

OFFICE FOR LEASE

201 W Main Street

DOWNTOWN MALL | CHARLOTTESVILLE, VA



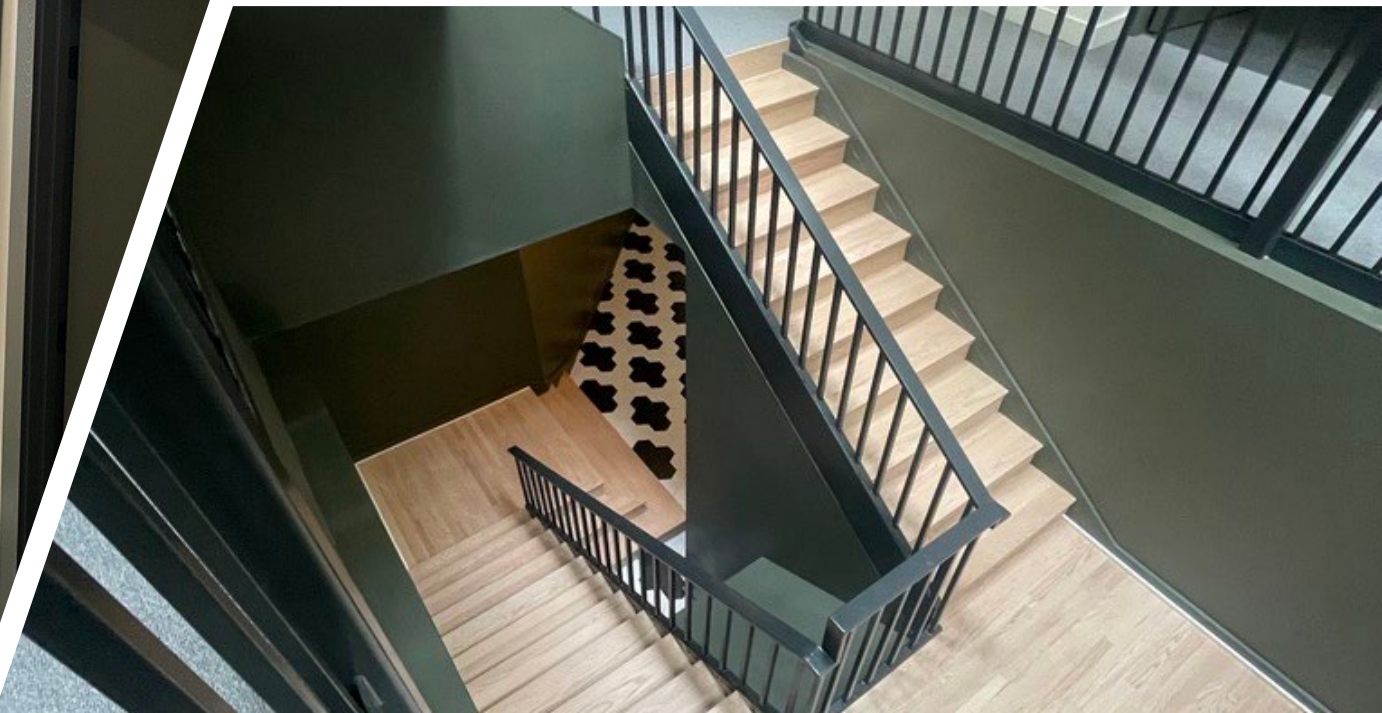
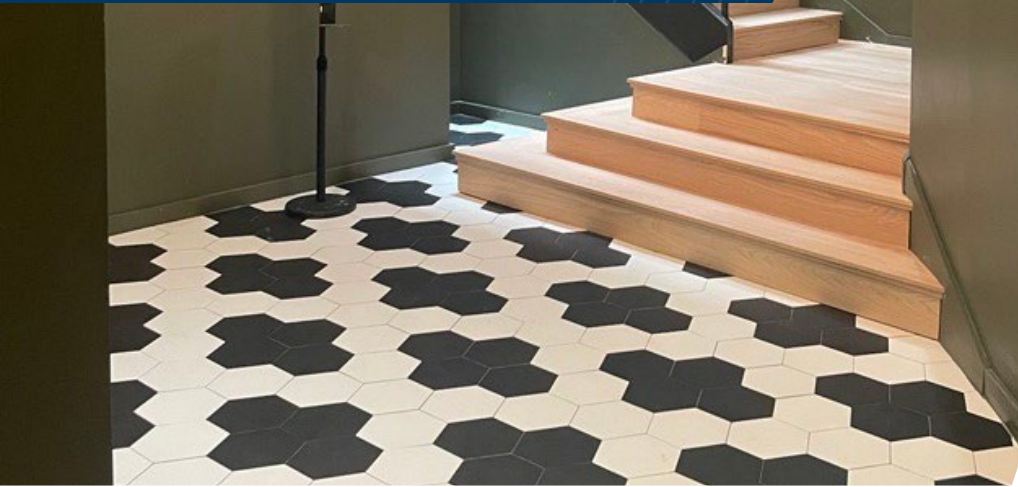
CUSHMAN &
WAKEFIELD

