



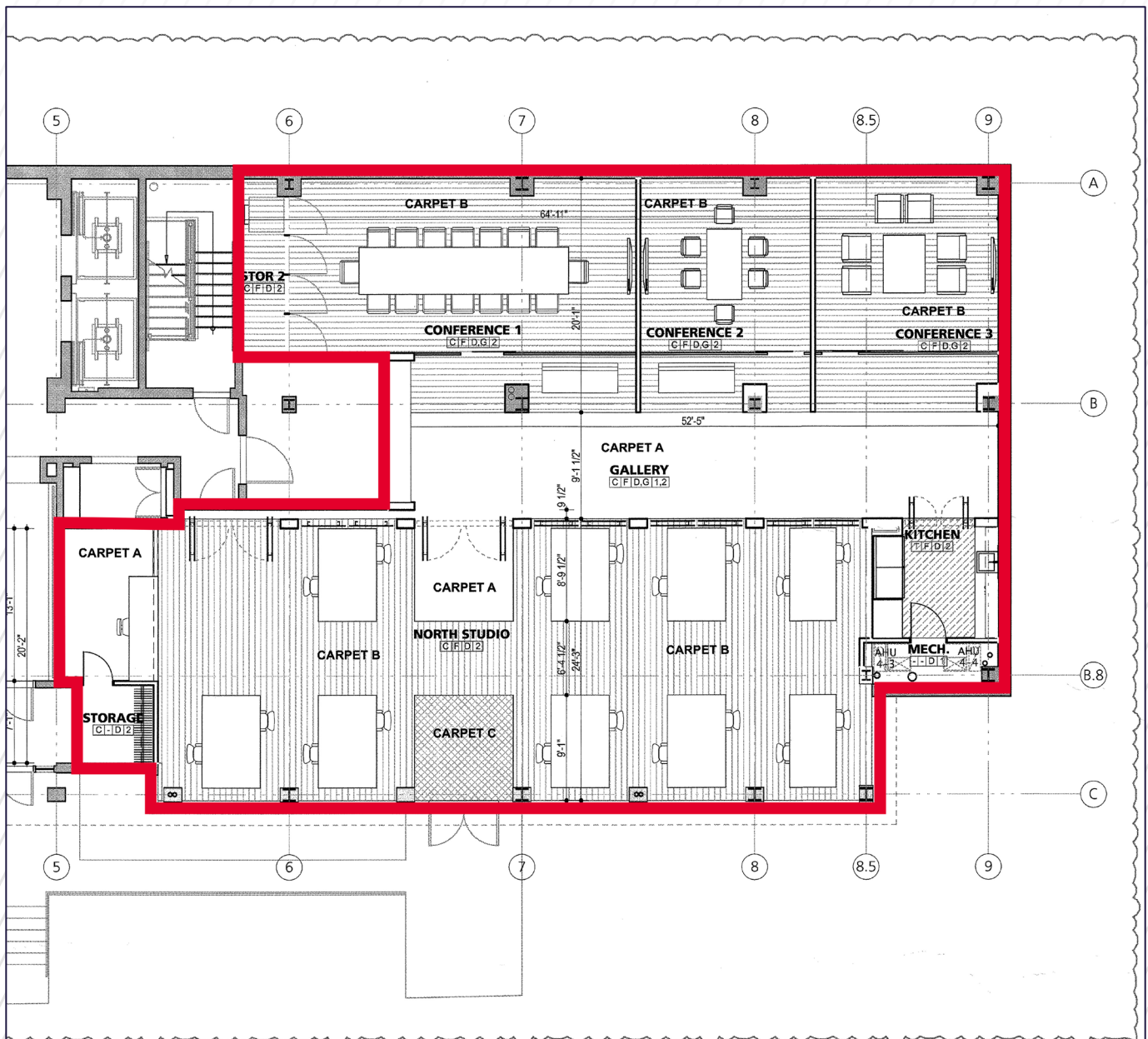
OFFICE FOR LEASE

455 2ND ST SE

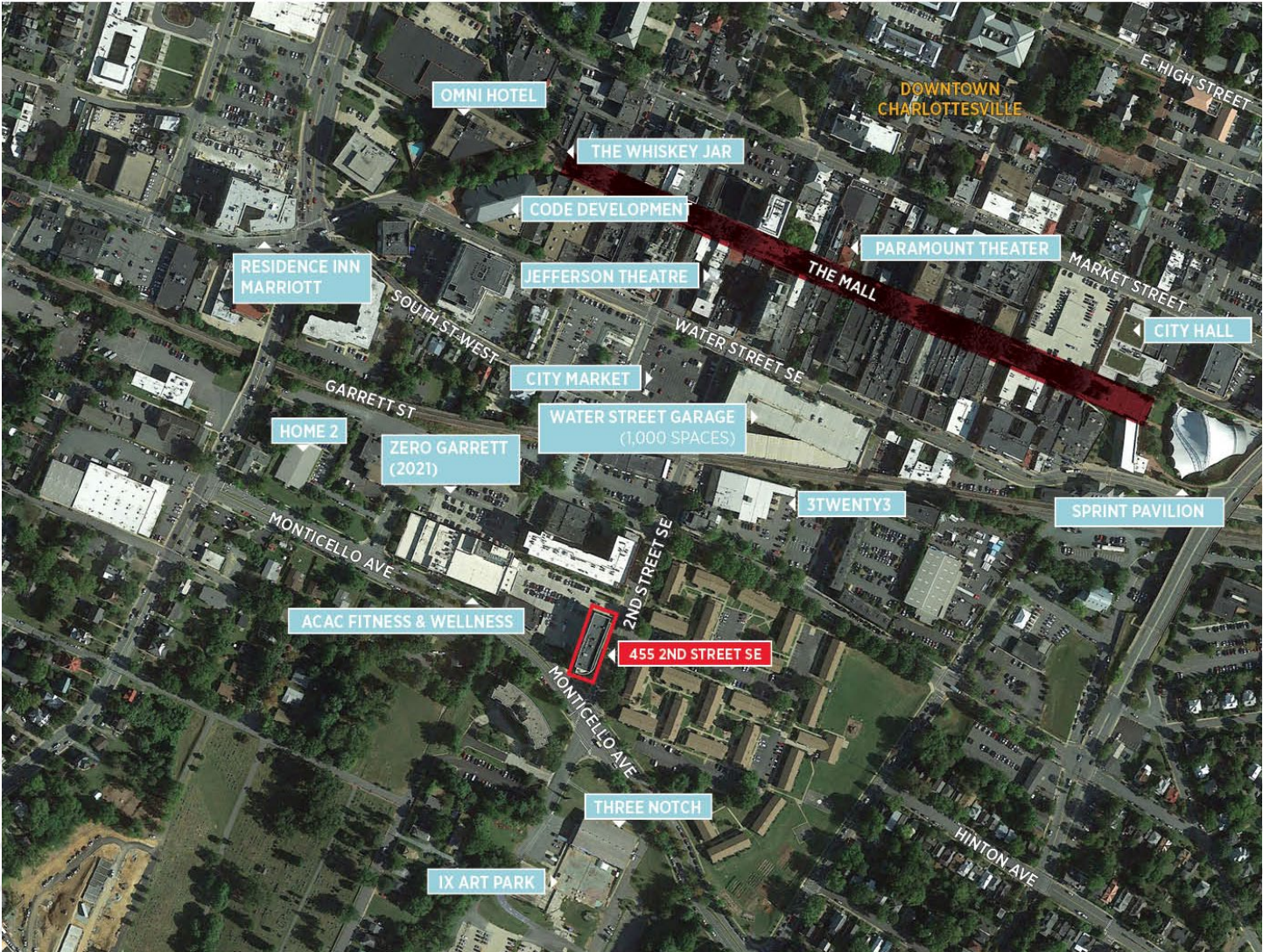
Charlottesville, VA

PROPERTY FEATURES

- **3,832 SF OFFICE SPACE AVAILABLE**
- Turnkey office with floor to ceiling glass, open floor plan, spacious conferencing rooms, kitchenette
- Well appointed space with ample natural light
- Steps from ACAC and IX, less than three blocks from Downtown Mall
- Convenient access and onsite parking available
- Bright, airy spaces in excellent condition ready for immediate move-in
- Well-appointed building with secure access, plus private entrances



PROPERTY AERIAL



OMNI HOTEL

DOWNTOWN
CHARLOTTESVILLE

THE WHISKEY JAR

CODE DEVELOPMENT

PARAMOUNT THEATER

RESIDENCE INN
MARRIOTT

JEFFERSON THEATRE

THE MALL

CITY HALL

CITY MARKET

WATER STREET GARAGE
(1,000 SPACES)

HOME 2

ZERO GARRETT
(2021)

3TWENTY3

SPRINT PAVILION

ACAC FITNESS & WELLNESS

455 2ND STREET SE

THREE NOTCH

IX ART PARK



**CUSHMAN &
WAKEFIELD**

THALHIMER

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