



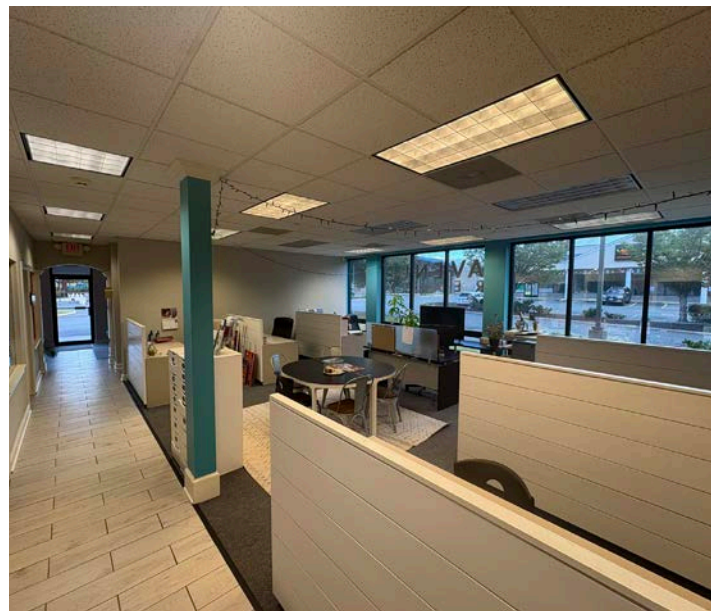
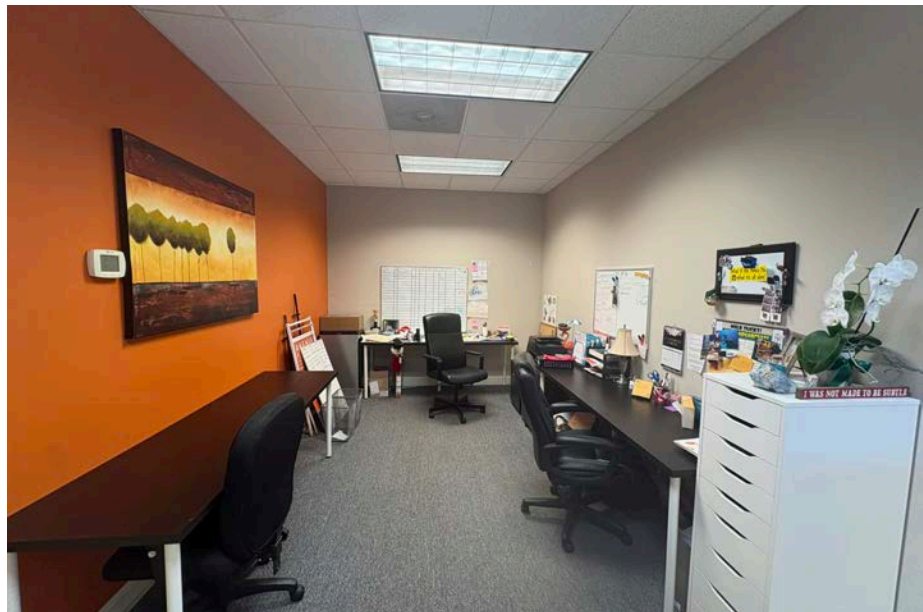
FOR SALE OR LEASE

900 Gardens Blvd., Suite 100,
Charlottesville, VA

Centrally located, just off of Rte29N/Seminole Trail

- **Lease Price: \$22.95 SF, plus electric and telecommunications**
- **Reduced Sale Price: \$595,000**
- 2,299 SF/ First floor condominium
- Lease space as tenant or purchase to become an owner-occupant
- Mix of private of offices, open workspaces, reception, conference room, kitchen and storage
- Well suited for a variety of businesses: office or service related, with option to convert to retail or medical
- Mix of private of offices, open work spaces, reception, conference, kitchen and storage
- Located less than 5 miles from Hollymead/Forest Lakes area, downtown Charlottesville and University of Virginia
- Cross-eased parking exists through entire Gardens Shopping Center
- Next to ACAC gym, which has 400+ group classes per week and over 467,000 daily visits per year
- Available now!

900 Gardens Blvd., Suite 100



CHARLOTTESVILLE: BUSINESS FRIENDLY COMMUNITY

- A well educated workforce including access to talent and resources at UVA
- A diverse and stable economy built around the University, medical services, financial services, clean energy, and life sciences
- Proximity to major U.S. markets
- A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability
- Strategic location near Washington D.C. and Richmond
- Well developed transportation network that includes air, rail, and interstate highway options

2025 DEMOGRAPHICS

	1 miles	5 miles	10 miles
Population	5,700	36,259	97,227
Daytime Population	11,724	42,507	137,430
Households	2,368	15,517	39,721
Average Household Income	\$116,173	\$132,039	\$123,521

Detailed demographics available upon request



STRONG & EXCITING BUSINESS CLIMATE

Virginia is consistently ranked one of the best places to do business by CNBC (#1 2024) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

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

Charlottesville is strategically located just 110 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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