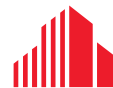




OFFICE SUITES FOR LEASE

1010 EDNAM CENTER

CHARLOTTESVILLE, VA



CUSHMAN &
WAKEFIELD

THALHIMER

EDNAM CENTER

PROPERTY HIGHLIGHTS

- **Two remaining office suites**
- Office available individually or suite style
- Furnished units with amenities including large kitchen and conference space
- All inclusive rates: utilities, internet, trash, parking and more
- Park-like setting with beautiful surrounding views
- Ideal location: adjacent to the Boar's Head Inn, minutes to UVA grounds and downtown, close to Farmington and St. Anne's Belfield School



PRIME
LOCATION



AMENITIES
INCLUDED



FREE ONSITE
PARKING

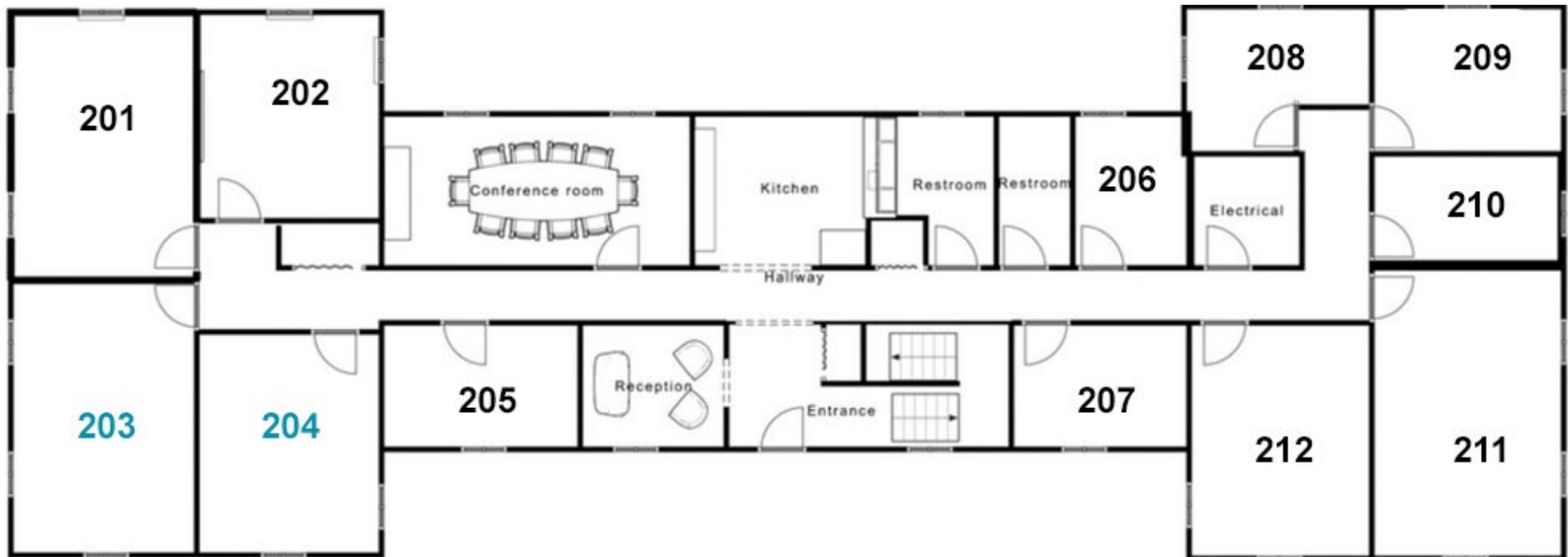


BRIGHT SPACIOUS
OFFICES

EDNAM CENTER

AVAILABILITY

Office	Square Feet	Leased	Price/Month
Office 201	225 SF	Leased	
Office 202	175 SF	Leased	
Office 203	180 SF	AVAILABLE	\$1,650
Office 204	220 SF	AVAILABLE	\$1,200
Office 205	110 SF	Leased	
Office 206	90 SF	Leased	
Office 207	90 SF	Leased	
Office 208	110 SF	Leased	
Office 209	105 SF	Leased	
Office 210	95 SF	Leased	
Office 211	240 SF	Leased	
Office 212	180 SF	Leased	



EDNAM CENTER AERIAL



RIO HILL

- Kroger
- Five Guys
- WABC
- Joann Plates
- IHOP
- Burlington
- Sierra
- FC
- Backyard Sports

ALBEMARLE SQUARE

- CVS
- acac
- AT&T
- TRX

29TH PLACE

- Starbucks
- HomeGoods
- Staples
- MEM
- DSW
- FIREHOUSE SUBS
- Advanced Auto Parts

FASHION SQUARE

- beek
- Red Robin
- Red Lobster

SHOPS AT STONEFIELD

- TRADER JOE'S
- Brooks Brothers
- TOPCHYS
- lululemon
- BURTON'S
- POTTERY BARN
- LL Bean
- SEPHORA
- ORVIS
- mezz
- Costco
- UNUCKIT
- Grit Cigs

BARRACKS ROAD SHOPPING CENTER

- Harris Teeter
- WABC
- LOFT
- OrangeTheory
- Starbucks
- BARNES & NOBLE
- FIVE GUYS
- CHOPT
- ULTA
- Kroger
- Old Navy
- First Watch
- Anthropologie
- Chavs
- scarpa
- FedEx
- South Phoenix
- moon under

CAVALIER CENTER

- petco
- BEST BUY
- WORLD MARKET
- KFC
- POPEYES

1010 EDNAM CENTER ★

SELVEDGE BREWING

BIRDWOOD GOLF COURSE

CHARLOTTESVILLE
BOAR'S HEAD RESORT

UNIVERSITY of VIRGINIA
+26,149 STUDENTS

UVA LAND

UVA SCOTT'S STADIUM

THE ROTUNDA

UVA HEALTH CENTER

THE CORNER

DAIRY MARKET

HISTORIC DOWNTOWN MALL

- Starbucks
- CVS
- ASADO
- Grit Cigs
- THE VIRGINIAN
- BOON

64



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