

# THE 550

*Located across from Charlottesville's Downtown Mall with multiple amenities within walking distance, beautiful views of the Blue Ridge Mountains and the Charlottesville skyline.*



# THE 550

550 E Water Street, Charlottesville, VA

**PRIME OFFICE LOCATION** The 550 is a Class A mixed-use building located across from Charlottesville's Downtown Mall with multiple amenities within walking distance, beautiful views of the Blue Ridge Mountains and the Charlottesville skyline. The space features high ceilings and natural light throughout. The impeccable interior design and finishes create a stylish and welcoming professional office.

- 1,107 Square feet
- Great executive office layout
- High ceilings and large windows bring natural light to the offices and conference room
- Location is steps away from both the amenity-rich Belmont neighborhood and the Downtown Mall with abundant restaurants, retail shops, and entertainment
- Parking spaces available in the nearby parking garage for monthly lease



Rare new class A  
office space



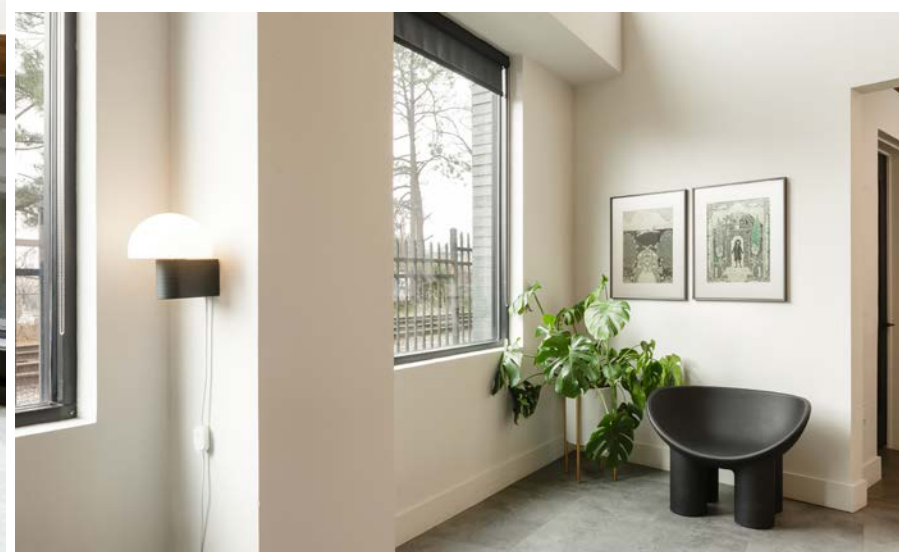
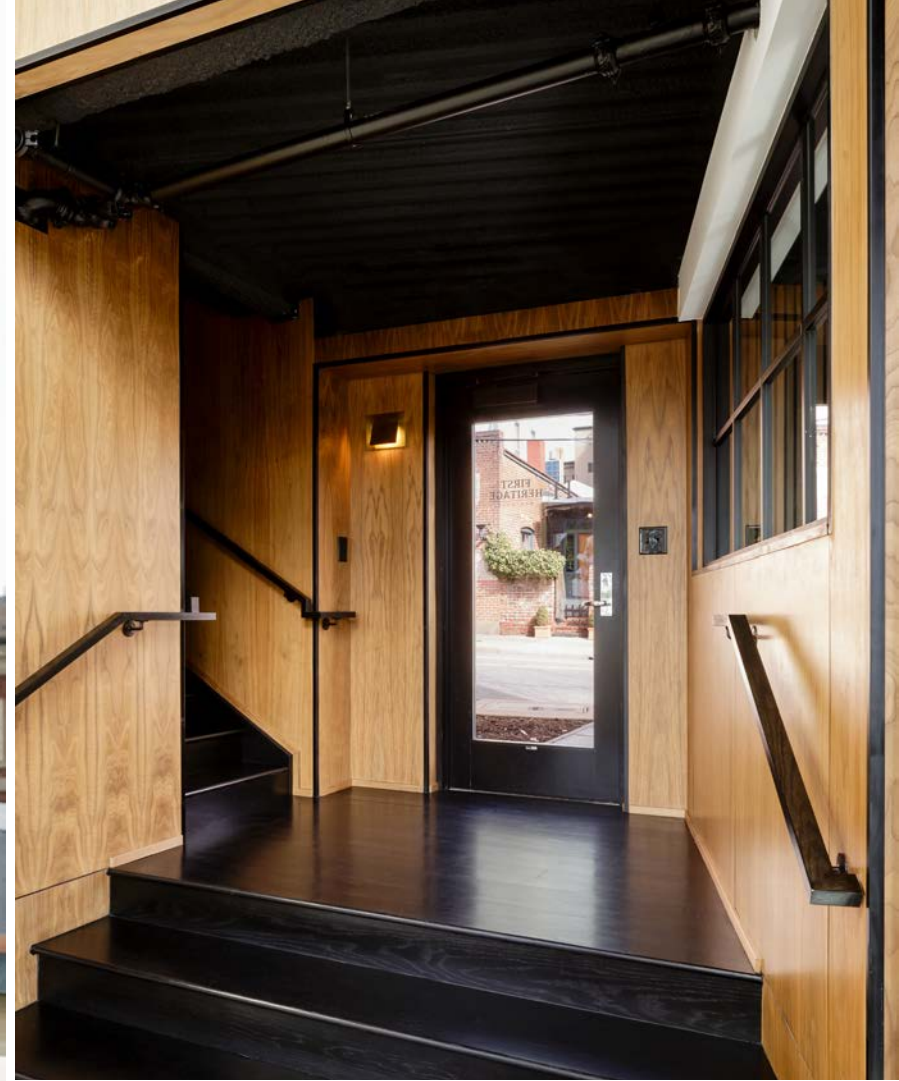
Private exterior  
patio & seating area



