

OFFICE FOR LEASE

Locust Grove

501 Locust Ave. Charlottesville, VA



CUSHMAN &
WAKEFIELD

THALHIMER

5,027 SF AVAILABLE

SECOND FLOOR

Downtown Office with
Free Parking!

PROPERTY HISTORY



The Locust Grove redevelopment occurred in late 2014 after Octagon Partners purchased the former Martha Jefferson Hospital. The 501 Locust Avenue building which is now the office portion of the redevelopment, was the most modern wing of the former hospital and housed outpatient care with multiple patient rooms. The developer selectively demolished a majority of the interior walls, to make way for efficient office space. Octagon also installed a brand-new chiller and gas boiler, while modernizing the building elevators and adding a commercial loading dock to the rear of the building.

The former hospital parking garage which adjoins the building is available for use by tenants, along with spaces in the parking lot at the front of the building.



PROPERTY FEATURES



5,027 SF
AVAILABLE

SECOND GENERATION
OFFICE SPACE

SECOND
FLOOR

SIGNAGE OPPORTUNITIES
ON LOCUST AVE

WELL APPOINTED
OFFICE BUILD OUT

PARKING
FREE ONSITE

PROPERTY SITE PLAN



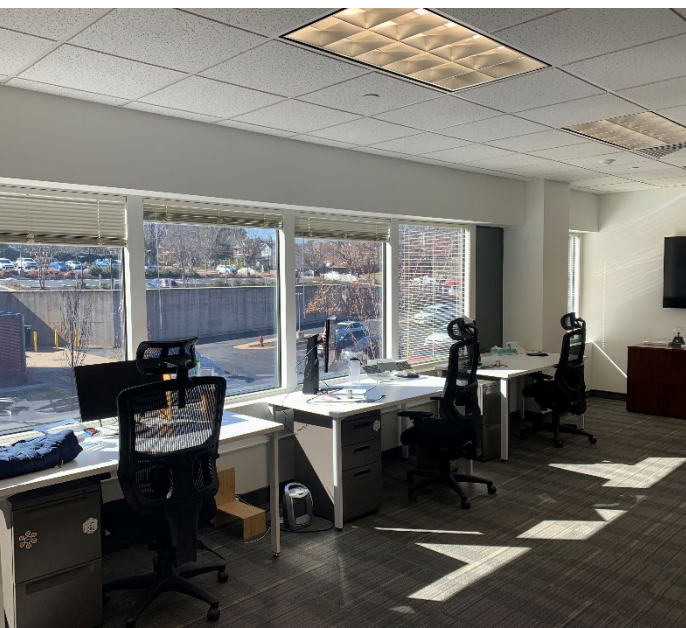
SECOND FLOOR PLANS



SECOND FLOOR PHOTOGRAPHY



AVAILABLE NOW!



CHARLOTTESVILLE ACCOLADES

BEST CITY FOR ENTREPRENEURS

ENTREPRENEUR MAGAZINE & LIVABILITY.COM

TOP
5

TOP



CITY FOR FASTEST GROWING VENTURE CAPITAL INVESTMENT DOLLARS

NATIONAL VENTURE CAPITAL ASSOCIATION

BEST



PLACE TO LIVE IN 2020

LIVABILITY

TOP
15

BEST SMALL PLACES FOR BUSINESS & CAREERS

FORBES

TOP
10

BEST COLLEGE TOWN

LIVABILITY.COM

BEST



SMALL CITIES IN THE U.S

NATIONAL GEOGRAPHIC TRAVEL

TOP
5

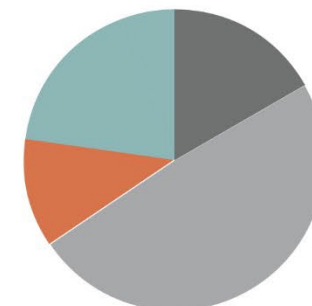
MOST GORGEOUS COLLEGE TOWNS IN AMERICA

MAKE IT BETTER



ROTUNDA AT UVA

Fast Facts & Accolades
 UNIVERSITY of VIRGINIA



Budget

- 49.1% | PATIENT SERVICES
- 17.2% | TUITION & FEES
- 22.6% | OTHER OPERATING REVENUES
- 11.1% | FEDERAL/STATE GRANTS & CONTRACTS

CHARLOTTESVILLE OVERVIEW

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked University of Virginia. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an exceptionally skilled and educated workforce, due to the presence of two community colleges and the University of Virginia. Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1825 and consistently listed as one of the top five public universities in the country. Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's larger healthcare facilities, further commercial and residential growth has continued to expand outward from the core of the city.

