



OFFICE FOR LEASE

375 GREENBRIER DRIVE | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Just off Route 29 (Seminole Trail) with excellent visibility and access
- Minutes to UVA and North Fork Discovery Park
- Under 10 minutes to the Downtown Mall and key administrative centers
- Quick drive to The Shops at Stonefield
- Modern, move-in-ready offices
- Open layouts with perimeter private offices
- Competitive full-service rental rates
- 100+ surface parking spaces
- 24/7 secure building access

AVAILABLE SPACE:

3RD FLOOR:
UNIT 1: 4,000 SF ±
UNIT 2: 4,000 SF ±
CAN BE COMBINED TO 8,000 SF

YEAR BUILT:

1974

STORIES:

3

PARKING:

4.50/1,000 SF

ZONING:

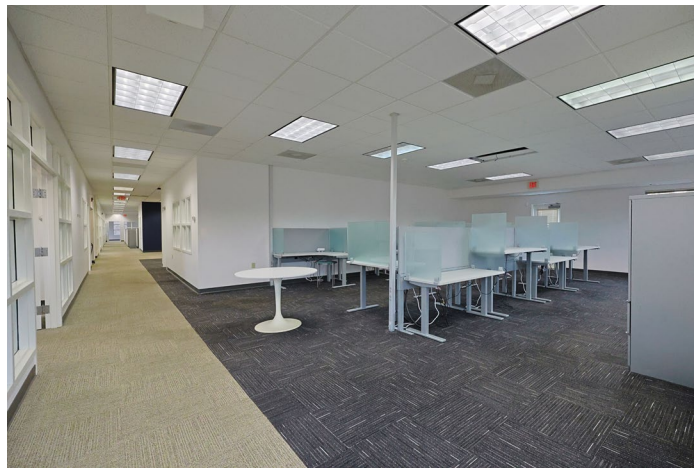
C1

RENTAL RATE:

