

# 117 4th Street

## Charlottesville, Virginia

Newly renovated office  
steps to the Downtown Mall

1st year reduced rent

### Bart McIntosh

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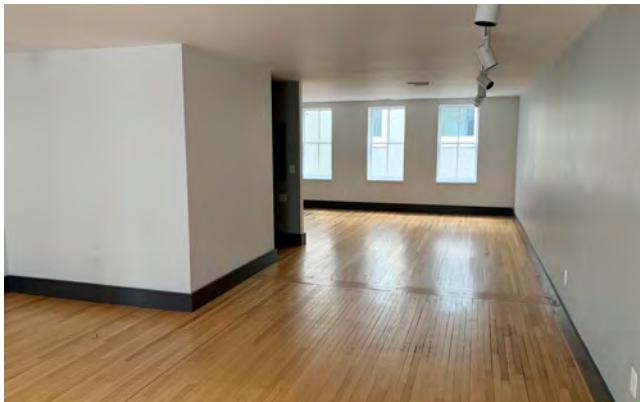
# Well-designed 2nd floor office space

117 4th Street, Charlottesville, VA



## Features

- 2,700 RSF
- Building offers desirable downtown location and atmosphere
- Large open layout with 2 large conference rooms
- Great natural light throughout
- Turn-key condition
- \$22/RSF, net terms



## Demographics

2020 population  
16,742

2020 Average Household Income  
\$83,871

Bike Score  
73

Walk Score  
97

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Accelerating success.

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