

914 SUITE G2

EAST JEFFERSON STREET

Charlottesville, VA

Colliers

STRATEGICALLY LOCATED IN THE CENTRAL BUSINESS DISTRICT & JUST 3 BLOCKS FROM THE HISTORIC DOWNTOWN MALL

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Colliers is pleased to present the opportunity to acquire a commercial medical condominium at 914 East Jefferson Street at the intersection of East Jefferson and 9 1/2 Street NE. The condominium is strategically located in the central business district downtown and just 3 blocks from the historic Downtown Mall. The condo unit is currently set up for medical use and provides a great opportunity for owner-occupiers and investors looking for medical or office uses.



Suite G2

914 East Jefferson



1,844

Square Feet



\$405,000

Offering Price



BUILDING SUMMARY

Property Address	914 East Jefferson Suite G2, Charlottesville, VA
Tax map Parcel ID	530299600
Zoning	NX-8
Unit Size	1,844 SF
Parking	3 dedicated on-site spaces
Year built/Renovations	Building constructed in 1989. Significant renovations and upgrades completed during the past 21 years under current ownership

PROPERTY HIGHLIGHTS



Vacant turnkey medical office suite with reception and large waiting room, 3 exam rooms, physician offices, 2 bathrooms and kitchenette



A well-maintained property with a professionally run condo association provides for a low-maintenance investment.



Current layout allows for a wide range of medical uses or simple conversion to standard office use with 5 private offices.



Very convenient reserved on-site covered parking.



Excellent downtown location is centrally located and only a few short blocks from the downtown mall and Sentara Velocity Urgent Care.

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G2
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Downtown Mall

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

Downtown Mall Hotels

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

About Charlottesville

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

Charlottesville is strategically located just 100 miles south of the Washington D.C. MSA and under 60 miles west 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 (#4 2025) 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.

- **AstraZeneca** is investing \$4.5 billion to build a 200-acre biopharmaceutical manufacturing campus in Albemarle County and is expected to create 600 high-skilled jobs
- **Afton Scientific** broke ground on its new \$200 million, 285,000-square foot sterile injectable manufacturing facility in Charlottesville which is expected to create 200 new jobs
- **The Government** job sector in Charlottesville experienced a surge over the last 6 months with an 11.4% increase in jobs and a 4.2% increase annually.
- **The \$350M Paul and Diane Manning Institute of Biotechnology** at the University of Virginia is constructing a 350,000 sq. ft. lab for advanced therapy manufacturing, set to open in 2027.



Major Employers in Charlottesville



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