

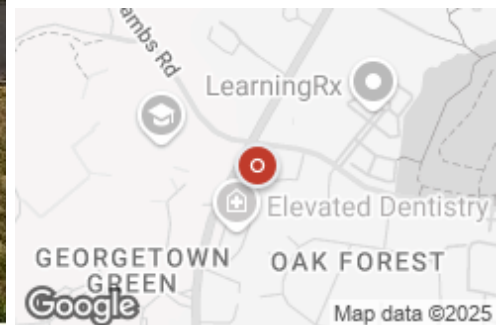
## Albemarle Professional Court (APC), Suit...

Office: Medical/Dental For Lease

233 Hydraulic Ridge Road, Suite 103, Charlottesville, VA, 22901

Prepared on August 13, 2025

1 of 1 Listings



### Listing Details | Office For Lease

Suite	-	Rent Esc. Desc.	<b>4% escalation annually</b>
Secondary Uses	<b>Flex/R&amp;D</b>	Divisible	<b>Not present</b>
Sublease	<b>No</b>	Vacant	<b>Yes</b>
Total Available Space	<b>1,572 SF</b>	Available Date	<b>10/01/2025</b>
Min Div/Max Contig	<b>Not present/1,572 SF</b>	Date Listed	<b>8/13/2025</b>
Asking Rate	<b>\$2,545 Monthly</b>	Last Modified	<b>8/13/2025</b>
Lease Type	<b>Modified Gross</b>	Listing ID	<b>43158420</b>
Expenses	-	Offices	<b>5</b>
Show Instructions	<b>Call broker</b>	Restrooms	<b>2</b>
Rent Esc. Type	<b>Annual Percentage</b>	Parking Spaces	<b>5</b>

### Description

Office being renovated NOW. Sign a lease now and pick final finishes and layout. Two bathrooms. Ground level (no stairs). Ample parking, Multiple storage closets. 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).

**DIRECTIONS:** Albemarle Professional Court (across Hydraulic Road from Albemarle High School), Building 233, Suite 103. Pull straight into parking lot from Hydraulic, take immediate left into parking lot before building, suite at top of stairs on right.

Tenant pays electricity, phone/digital service.

## Property Features

### Location Details

Address	233 Hydraulic Ridge Road, Suite 103, ...
Zoning	CO
County	Albemarle
Parcels	483389914837
In Opportunity Zone	Yes

Name	277 Hydraulic Ridge Rd
Center/Park Name	Albemarle Professional Court
Water Frontage	Not present
Nearest MSA	Charlottesville

### Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	6,029 SF
Land Size	1.09 Acres / 47,659 SF
Number of Buildings	1
Number of Floors	2
Year Built	1986
Primary Constr. Type	Reinforced Masonry
Occupancy Type	Multi-tenant

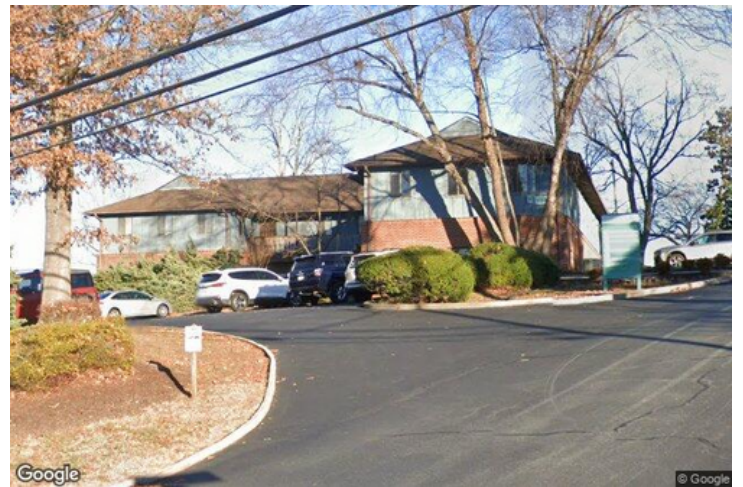
Building Class	C
Parking Spaces	-
Parking Ratio	-
In Opportunity Zone	Yes
Floor Size	5,955 SF
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

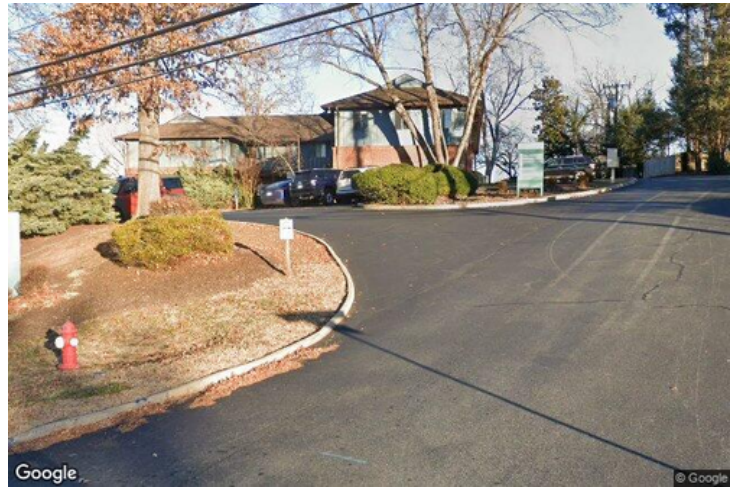
### Property Listings

2 Listings | 510 - 1,572 SF | \$850.00 - \$2,545 Monthly/Total

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office	202	510 SF	\$850.00 Month Modified Gross	9/01/2025
For Lease	No	Office	-	1,572 SF	\$2,545 Month Modified Gross	10/01/2025

### Additional Photos





## Contact



**Steve Houchens**  
434-996-7819  
shouchens@msc-rents.com

CATON PROPERTIES