THALHIMER



Up to 7,707 SF of Office
on Two Levels!

PROPERTY PHOTOS



PROPERTY FEATURES



**Large Block Office Space
Available (7,707 SF)**

- OR -

**Small Office Suite
Opportunities**

**Prestigious and Convenient
Downtown Mall Building**

Abundant Natural Light

**Skylit lobby to be updated
with modern new finishes**

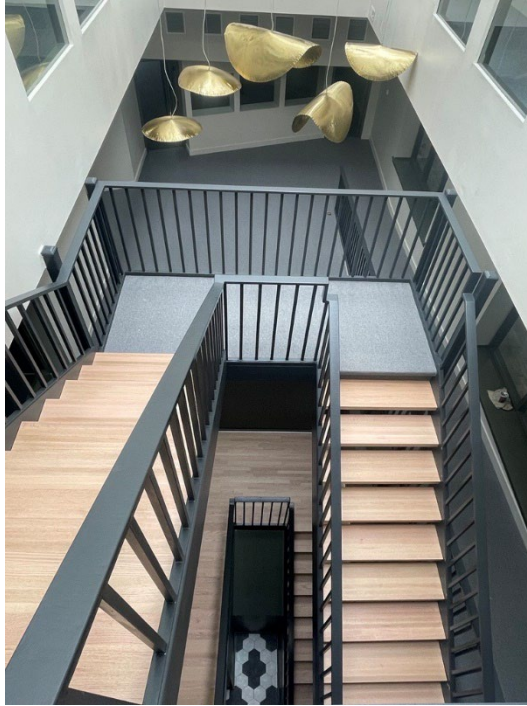
Downtown Mall Views

OFFICE AVAILABILITY

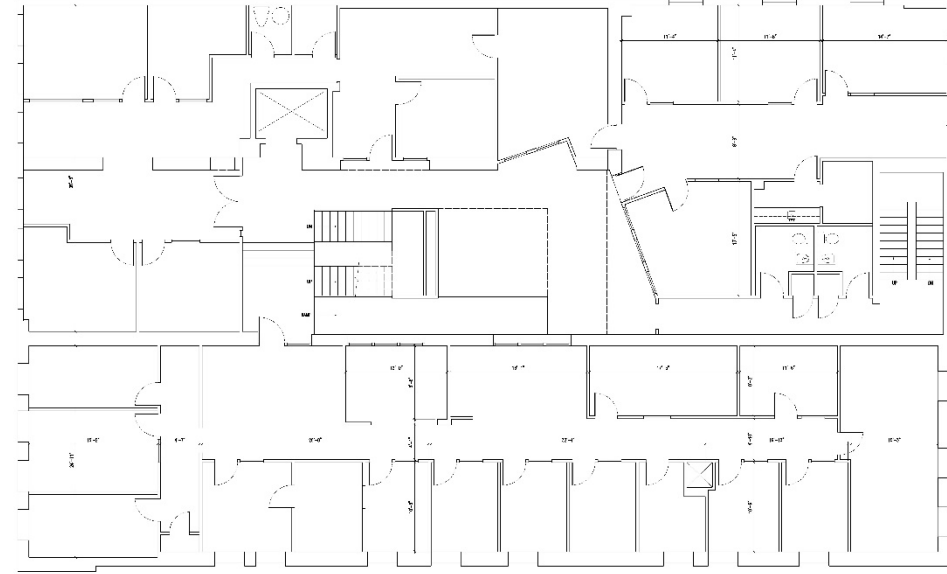


Office Availabilities:

