

Office Condo For Lease

MOODY'S

CATON PROPERTIES

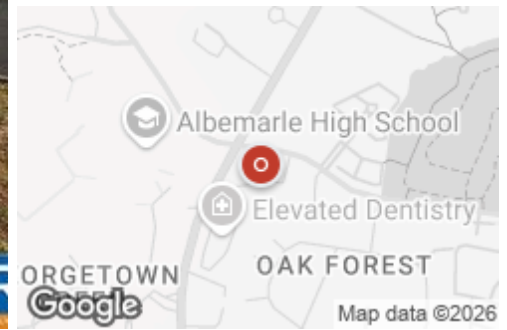
1228 Cedars Court Suite 201 Charlottesville, VA 22903 | 434-293-6069

1,190sf Albemarle Professional Court (a...

Office: Medical/Dental Condo For Lease

259 Hydraulic Ridge Road, Suite 201, Charlottesville, VA, 22901

Prepared on February 25, 2026



Listing Details | Office Condo For Lease

Suite	201	Rent Esc. Type	Annual Percentage
Secondary Uses	Flex/R&D	Rent Esc. Desc.	4%
Condo	Yes	Vacant	Yes
Sublease	-	Vacant Date	2/25/2026
Total Available Space	1,190 SF	Available Date	3/01/2026
Min Div/Max Contig	1,190 SF	Date Listed	2/25/2026
Asking Rate	\$1,950 Monthly	Last Modified	2/25/2026
Lease Type	Modified Gross	Listing ID	44407989
Expenses	-	Offices	6
Possession	On Available Date	Restrooms	1
Signage	Free-Standing	Parking Spaces	-
Show Instructions	Call broker		

Description

1,190sf, 6 offices, reception area, one bathroom, kitchenette. Great location across from AHS. Ample parking.

In addition to monthly rental amount, Tenant pays \$150.00 per year HVAC maintenance agreement and utilities (except water/sewer which is included in rent).

Property Details

Building Class	C	Building Size	10,822 SF
Property Type	Office	Land Size	0.78 Acres / 33,977 SF
Sub Type	Medical/Dental	Number of Buildings	1
Zoning	CO	Floors	2
Building Status	Existing	Year Built	1976

Contact



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