



4000 OLYMPIA CIRCLE

CHARLOTTESVILLE, VIRGINIA 22911

FOR
LEASE

ENTIRE
2ND FLOOR
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Heart of Charlottesville's premier medical and professional corridor
- Unrivalled convenience with immediate proximity to the area's best dining, retail anchors, banking, and fitness centers, all within a 2-minute drive
- Enhanced professional identity with a dedicated, ground-level storefront entry
- Large floor plate that supports open-concept workflows or private office configurations.
- 42 dedicated surface spaces providing a generous parking ratio
- Oversized windows offering a bright, inviting work environment
- Nestled in a quiet, upscale business environment
- Recently built out – move in ready condition
- Flexible availability

AVAILABLE:

6,338 SF ±

BUILDING SIZE:

12,200 SF ±

LOT SIZE:

1.08 AC ±

STORIES:

2

PARKING:

3.44/1,000 SF

RENTAL RATE:

\$27/NNN



GOOGLE STREET VIEW

Room Details and Dimensions:

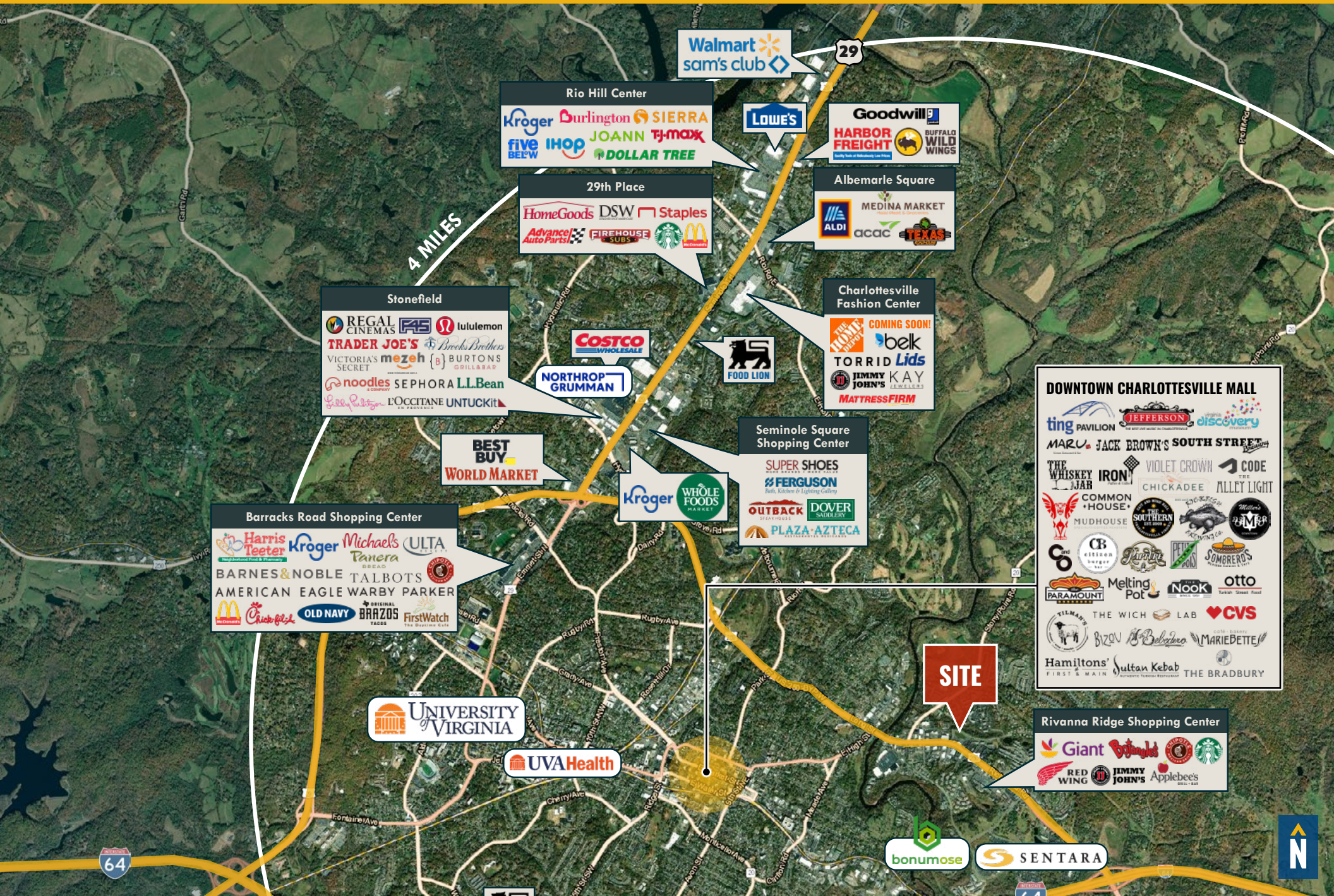
- Top Left:** D.KING 105 (12'-4" x 11'-8"), 109 (10'-8" x 11'-8"), CODERS 110 (11'-8" x 11'-8").
- Top Center:** REG. GROUP 114 (12'-4" x 12'-4").
- Top Right:** BATH 120 (5'-4" x 5'-4"), BREAK ROOM 131 (11'-8" x 11'-8").
- Middle Left:** 104 (10'-8" x 10'-8"), PAM 106 (10'-8" x 10'-8"), HVAC 107 (11'-8" x 11'-8"), KAYLA 103 (10'-8" x 10'-8"), REFERRAL COORD'S PB BILLING 108 (12'-4" x 12'-4").
- Middle Center:** COPIER/NET PRINTER 113 (12'-4" x 12'-4"), SERVER 115 (12'-4" x 12'-4"), HVAC 117 (12'-4" x 12'-4").
- Middle Right:** BATH 121 (5'-4" x 5'-4"), H.C. BATH 129 (7'-2" x 7'-2"), H.C. BATH 122 (7'-2" x 7'-2"), JAN 123 (7'-2" x 7'-2").
- Bottom Left:** 102 (10'-8" x 10'-8"), BARB 101 (10'-8" x 10'-8"), MORE LUBON PLE PLACEMNT TAD (WP.) 101 (10'-8" x 10'-8"), RECEPTION 100 (12'-4" x 12'-4").
- Bottom Center:** DW/INA 112 (12'-4" x 12'-4"), ENCL 118 (12'-4" x 12'-4"), INR/IR 111 (12'-4" x 12'-4"), CONFERENCE 119 (12'-4" x 12'-4").
- Bottom Right:** OFFICE PHASE I 127 (12'-4" x 12'-4"), OFFICE PHASE II 126 (12'-4" x 12'-4"), OFFICE PHASE II 125 (12'-4" x 12'-4").