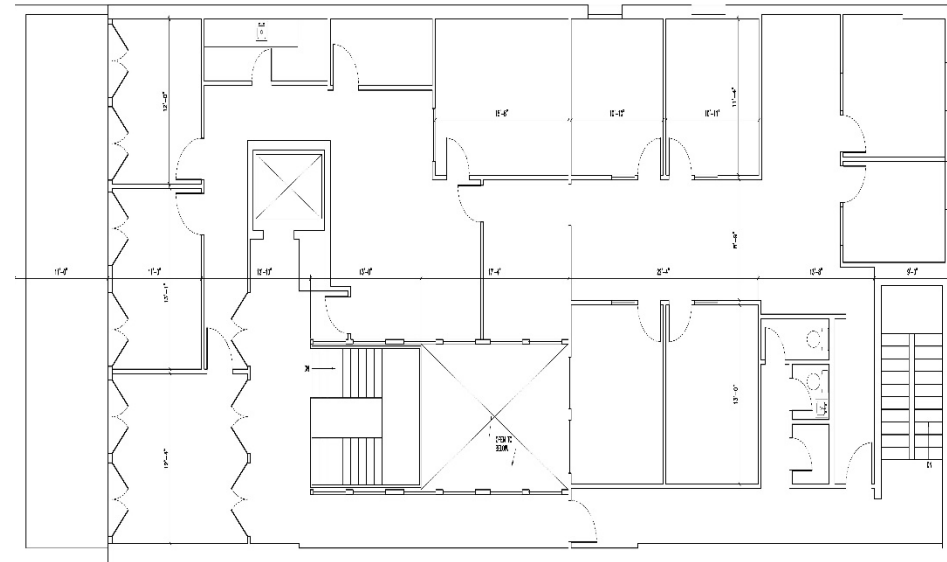
- 2ND and 3RD Floors Available
- Up to 7,707 SF on two levels
- Divisible by floor or into smaller suites
- Building features skylit central atrium and stairway with many divisions possible to suit Tenant needs