17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

#1

HOSPITAL IN
VIRGINIA

NEWSWEEK, 2022

#1

BEST COLLEGE IN
VIRGINIA

MONEY MAGAZINE, 2022

#1

BEST VALUE PUBLIC
COLLEGE

PRINCETON REVIEW, 2022

#3

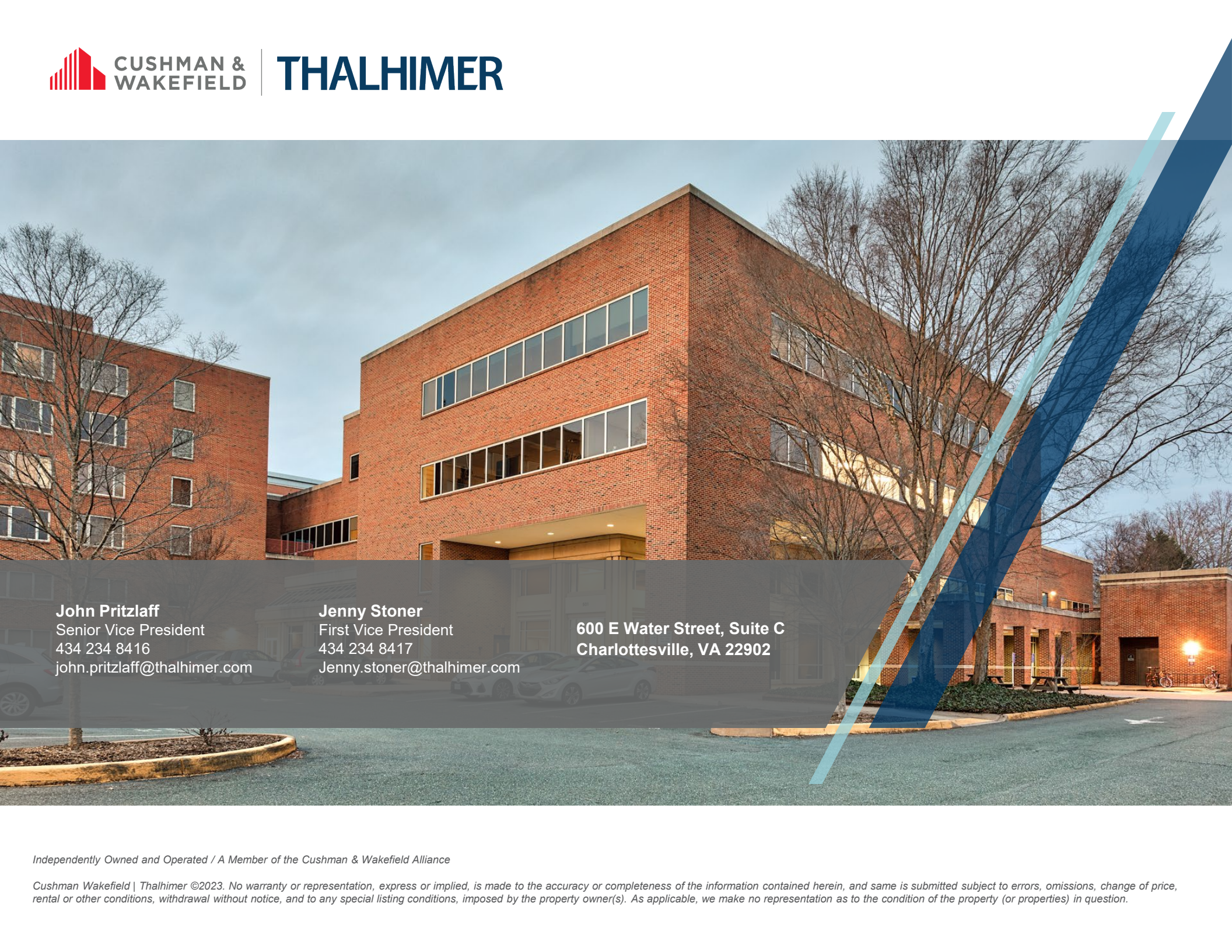
BEST PUBLIC
NATIONAL UNIVERSITY

U.S. NEWS & WORLD REPORT, 2023

#1

BEST LAW SCHOOL

U.S. NEWS & WORLD REPORT, 2023



John Pritzlaff
Senior Vice President
434 234 8416
john.pritzlaff@thalhimer.com

Jenny Stoner
First Vice President
434 234 8417
Jenny.stoner@thalhimer.com

600 E Water Street, Suite C
Charlottesville, VA 22902

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