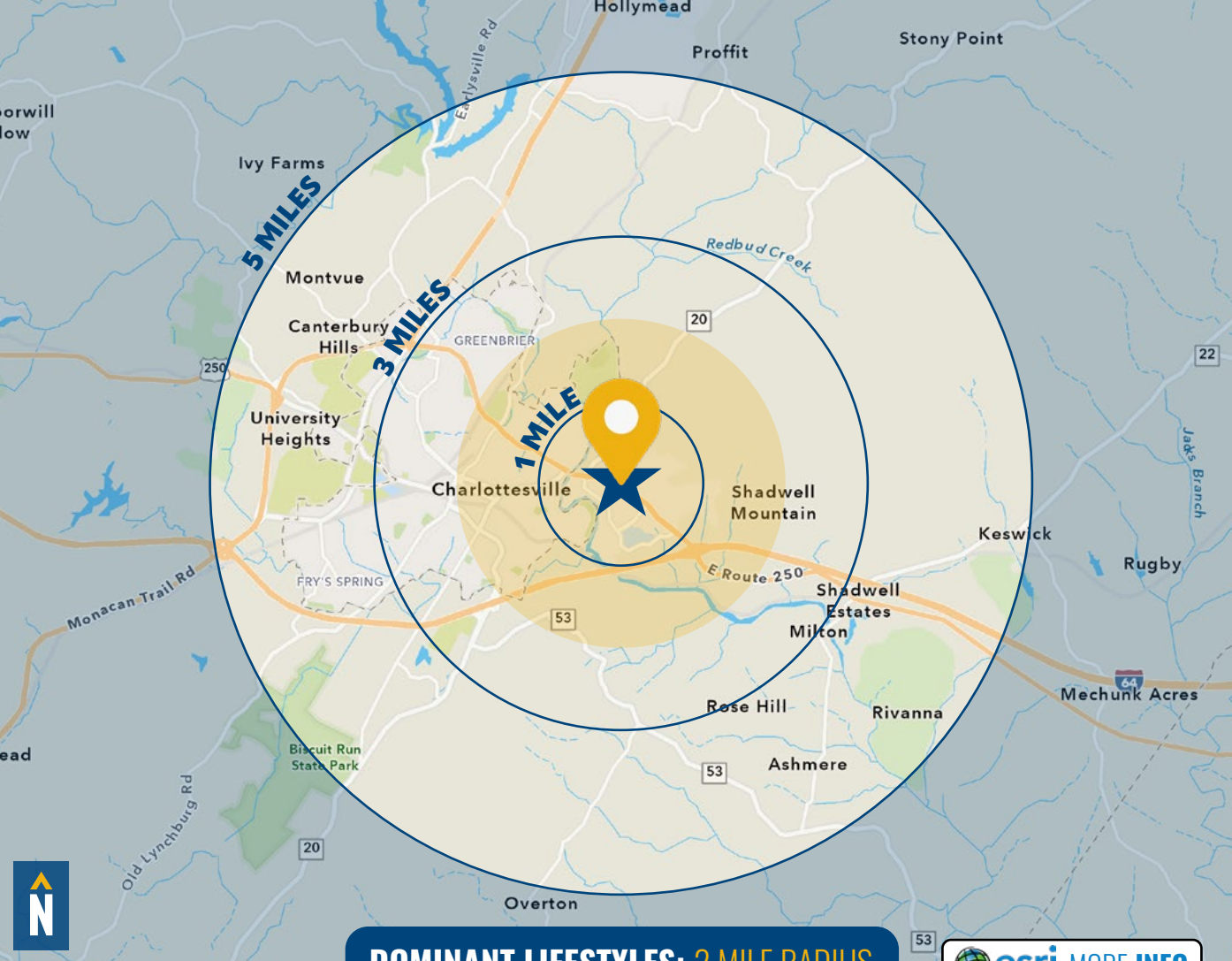
Other Labels: 124, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA





DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

30% 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.

26% EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

10% LAPTOPS AND LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,485

18,056

46,016

DAYTIME POPULATION



10,085

68,738

140,129

AVERAGE HOUSEHOLD INCOME



\$133,508

\$123,510

\$117,995

NUMBER OF HOUSEHOLDS



2,886

19,499

41,299

MEDIAN AGE



42.3

35.5

32.3

FULL DEMOS REPORT

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Real Estate III
Commercial Properties



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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