

OFFICE FOR LEASE

534 East Main Street

Historic Downtown Mall | Charlottesville, VA 22902



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**8,658 SF
AVAILABLE ON
DOWNTOWN MALL!**



THALHIMER

PROPERTY HIGHLIGHTS



SQUARE FOOTAGE

8,658 SF on 2 levels



PARKING

6 On-site spaces



TIMING

Available December 1, 2023

- Rare opportunity on the Historic Downtown Mall
- Access from East Main Street and Water Street with onsite parking
- Easy access to City parking and public transit
- Close proximity to the Ting Pavilion, Downtown Transit Station, City Office buildings, Downtown parking garages, and all of the unique retail and restaurants on the Downtown Mall
- Well-appointed building with green space beside

FLOOR PLAN



EAST MAIN STREET LEVEL
5,227 SF

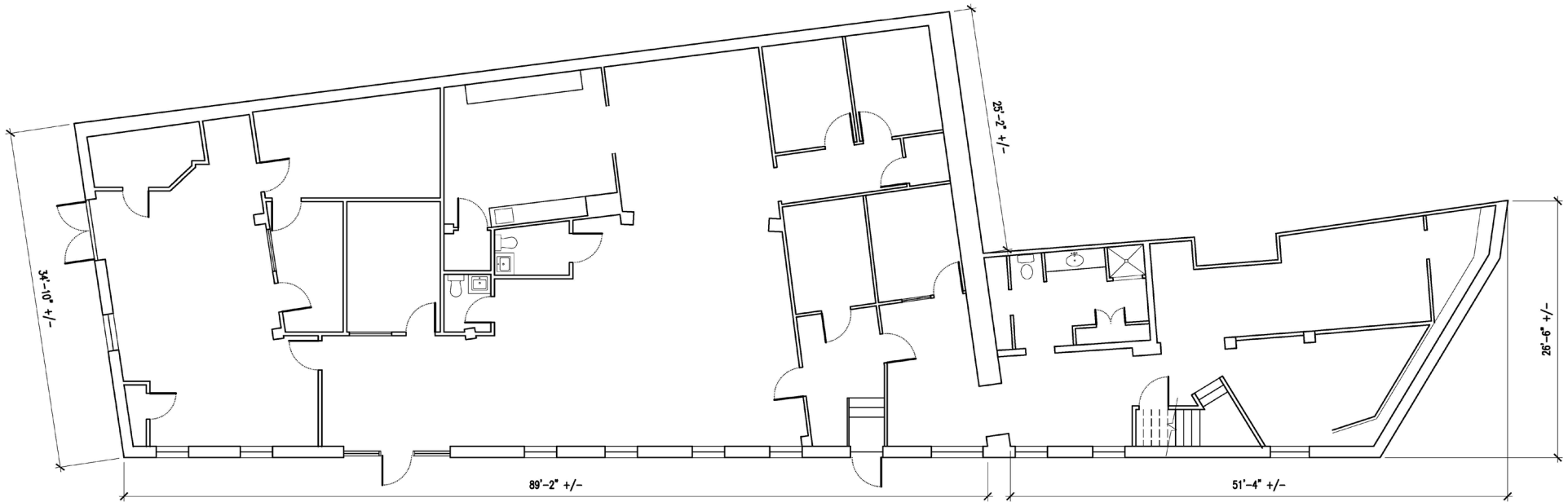
The floor plan for the East Main Street Level is an irregular polygon. It features a small rectangular protrusion on the left side and a small rectangular notch on the top edge. The overall shape is wider on the right side.

WATER STREET LEVEL
4,762 SF

The floor plan for the Water Street Level is an irregular polygon. It has a long, slightly sloped top edge and a small rectangular notch on the right side. The shape is wider on the left side.

