

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

Leigh Hughes

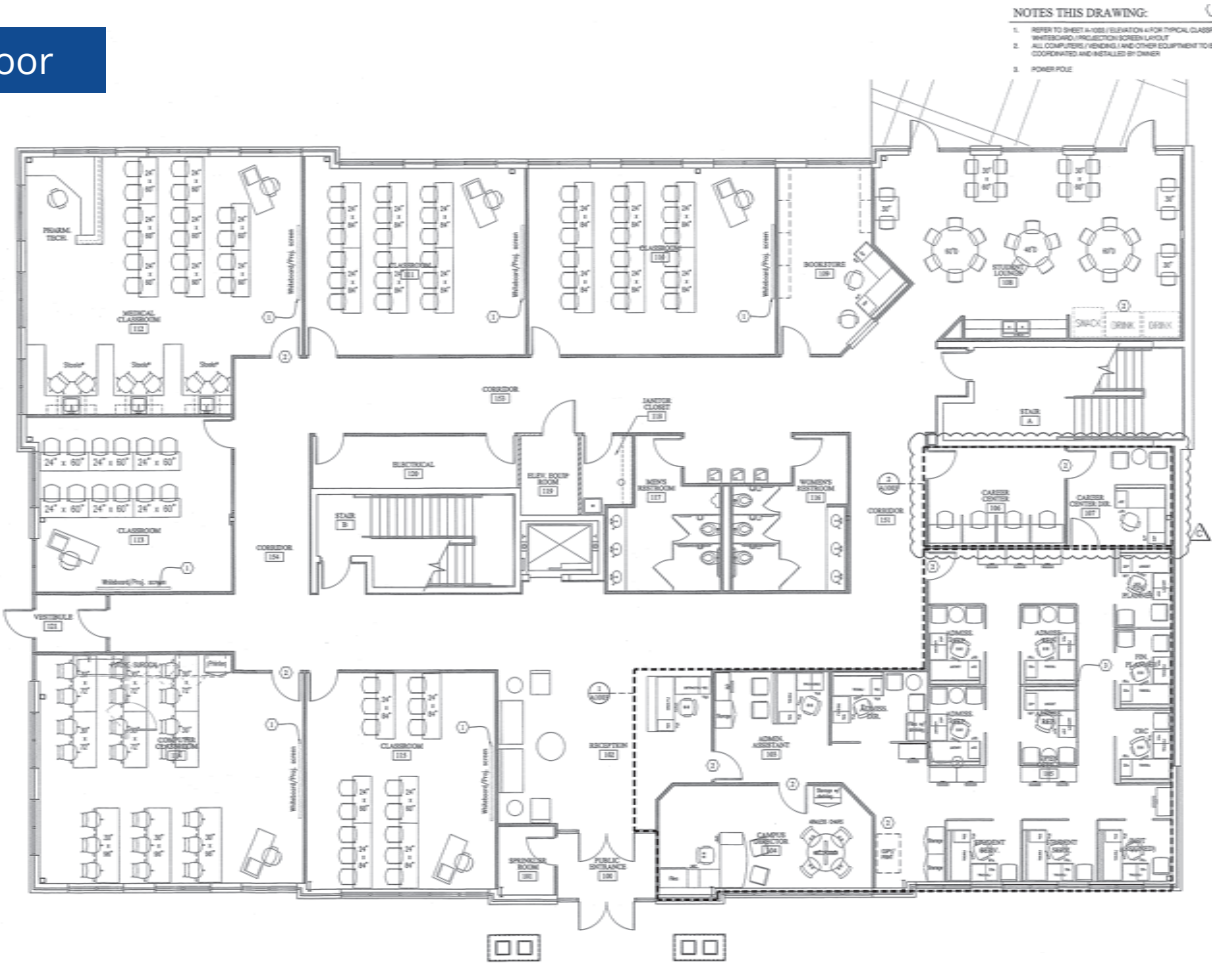
First Vice President
+1 434 284 4007
leigh.hughes@colliers.com

