

VIEW ONLINE



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mmr
ENGINEERING

OFFICE/RETAIL SPACE FOR LEASE

134 10th Street NW, Suite #5 | Charlottesville, VA

FEATURES

- 3,364 SF available June 1st 2019
- Newly updated office space in historic Tenth Street Warehouse building
- Open office floor plan with multiple conference rooms
- Newly installed kitchenette
- Walking Distance to University of Virginia and UVA medical Center
- Minutes to Downtown Mall
- Great natural light
- Off street parking included
- \$22/SF Net
- Tenant pays taxes, insurance, utilities and interior janitorial

Bart McIntosh
Property Manager
+1 434 284 4005
bart.mcintosh@colliers.com

Jay O'Donnell
Vice President
+1 434 284 4019
jay.odonnell@colliers.com

Colliers International
314 East Water St
Charlottesville, VA 22902
P: +1 434 974 7377
F: +1 434 974 1909



Accelerating success.

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Ideal location within walking distance of retail, restaurants & transportation



**Off Street
Parking**



Walk to UVA



**Walk Score™
90**



**Bike Score
75**



Current Population
(2018) 3 mile
80,297



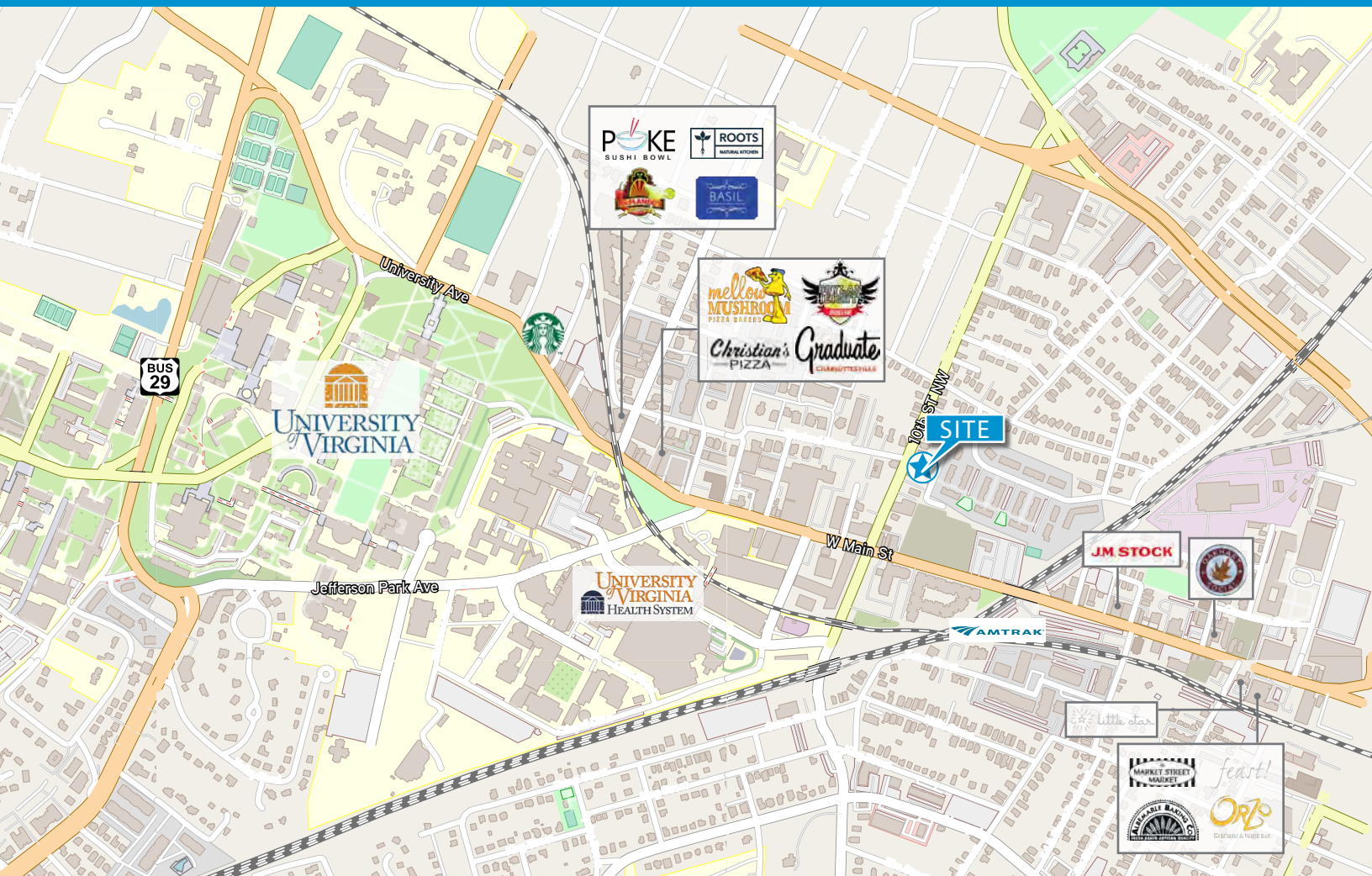
Projected Population
(2023) 3 mile
85,824