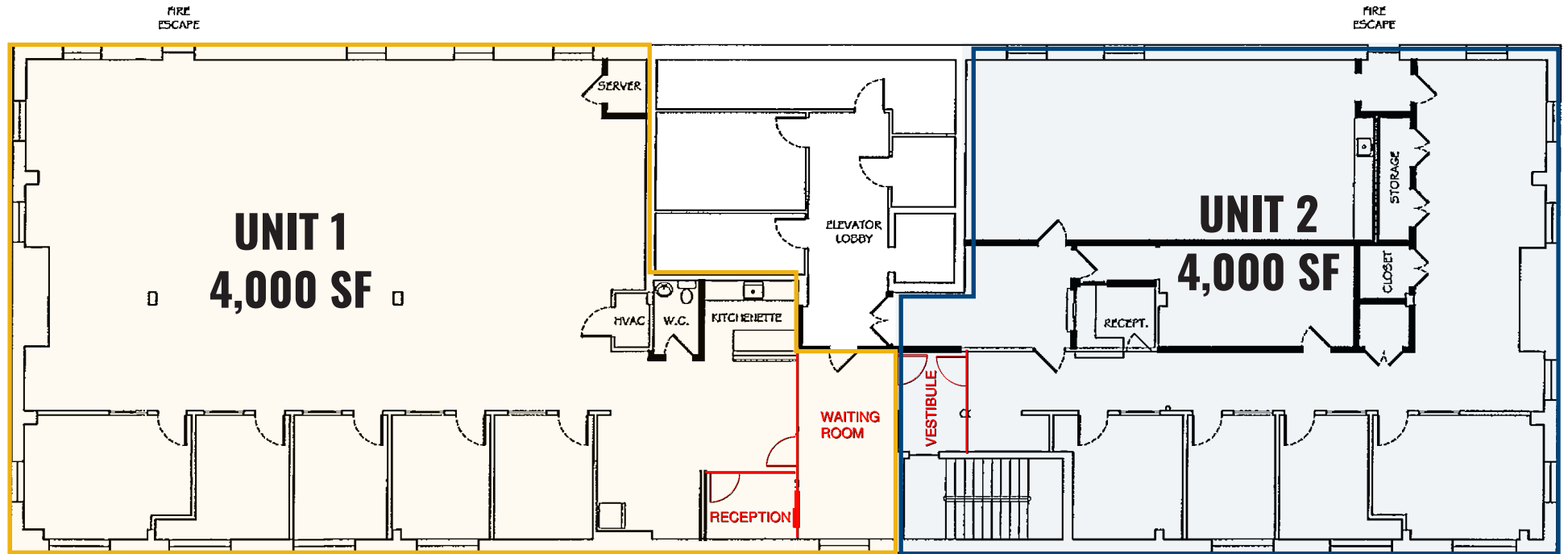
\$16.50 PSF



PHOTOS - THIRD FLOOR



THIRD FLOOR PLAN



CAN BE COMBINED TO 8,000 SF

LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

TOTAL POPULATION



13,518

57,215

104,850

DAYTIME POPULATION



17,910

96,820

144,785

AVERAGE HOUSEHOLD INCOME



\$87,426

\$116,538

\$123,386

NUMBER OF HOUSEHOLDS



5,984

23,625

43,075

MEDIAN AGE

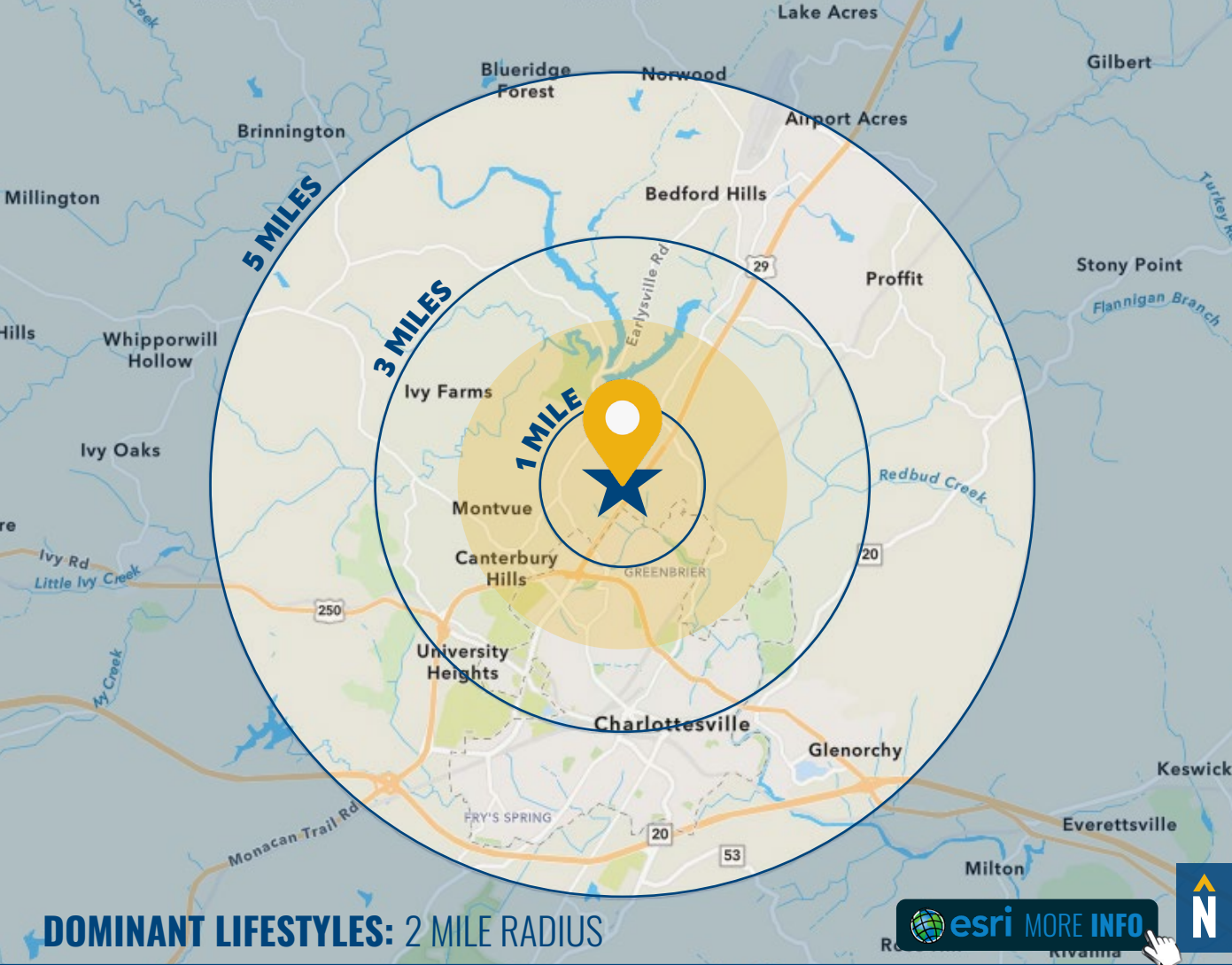


37.4

31.0

32.6

FULL DEMOS REPORT



16%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

12%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

11%

YOUNG AND RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258



These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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