



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: 4,500 SF (1st floor) and 8,000 SF (3rd floor)
- Open layouts with perimeter private offices
- Competitive full-service rental rates
- 100+ surface parking spaces
- 24/7 secure building access

AVAILABLE SPACE:

4,500 SF ± (1ST FLOOR)
8,000 SF ± (3RD FLOOR)

YEAR BUILT:

1974

STORIES:

3

PARKING:

4.50/1,000 SF

ZONING:

C1

RENTAL RATE:

\$16.50 PSF

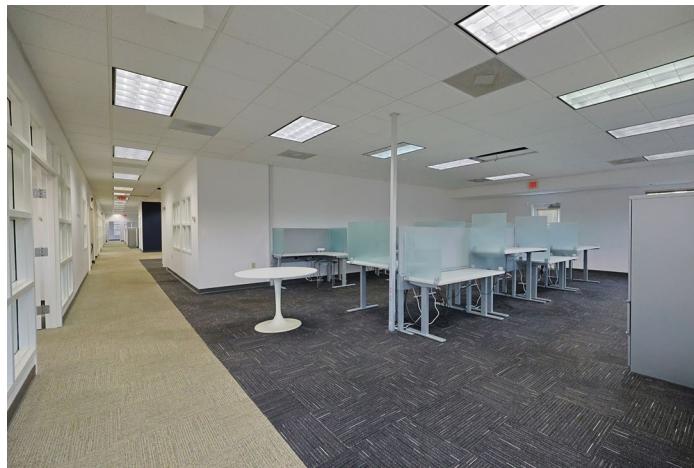


GOOGLE STREET VIEW

PHOTOS - **FIRST FLOOR**



PHOTOS - THIRD FLOOR



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

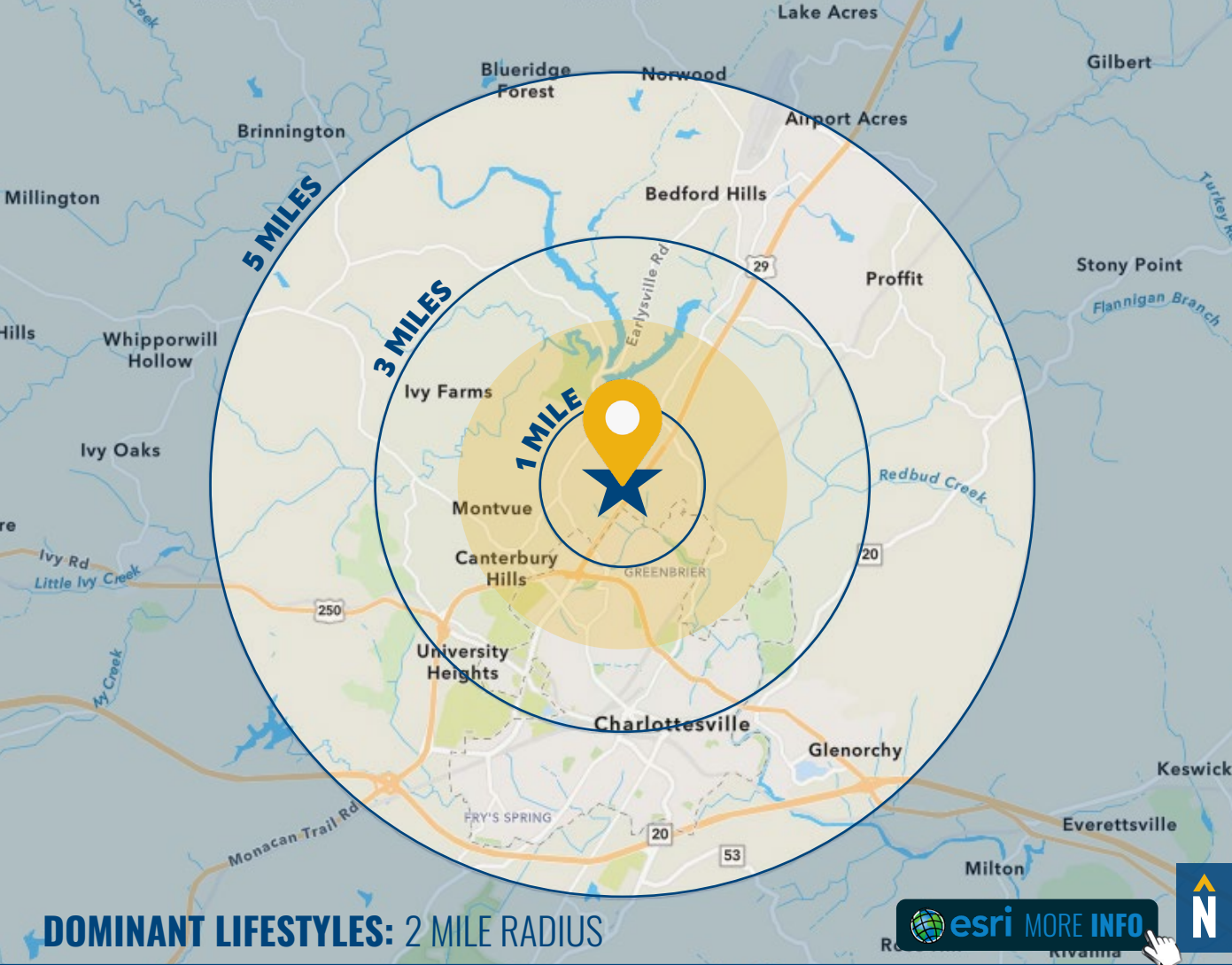


37.4

31.0

32.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

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:



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA**

ANNAPOLIS, MD

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