THE AREA

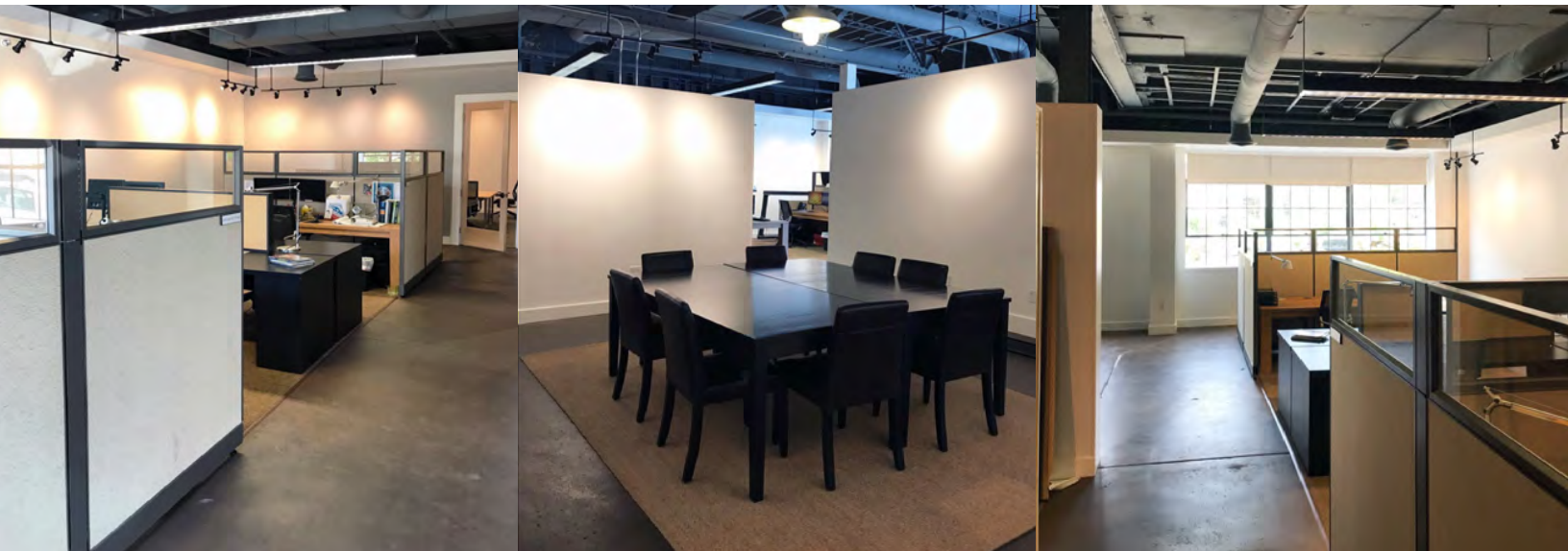
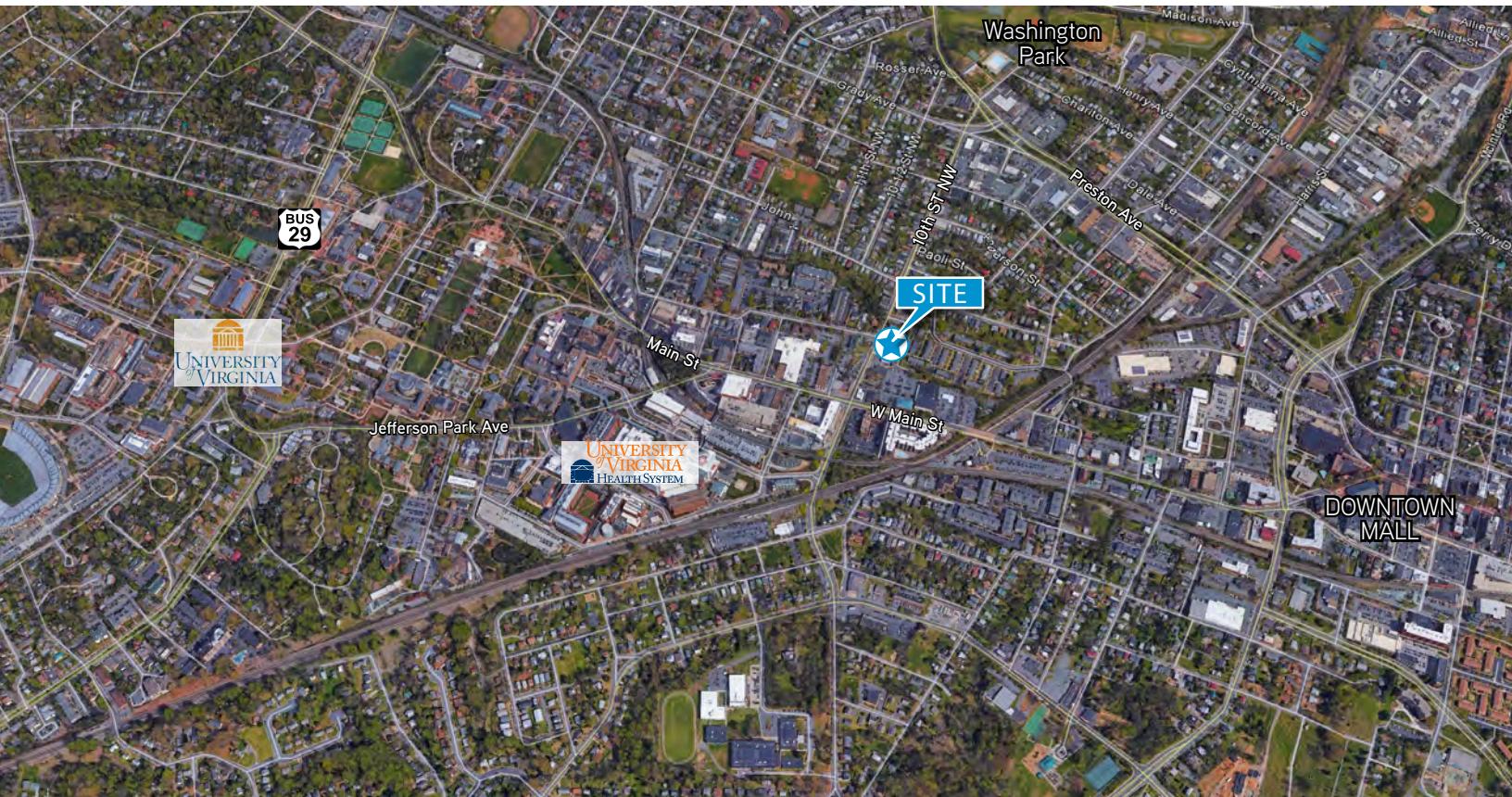
Located within walking distance from the University of Virginia and the Charlottesville Amtrak; which connects Charlottesville to Washington, DC, Lynchburg and other major cities. With a Walk Score of 90 and a Bike Score of 75 the location is very accessible and provides direct access to multiple amenities.

DISTANCE

Amtrak Station	5 min. walk
University of Virginia	10 min. walk
Downtown Mall	15 min. walk
I-64	7 min. drive



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