

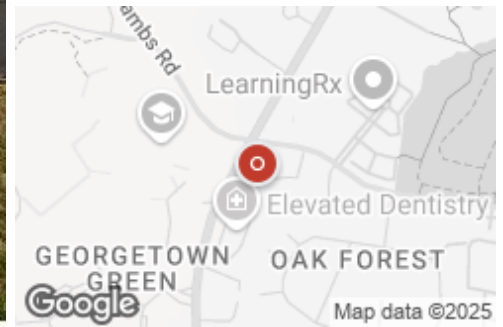
Albemarle Professional Court (APC)

233 Hydraulic Ridge Road, Suite 202, Charlottesville, VA, 22901

Office: Medical/Dental For Lease

Prepared on August 13, 2025

1 of 1 Listings



Listing Details | Office For Lease

Suite	202	Rent Esc. Desc.	4% escalation annually
Secondary Uses	Flex/R&D	Divisible	Not present
Sublease	No	Vacant	Yes
Total Available Space	510 SF	Available Date	9/01/2025
Min Div/Max Contig	Not present/510 SF	Date Listed	8/13/2025
Asking Rate	\$850.00 Monthly	Last Modified	8/13/2025
Lease Type	Modified Gross	Listing ID	40258439
Expenses	-	Offices	1
Show Instructions	Call broker	Restrooms	1
Rent Esc. Type	Annual Percentage	Parking Spaces	-

Description

Open office area with three distinct sections. One bathroom. Plumbed and gas lines throughout. Ample parking, Small kitchenette. 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 202. Pull straight into parking lot from Hydraulic, take immediate left into parking lot before building, 2nd suite at top of stairs on right.

Tenant pays electricity, phone/digital service.

Property Features

Location Details

Address	233 Hydraulic Ridge Road, Suite 202, ...
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

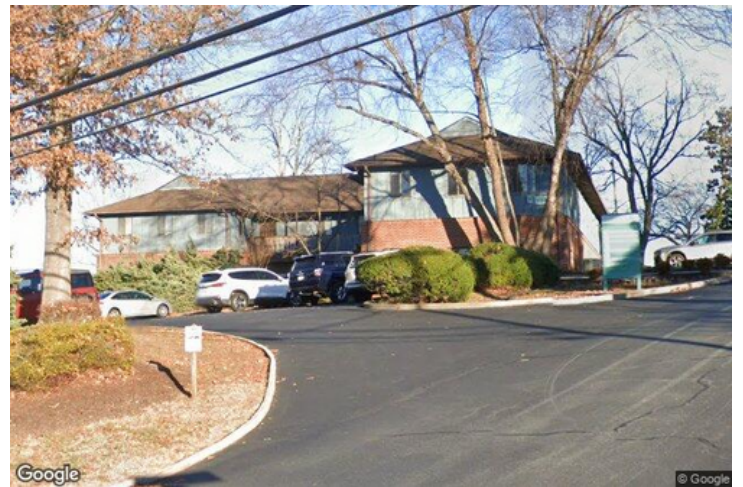
Building Class	C
Parking Spaces	-
Parking Ratio	-
In Opportunity Zone	Yes
Floor Size	5,955 SF
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

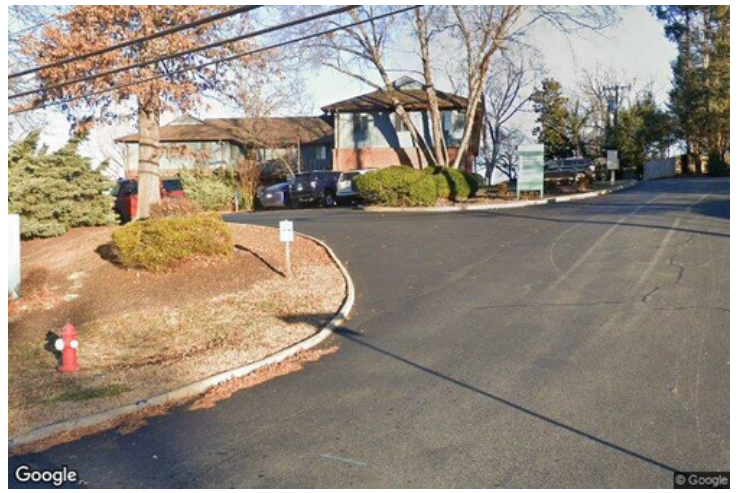
Property Listings

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



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