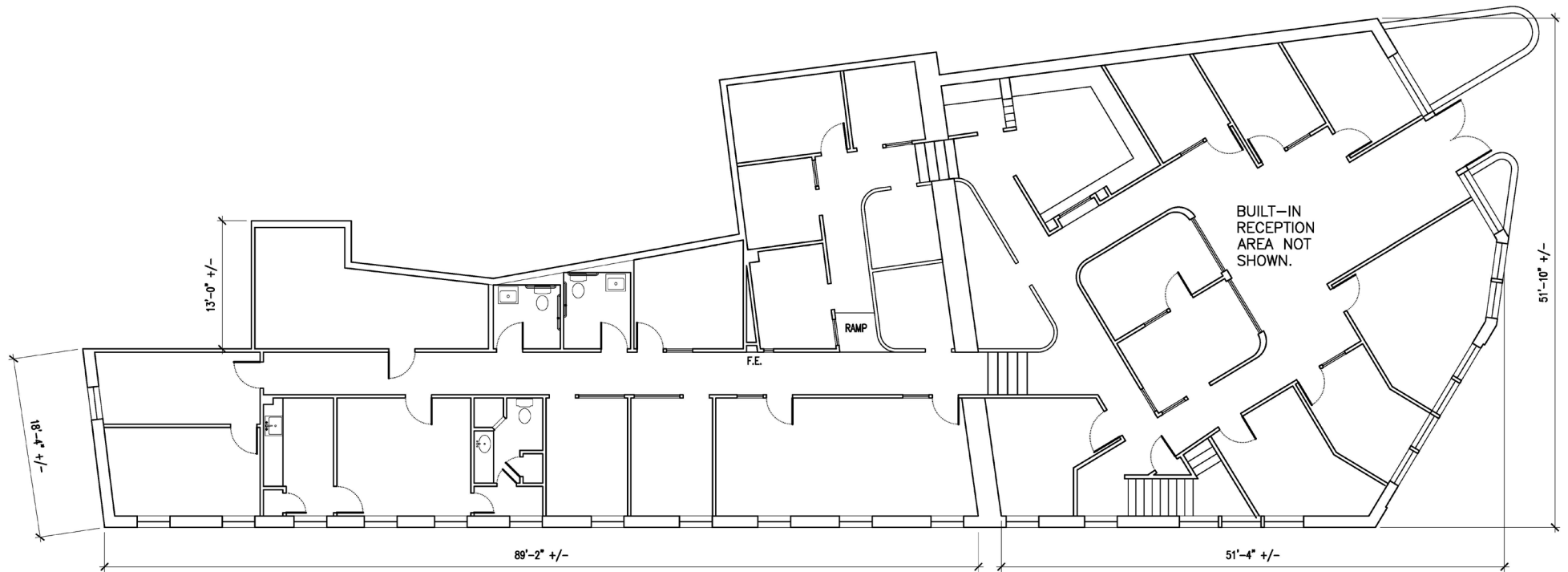
WATER STREET LEVEL FLOOR PLAN

4,762 SF AVAILABLE

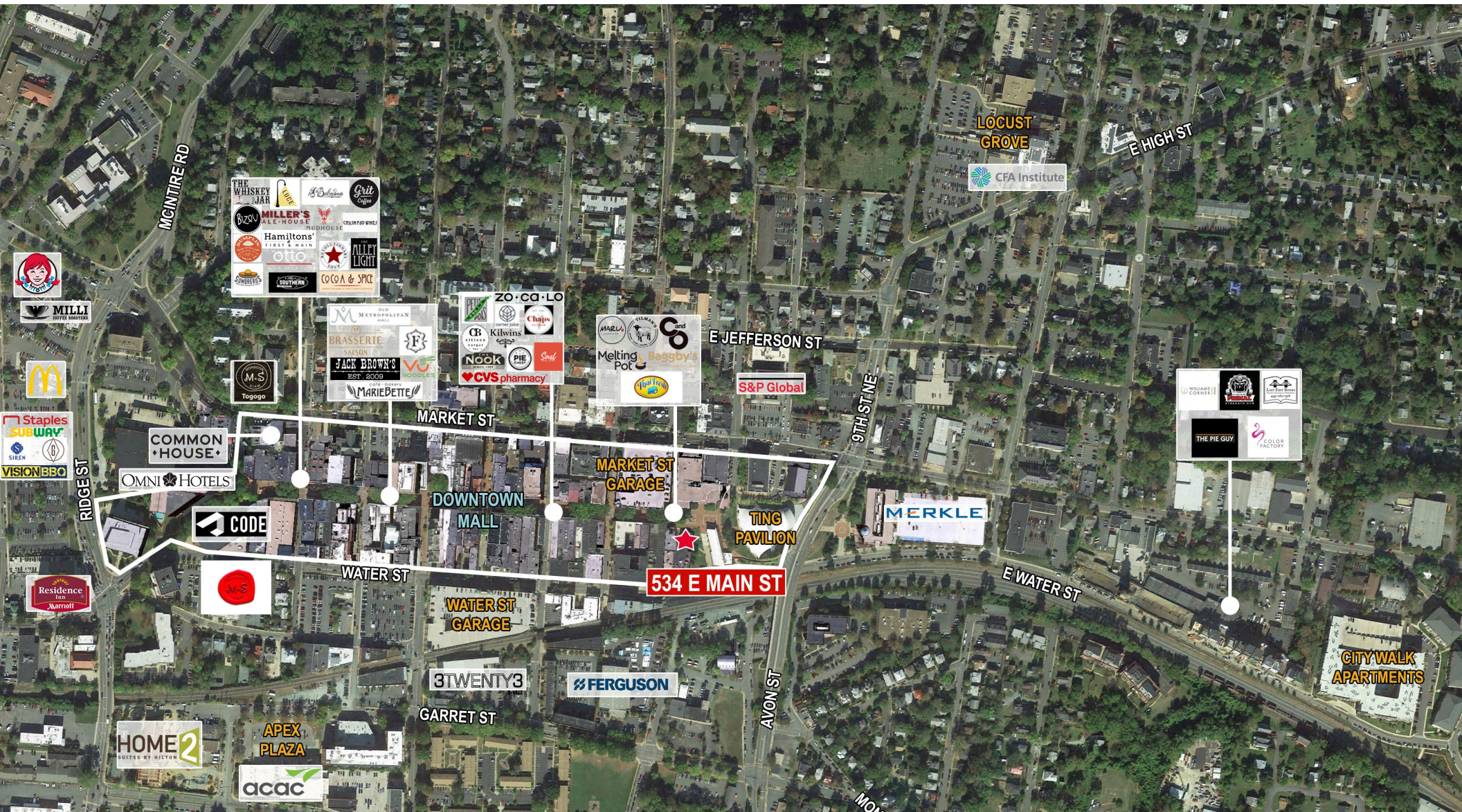


EAST MAIN ST LEVEL FLOOR PLAN

5,227 SF AVAILABLE



PROPERTY LOCATION



600 E Water Street
Suite C
Charlottesville, VA 22902
www.thalhimer.com



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