Second Floor – Up to 3,713 SF Available



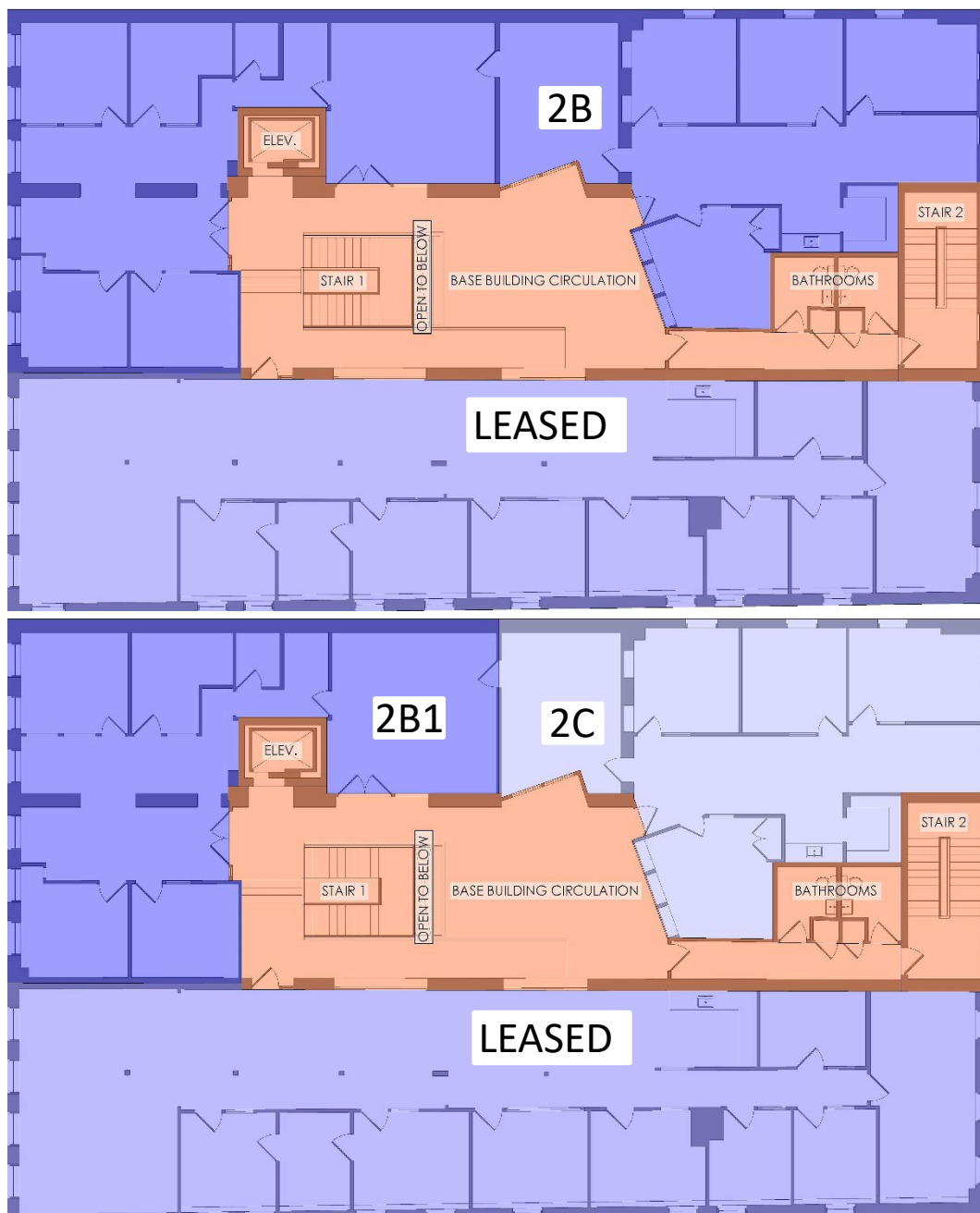
Third Floor – 3,994 SF with Private Patio Available



2ND FLOOR AVAILABILITY



Possible Second Floor Divisions



Second Floor Features:

- Multiple Office Configurations available
- Newly renovated shared common area with sky-lit lounge area
- Downtown Mall Views
- Currently individual offices, can be opened to create open work space
- Ample light from windows and atrium skylights