\$31.00/SF  
full service



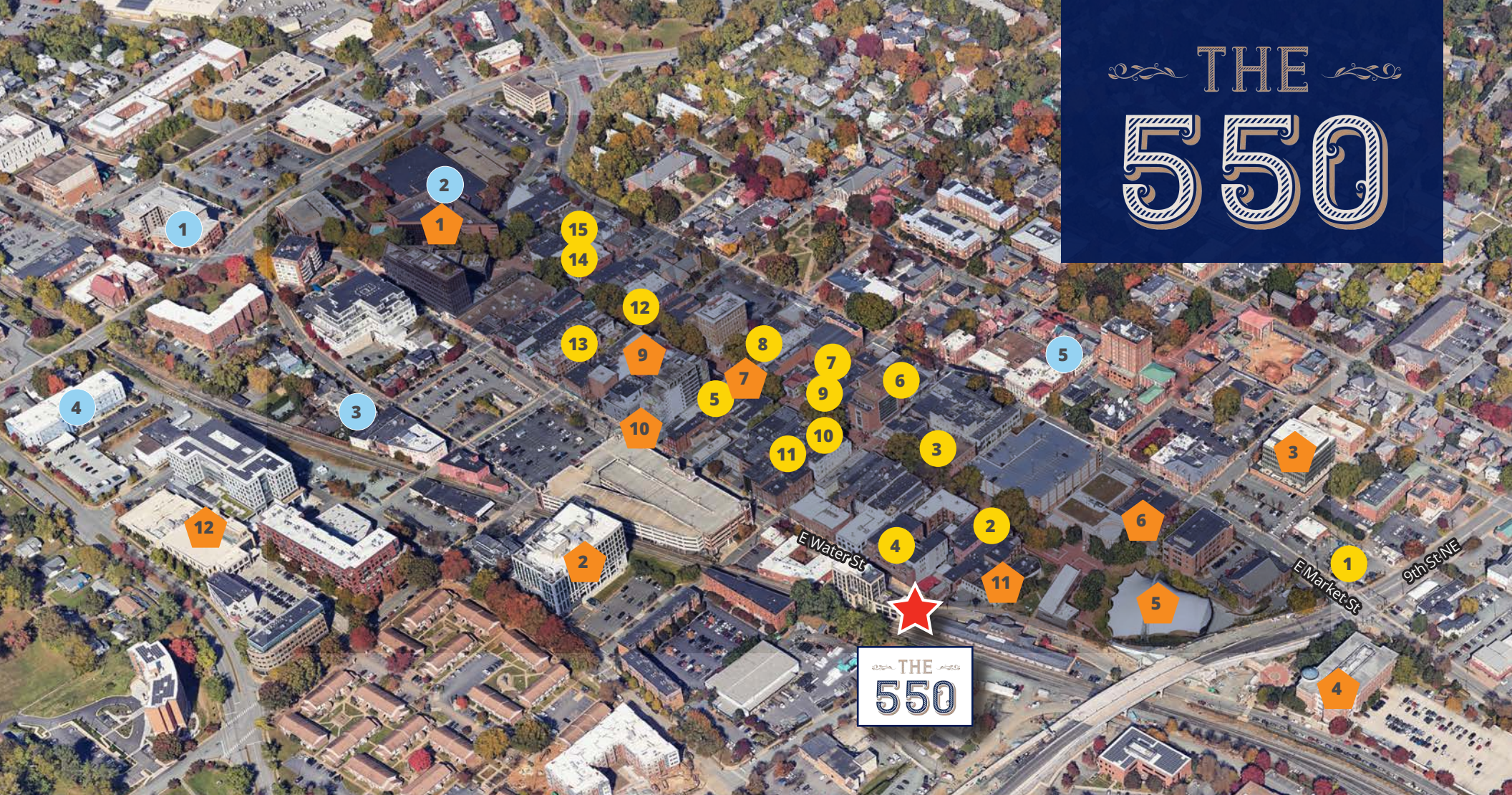
THE  
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## Downtown Mall

- |   |                                |    |                             |    |                          |
|---|--------------------------------|----|-----------------------------|----|--------------------------|
| 1 | Guadalajara                    | 10 | The Fitzory                 | 4  | UVMCO<br>Hantzmon Wiebel |
| 2 | Baggby's Gourmet<br>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<br>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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