



Leigh Hughes

Vice President

+1 434 284 4007

leigh.hughes@colliers.com

2,334 SF OFFICE SPACE FOR LEASE

516 Locust Ave., Charlottesville, VA

Converted to office many years ago, this free standing building offers a highly desirable location in Downtown Charlottesville.

- Charm and character exist throughout this space, with wood floors, large windows providing an abundance of sunlight, and 3 newly renovated full baths
- Layout provides up 4 offices with large kitchen, and storage/mudroom at rear entrance
- Four free parking spaces on-site
- Well suited for a variety of office uses
- \$24 SF, Net (tenant to pay electricity, water/sewer, telecommunications and janitorial)

Colliers

701 E. Water Street, Suite 301

Charlottesville, VA 22902

P: +1 434 974 7377

colliers.com

516 Locust Ave.



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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 the Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

1. 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
2. UVA Community Credit Union is under construction on their 41,000 square foot office building and is scheduled to deliver in June of 2026
3. 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
4. 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.
5. 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.

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.

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



U.S. Department of Defense



Educational Travel & Experiences





Downtown Mall

- | | | |
|-----------------------------|--------------------------------------|------------------------------------|
| 1 Guadalajara | 10 The Fitzroy | 4 UVIMCO
Hantzmon Wiebel |
| 2 Tonic | 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

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