



590 PETER JEFFERSON PARKWAY

CHARLOTTESVILLE, VIRGINIA 22911

FOR
LEASE



**CLASS A
OFFICE/
MEDICAL
SPACE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3rd floor Class A office/medical space
 - » Single suite option: 5,885 RSF ±
 - » Two-suite option: 2,825 RSF ± and 2,188 RSF ±, with a shared conference room
- Steps from Sentara Martha Jefferson Hospital
- Positioned within a 5-building medical campus alongside complementary outpatient providers
- Aggressive Tenant Improvement Allowance offered by Landlord
- Spec suite plans drawn for both single- and two-suite layouts - move-in-ready, ADA/HIPAA-compliant suites available for immediate occupancy
- Direct access to I-64 and Route 250, minutes from Downtown Charlottesville, UVA/UVA Health, and Pantofts retail corridors
- Ample surface parking with easy ingress/egress off Peter Jefferson Parkway

AVAILABLE:

5,885 RSF ± (SUITE 350)*

BUILDING SIZE:

73,997 SF ±

ZONING:

PLANNED DEVELOPMENT
MIXED COMMERCIAL

RENTAL RATE:

NEGOTIABLE

* Includes Load Factor



EXISTING 3RD FLOOR PLAN



SUITE 350: SPECULATIVE SINGLE SUITE OPTION

SUITE 350:

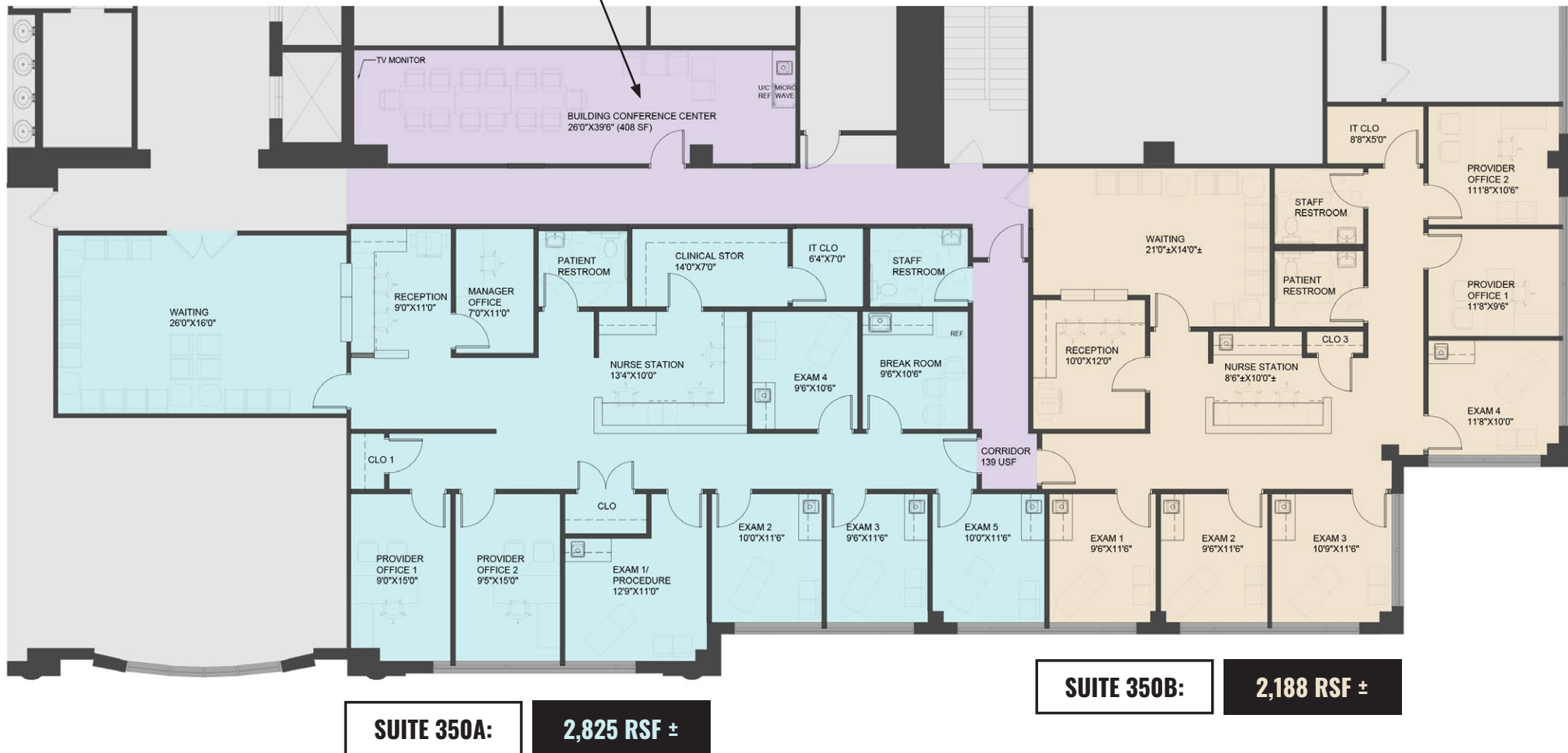
5,885 RSF ±



Note: Spec suite option, for illustrative purposes only.

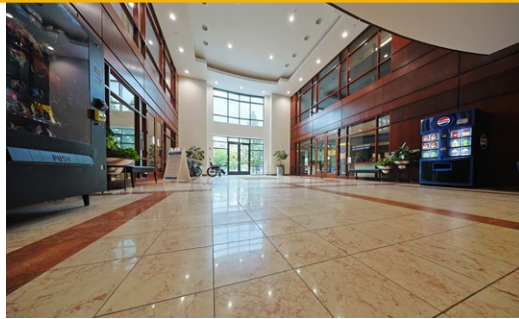
SUITE 350: SPECULATIVE TWO-SUITE OPTION

Shared Conference Room: 408 SF ±



Note: Spec suite option, for illustrative purposes only.

INTERIOR PHOTOS



LOCAL BIRDSEYE



UVA Health

UNIVERSITY of VIRGINIA

bonumose

ALTOVIEW APARTMENTS

SENTARA
Martha Jefferson Hospital

590 PETER JEFFERSON PKWY

acac

PETER JEFFERSON PKWY



GOOGLE STREET VIEW



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,948

31,618

99,117

DAYTIME POPULATION



9,733

53,329

134,297

AVERAGE HOUSEHOLD INCOME



\$144,201

\$129,035

\$120,972

NUMBER OF HOUSEHOLDS



1,617

15,126

42,212

MEDIAN AGE



52.8

38.1

32.3

DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

39% 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.

24% 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.

11% METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443



This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

FOR MORE INFO **CONTACT:**



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



RYAN KATSTRA

REAL ESTATE ADVISOR

434.422.7432

RKATSTRA@mackenziecommercial.com



BRIAN THOMAS

VICE PRESIDENT

202.734.9726

BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA**

ANNAPOLIS, MD

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