Grant Bates

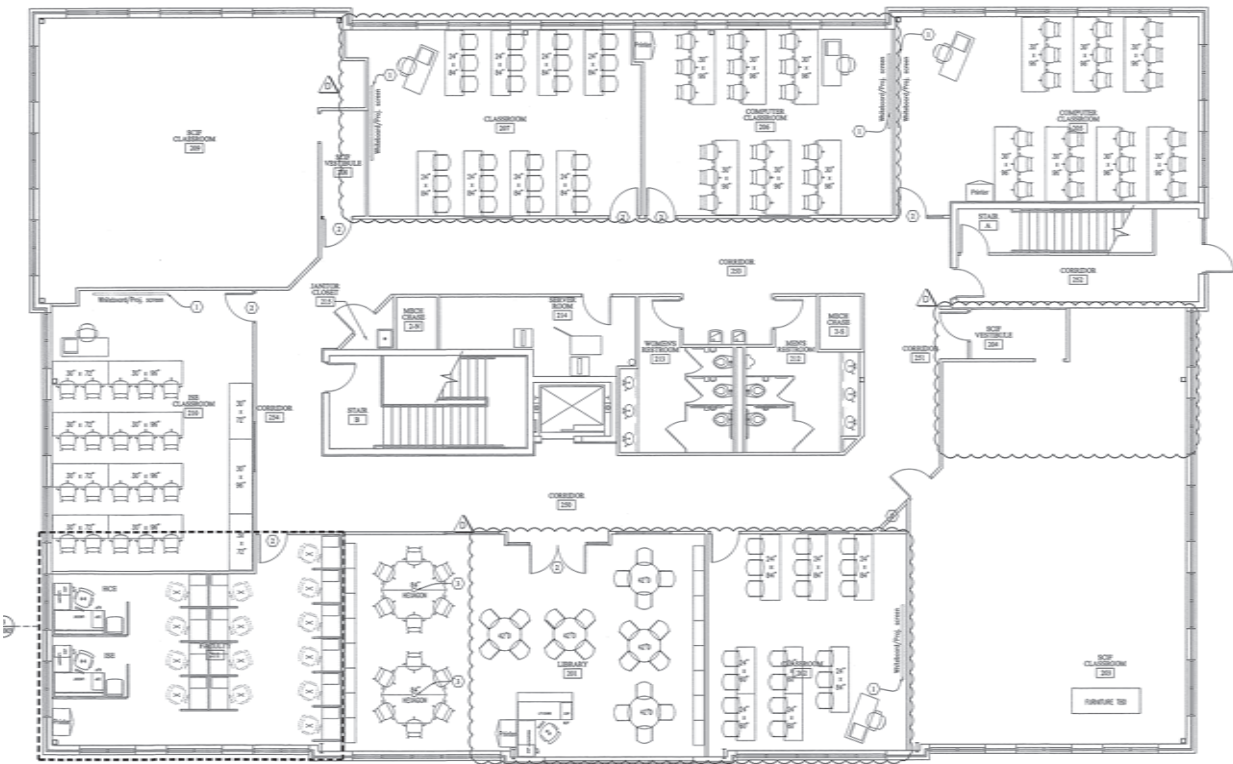
Vice President
+1 434 284 4002
grant.bates@colliers.com

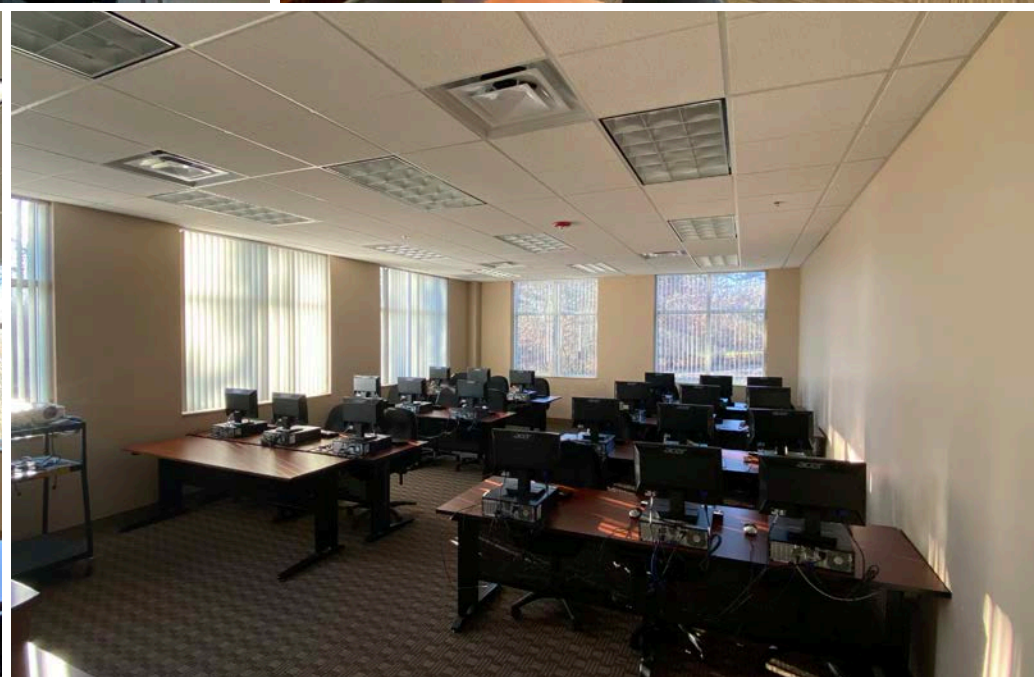
Colliers
314 East Water St
Charlottesville, VA 22902
P: +1 434 974 7377
colliers.com/charlottesville

First Floor



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.

<div>2nd</div> <div>Healthiest place to live in America</div> <div>Kiplinger's Personal Finance</div>	<div>3rd</div> <div>Happiest place in America</div> <div>National Geographic, 2017</div>
<div>4th</div> <div>Best city for entrepreneurs</div> <div>Entrepreneur Magazine</div>	<div>1st</div> <div>Top State for business</div> <div>CNBC, 2019</div>
<div>5th</div> <div>Tastiest Town in the South</div> <div>Southern Living Magazine</div>	<div>2nd</div> <div>Best college town</div> <div>Southern Living, 2020</div>
<div>5th</div> <div>Top 100 places to live in America</div> <div>Livability, 2017</div>	<div>Top 17</div> <div>Places you must visit in the US</div> <div>Expedia, 2017</div>

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First Vice President
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