



100 Avon St, Suite 118, Charlottesville, VA 22902

Exceptional Downtown Office in Belmont and just blocks away from the Downtown Mall. The space features high ceilings with large conference rooms and private offices plus a modern shared kitchen and breakroom. This prime office location is steps away from amenity-rich Belmont neighborhood and the Downtown Mall with abundant restaurants, retail shops, and entertainment.

- 745 SF
- Large kitchenette and on-site bathrooms
- 3 parking spaces
- \$19.00/SF NNN
- Available October 2026
- Extra on-site storage available

Accelerating success.

Bart McIntosh,

Senior Associate

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Colliers

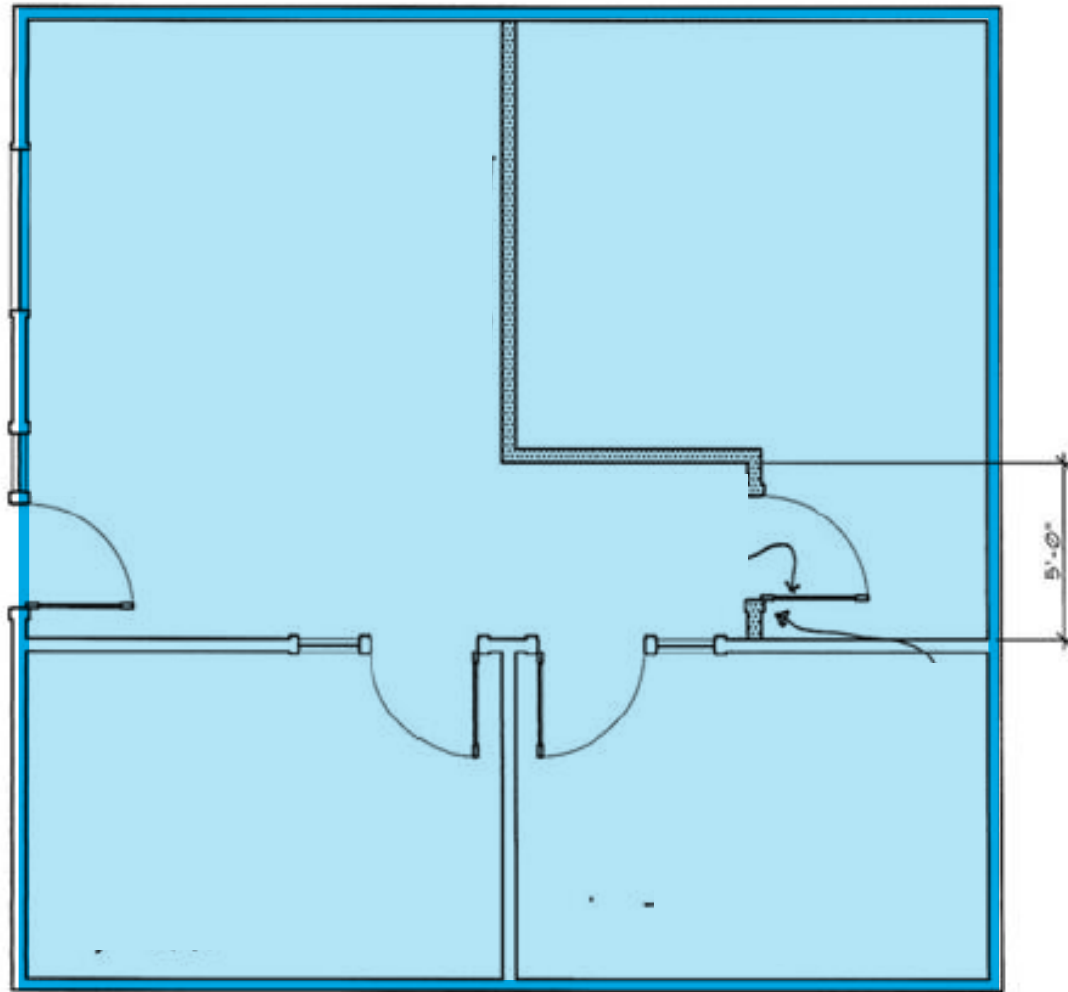
701 E. Water Street, Suite 301

Charlottesville, VA



100 Avon St, Suite 118, Charlottesville, VA 22902

Suite 118 | 745 SF



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5th Street Station
Wegmans

MAS TAPAS



Downtown Belmont



Avon St

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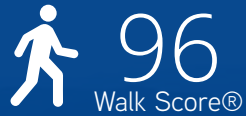
- 1 Residence Inn
- 2 The Omni Hotel
- 3 200 South Street Inn
- 4 Home2 Suites
- 5 The Inn at Court Square

- 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 UVIMCO 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

2025 Demographics

	1 miles	5 miles	10 miles
Population	14,399	99,692	135,212
Daytime Population	27,059	141,462	170,393
Households	7,144	41,252	55,000
Average Household Income	\$114,211	\$119,112	\$133,307

Detailed demographics available upon request



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, manufacturing, and a growing life sciences sector
- 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

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