



310 4th Street NE, Charlottesville, VA

Court Square Building

Class A building located just off Historic Downtown Mall

- 1,535 SF
- 4 offices and conference room
- First floor, corner location with large windows, with a large, private patio
- Convenient, downtown location in the heart of Court Square
- 2 parking spaces in covered, building garage
- \$31.75 SF, full service

Accelerating success.

Leigh Hughes

Vice President
+1 434 284 4007
leigh.hughes@colliers.com

Andrew Boninti

Senior Vice President
+1 434 284 4006
andrew.boninti@colliers.com

Colliers

701 E. Water Street, Suite 301
Charlottesville, VA
P: +1 434 974 7377



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.

Strong & Exciting Business Climate

Virginia is consistently ranked one of the best places to do business by CNBC (#3 2022) 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.

Major Employers in Charlottesville



"#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"



310 4th Street NE, Charlottesville, VA

2024 Demographics


	1 miles	5 miles	10 miles
Population	15,427	81,012	100,885
Daytime Population	19,518	116,338	141,311
Households	7,436	33,442	41,467
Average Household Income	\$112,874	\$111,108	\$118,342





- 1 Guadalajara
- 2 Tonic
- 3 The Nook
- 4 The Melting Pot
- 5 Citizen Burger Bar
- 6 Lone Light Coffee
- 7 Fleurie
- 8 Petit Pois
- 9 Sal's Caffe Italia
- 10 The Fitzory
- 11 Jack Brown's Joint
- 12 Hamilton's at First & Main
- 13 The Southern Cafe & Music
- 14 Mudhouse Coffee
- 15 The Whiskey Jar
- 1 CODE Building
- 2 3TWENTY3 Office Building
- 3 S&P Global
- 4 UVMCO Hantzmon Wiebel
- 5 Ting Pavilion
- 6 City Hall
- 7 Paramount Theater
- 8 Violet Crown
- 9 The Jefferson
- 10 Live Arts
- 11 VA Discovery Museum
- 12 ACAC Fitness

- 1 Residence Inn
- 2 The Omni Hotel
- 3 200 South Street Inn
- 4 Home2 Suites
- 5 The Inn at Court Square

 **99**
Walk Score®

 **85**
Bike Score

310 4th Street NE, Charlottesville, VA

Leigh Hughes
Vice President
+1 434 284 4007
leigh.hughes@colliers.com

Andrew Boninti
Senior Vice President
+1 434 284 4006
andrew.boninti@colliers.com

Copyright © 2024 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.