



22,900 SF
Free Standing
Building

3926 Seminole Trail Charlottesville, VA

Class A Multipurpose Building on Rte 29N

- Located in Northern Albemarle County adjacent 562 acre UVA North Fork Research and Discovery Park (totals over 600,000 SF of Class A space, & growing)
- Less than 15 minutes to UVA, Downtown C'Ville, I-64 E/W
- Large windows throughout; conference areas, private offices, classrooms, abundance of parking
- Rare opportunity to purchase large, free standing building with excess parking and land in Charlottesville, VA
- Well built building with steel frame and masonry exterior. Built in 2012. Beautiful building perched up on a hill just off Seminole Trail, Route 29N
- Priced approx. \$1,500,000 less than 2021 assessment
- Sale price: \$4,250,000

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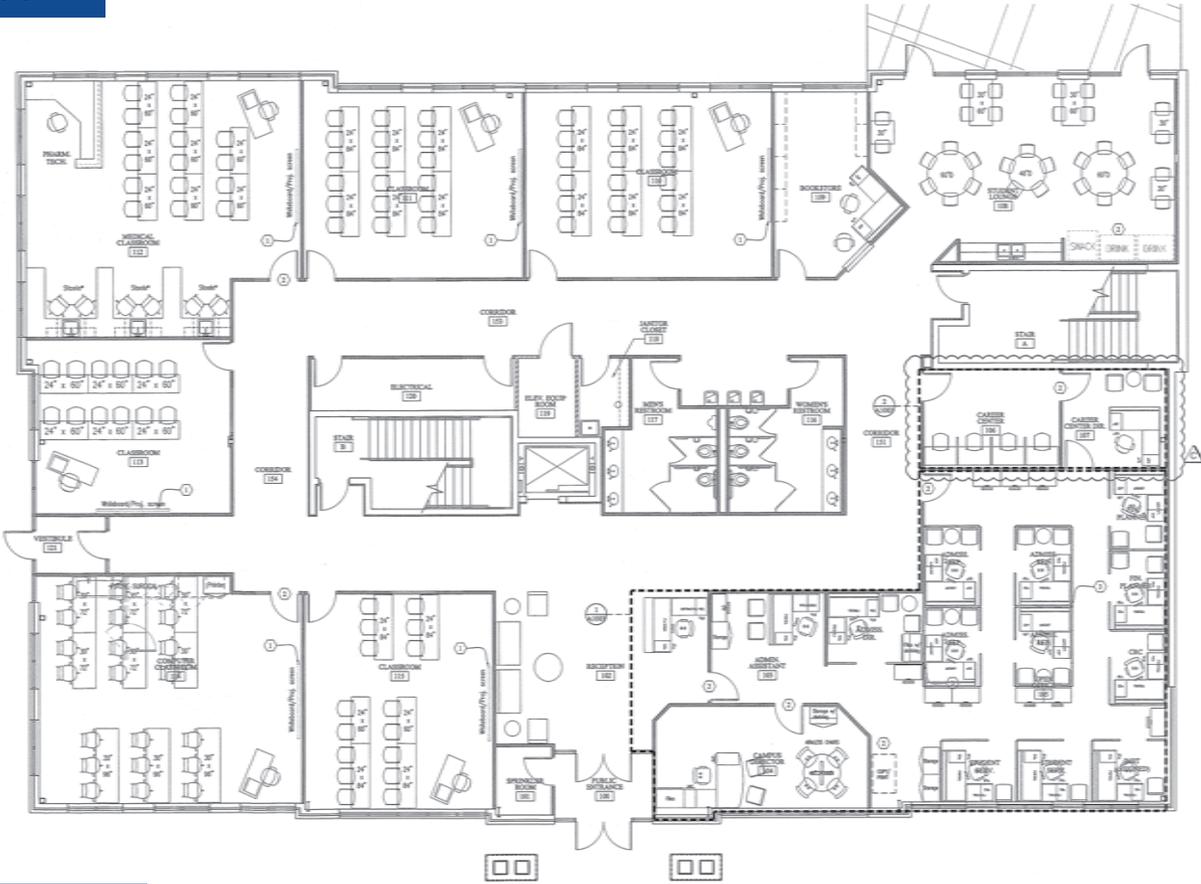
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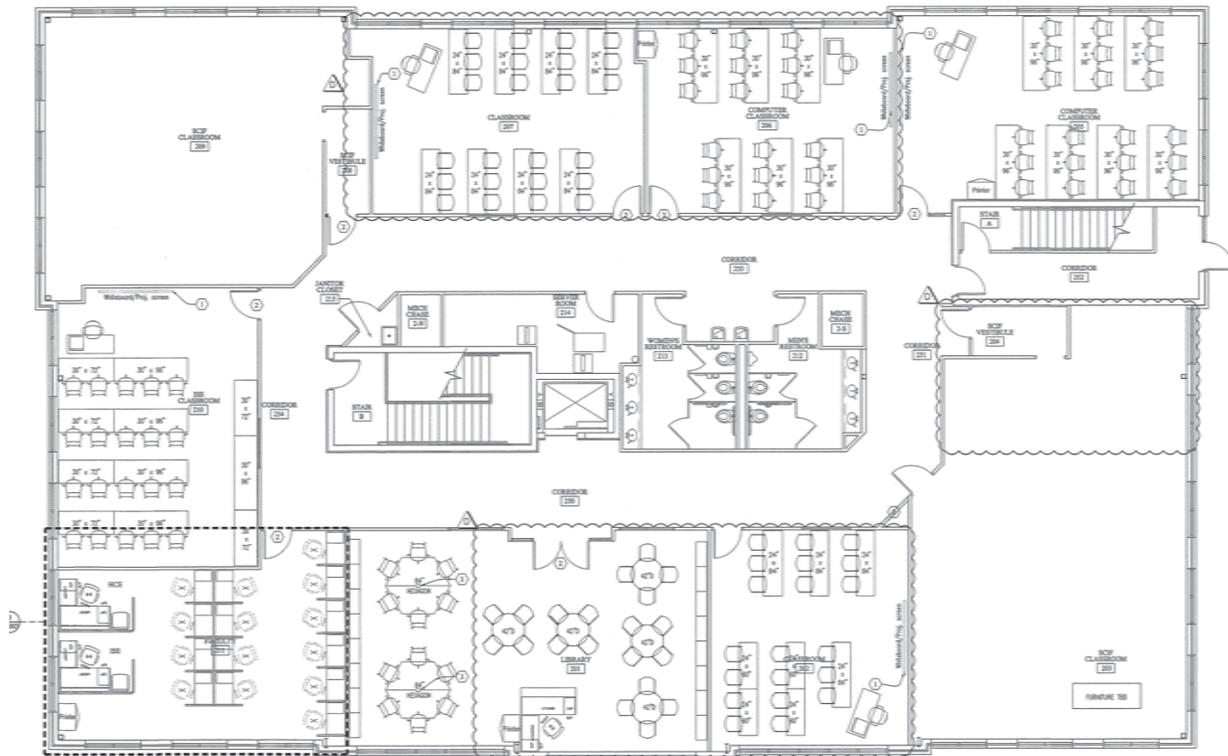
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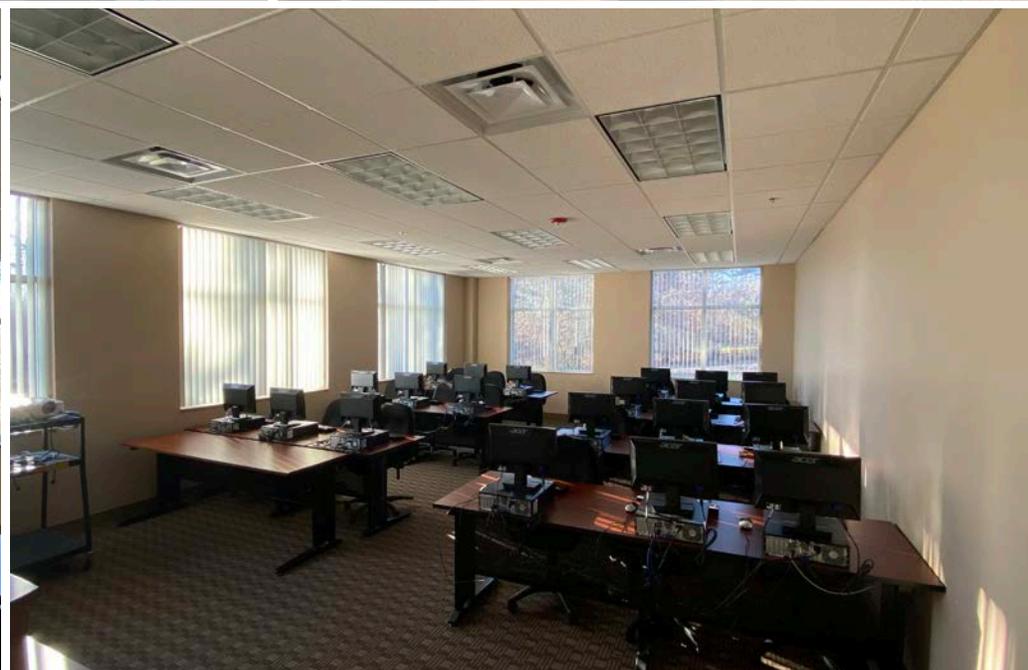
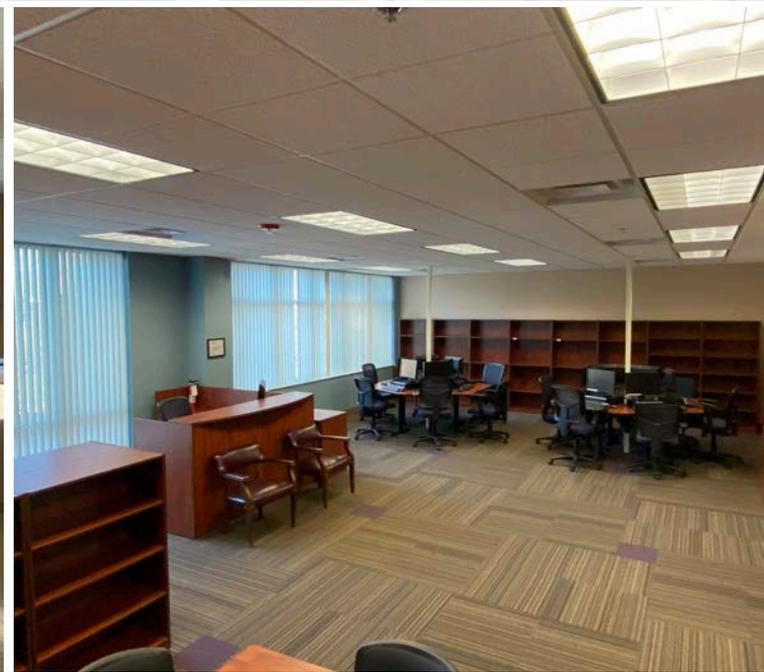
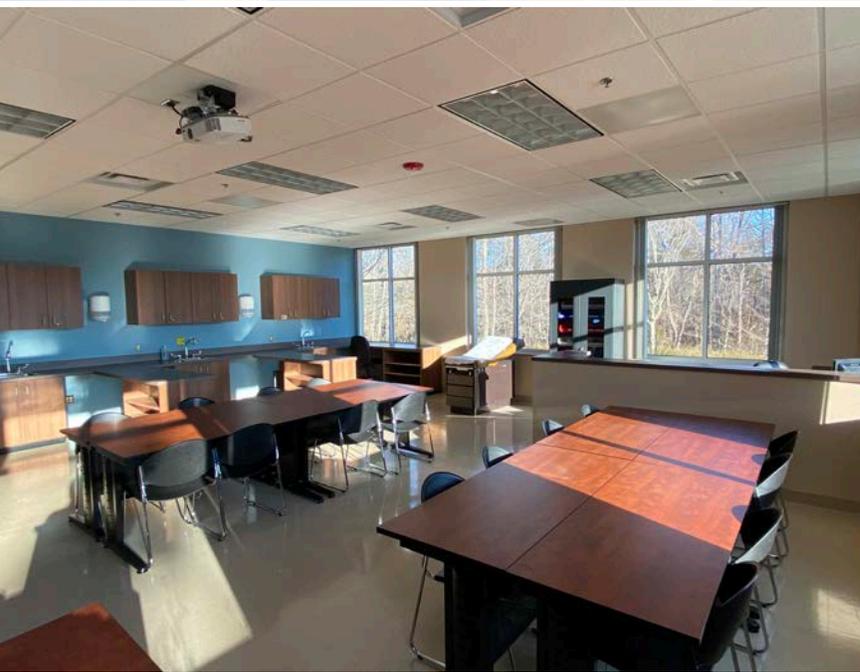
First Floor