AVAILABILITIES	
SUITE	SF
2B	3,713 SF
2B1	1,945 SF
2C	1,767 SF

3RD FLOOR AVAILABILITY

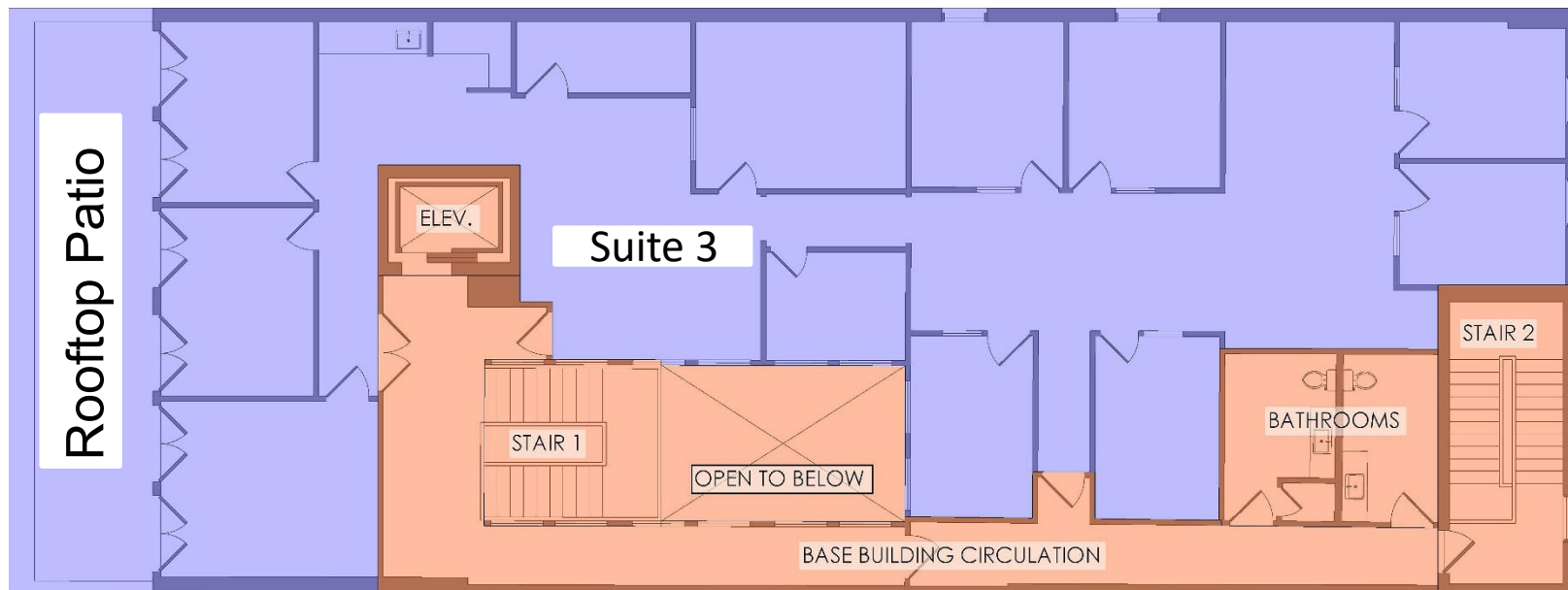


Third Floor Features:

- Entire top floor available with private walk-out patio overlooking the Mall
- Downtown Mall Views and abundant natural light
- Currently individual offices, can be opened to create open work space
- Newly renovated 2nd floor shared common area with sky-lit lounge area



Existing 3rd Floor Plan – 3,994 SF with Private Patio



PROPERTY AERIAL MAP



BARRACKS ROAD
SHOPPING CENTER



21,985 STUDENTS



EMMET ST

THE CORNER



GRADY AVE 20,000 VPD

PRESTON AVE 39,000 VPD



NORTH
DOWNTOWN

PANTOPS



UNIVERSITY AVE
21,000 VPD



UVA
SCOTT
STADIUM

JEFFERSON PARK AVE

CHERRY AVE



201 W MAIN ST

W MAIN ST 39,000 VPD

24,000 VPD - RIDGE ST

HISTORIC DOWNTOWN MALL
CHARLOTTESVILLE, VA



MONTICELLO AVE

BELMONT

5TH ST-SW
22,000 VPD

DOWNTOWN MALL AERIAL



24,000 VPD

RIDGE ST

PRESTON AVE

MCINTIRE RD



CODE

APEX PLAZA



201 W MAIN ST



IX ART PARK



MONTICELLO AVE

3TWENTY3



DOWNTOWN MALL

W MAIN ST

MARKET ST

WATER ST

AVON ST

WATER ST



LOCATION OVERVIEW CHARLOTTESVILLE, VA



Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population. The MSA is bordered by the Blue Ridge Mountains and is comprised of eight neighboring counties and the City of Charlottesville. The area offers a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via Interstate 64 and Route 29.

Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area residents enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants.

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 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one of the top five public universities in the country. Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.



