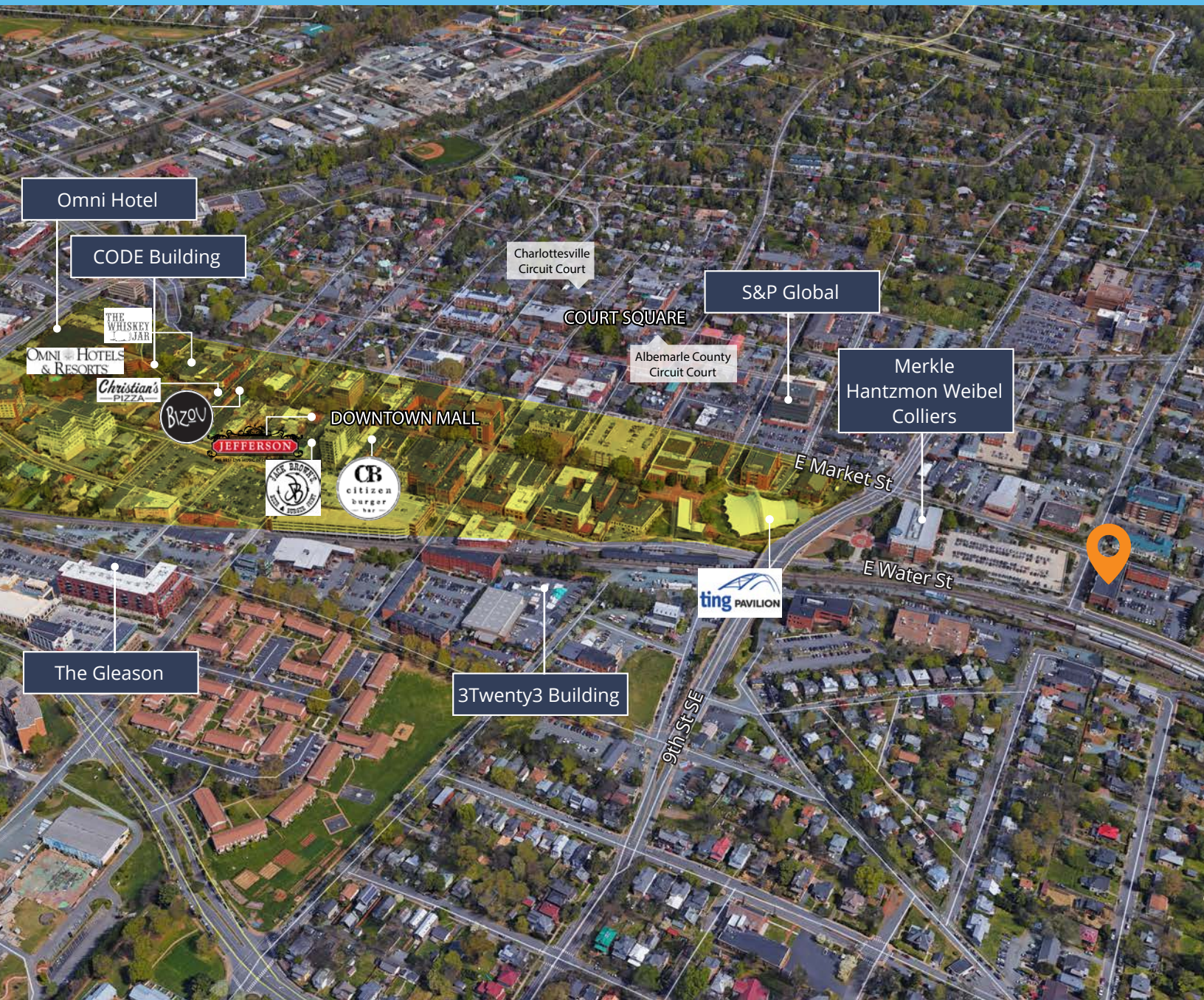
Bike Score
80

Distance

Downtown Mall	5 min. walk
University of Virginia	8 min. drive
	9 min. bike
Amtrak Station	6 min. bike

The Area

Located within walking distance from the Downtown Mall, the location has a Walk Score of 93 which makes it very accessible and provides direct access to multiple amenities.



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

Charlottesville is strategically located just 100 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"



"No. 2 Best College Town"

Southern Living

"Top 5 Best City for Entrepreneurs"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest places in the US"



"#3 Best Public National University"



"Top City For Fastest Growing Venture Capital Investment Dollars"



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