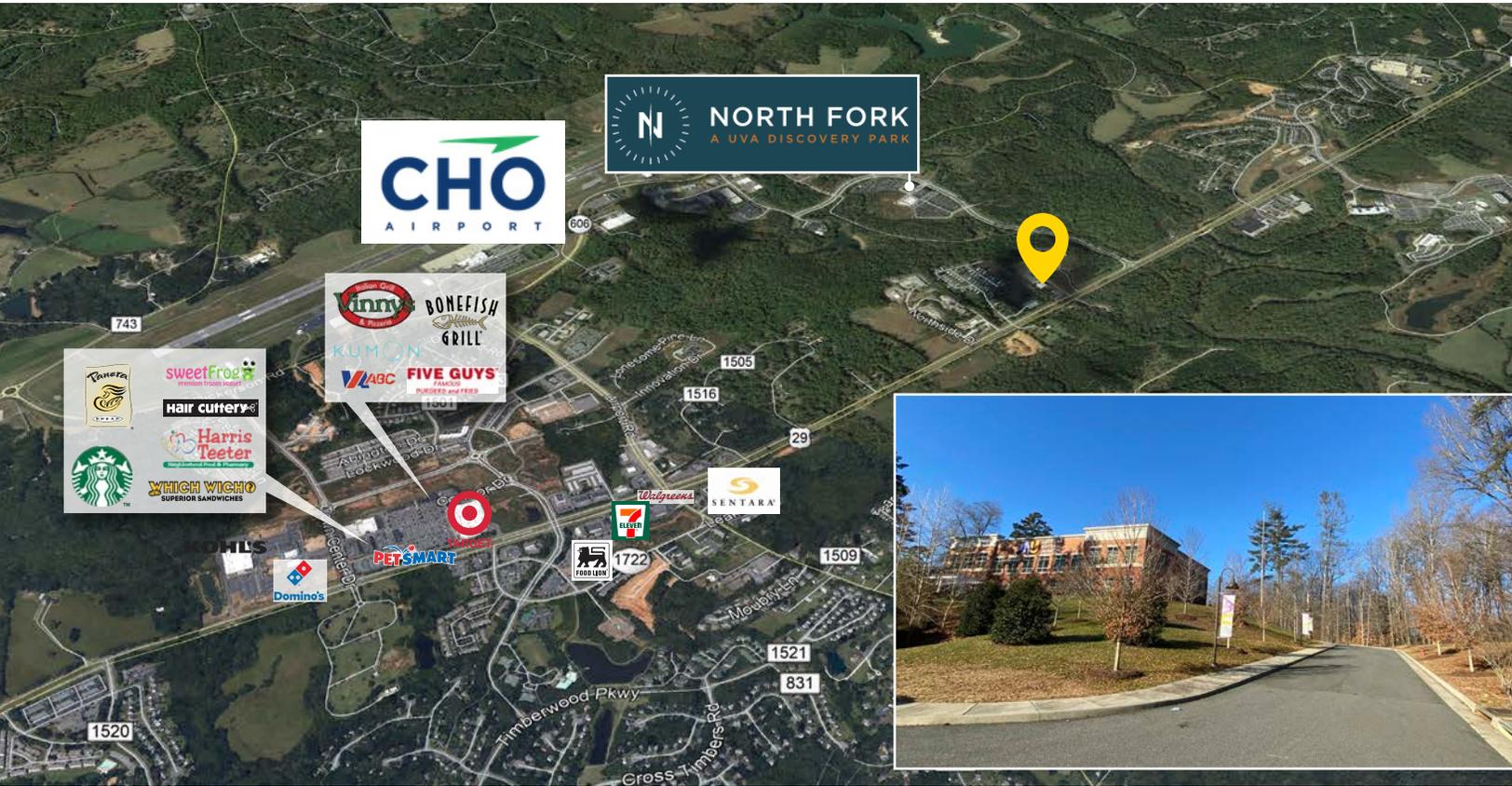
- NOTES THIS DRAWING:
1. REFER TO SHEET A-001 ELEVATION A FOR TYPICAL CLASS INTERIORS, PROJECTION SCREEN LAYOUT
 2. ALL COMPONENTS, FINISHES, AND OTHER EQUIPMENT TO BE COORDINATED AND INSTALLED BY OWNER
 3. POWER POLE



Second Floor







Charlottesville, VA

With many awards and accolades to its name, Charlottesville keeps proving its appeal as not only an amazing place to visit, but as an even better place to live and do business.

2nd

Healthiest place to live in America

Kiplinger's Personal Finance

4th

Best city for entrepreneurs

Entrepreneur Magazine

5th

Tastiest Town in the South

Southern Living Magazine

5th

Top 100 places to live in America

Livability, 2017

3rd

Happiest place in America

National Geographic, 2017

1st

Top State for business

CNBC, 2019

2nd

Best college town

Southern Living, 2020

Top 17

Places you must visit in the US

Expedia, 2017

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