No. 1
Top State for Business
- *CNBC, 2019*



No. 2
Best College Town
- *Southern Living, 2020*



Top 30
Best Small Cities in the U.S.
- *National Geographic, 2018*



No. 5
Top 100 Best Places to Live in America
- *Livability, 2017*



No. 3
Top 25 Happiest Places in the U.S.
- *National Geographic, 2017*

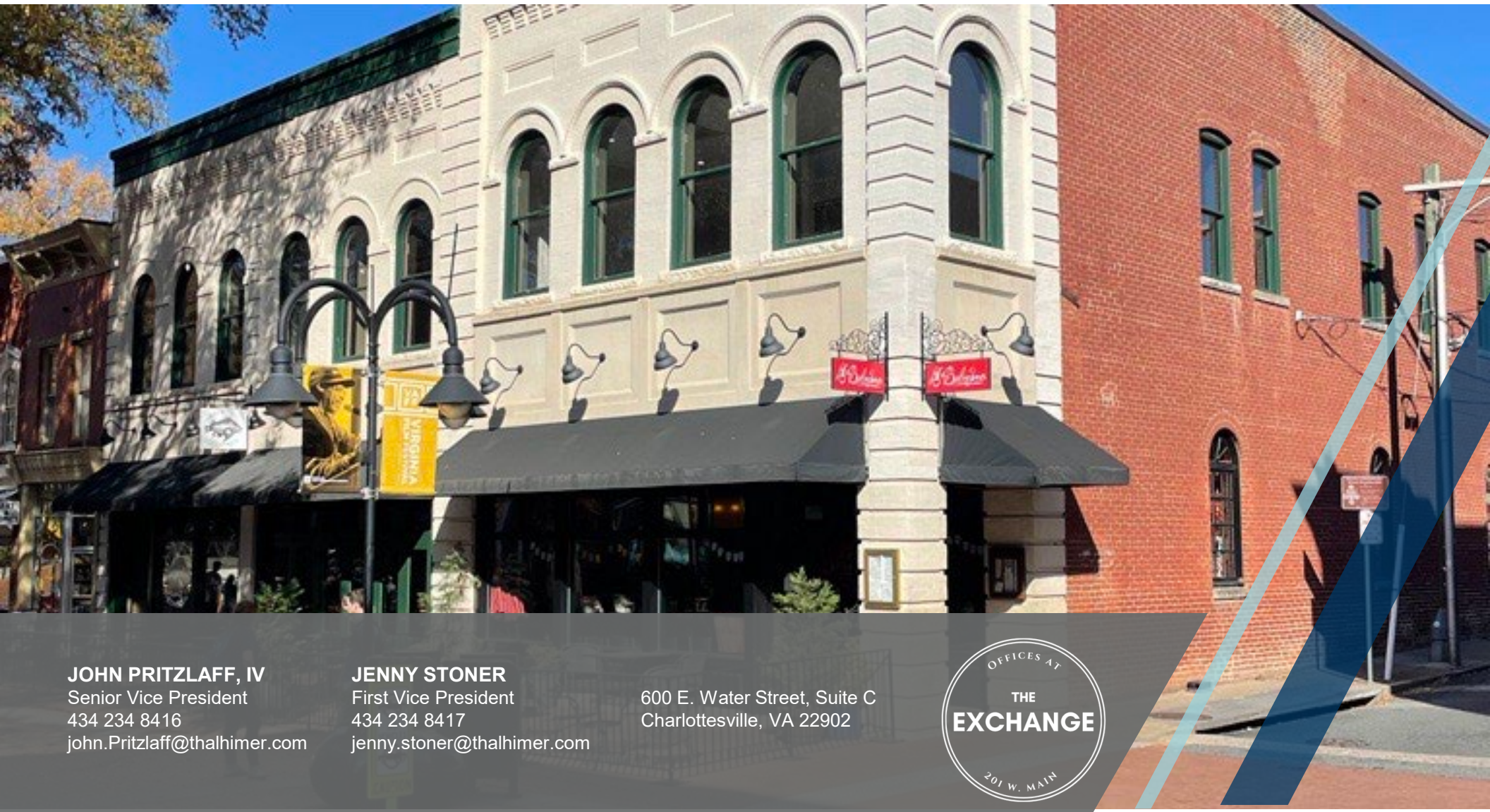


Top 17
Places You Must Visit in the U.S.
- *Expedia, 2017*

The Charlottesville Appeal

With its rich history, national parks, and award-winning restaurant scene, Charlottesville attracts visitors from all over the United States.



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