

250 W. Main St.,
Suite 300 Charlottesville, VA



Downtown Charlottesville Office Space for Lease in the Lewis & Clark Building



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2,650 – 5,300 SF of class A office space available in premium location

- Can be leased as a full floor, or divided into two office spaces
- 15 offices, two conference rooms, kitchen, two lobbies/reception areas
- Two large, private, outdoor terraces with fantastic views
- Sun-soaked perimeter offices, with oversized windows, create an uplifting work environment
- Plus sized offices allow user to double up work spaces, if needed
- 13 parking spaces included with a full floor lease; 5 in the primary parking lot and 8 in a nearby lot
- Available now at \$31.00 PSF, with parking; tenant to pay electricity and telecommunications



CLASS A
OFFICE SPACE



13 PARKING
SPACES



OUTDOOR TERRACES
WITH FANTASTIC VIEWS



2025 Demographics

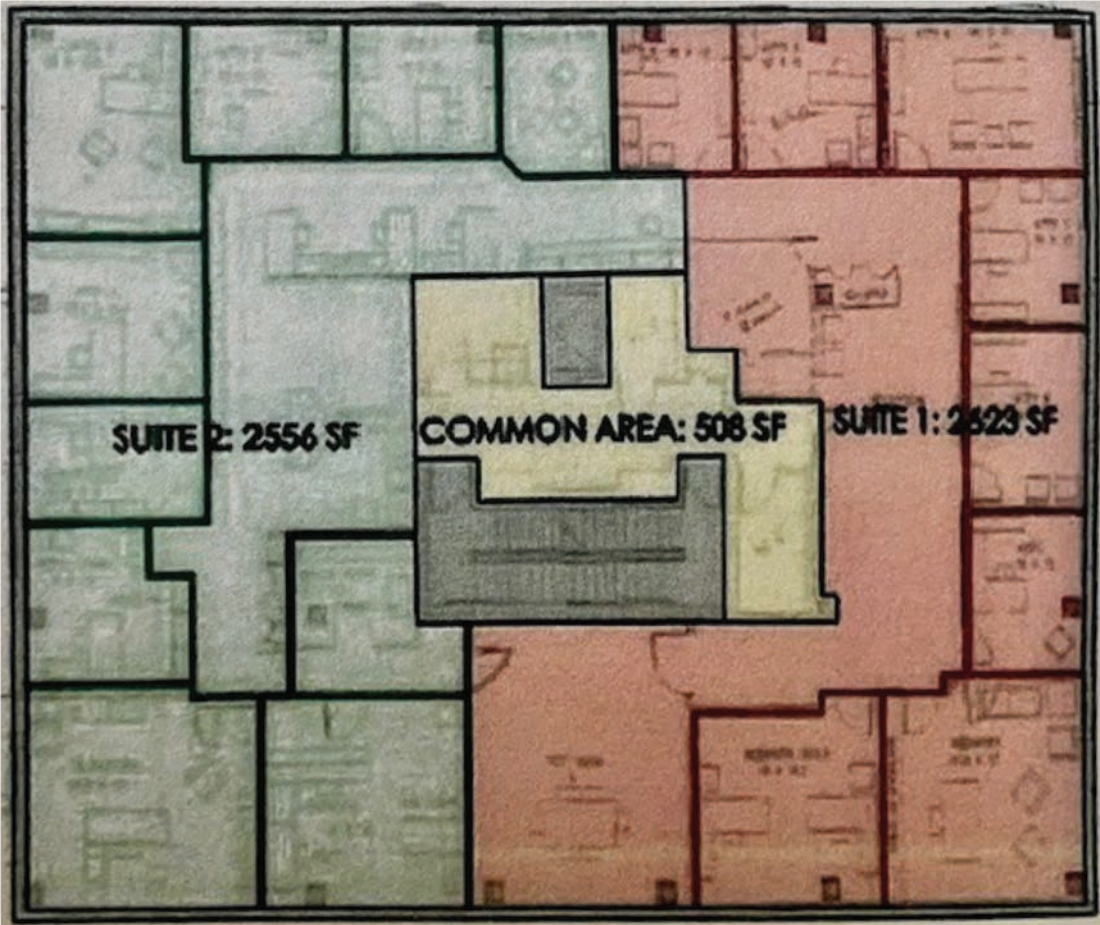
	1 miles	3 miles	5 miles
Population	18,976	80,893	100,108
Daytime Population	45,963	116,902	141,706
Households	8,822	33,603	41,399
Average Household Income	\$101,438	\$111,053	\$119,862

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Leigh Hughes

Vice President

+1 434 284 4007

leigh.hughes@colliers.com



- 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 Petite Marie Bette
- 15 Bang!

- 16 Otto Eats
- 17 Crush Pad Wines
- 18 Bizou
- 1 CODE Building
- 2 Zero Garrett Office Building

- 3 3TWENTY3 Office Building
- 4 S&P Global
- 5 UVMCO Hantzmon Wiebel
- 6 Sprint Pavilion
- 7 City Hall

- 8 Paramount Theater
- 1 Market Street Parking
- 2 Water Street Parking

