



PREMIER MIXED-USE URBAN DISTRICT | CLASS A OFFICE FOR LEASE

DAIRY CENTRAL
946 Grady Ave
Charlottesville, VA

**DAIRY
CENTRAL**

600 E. Water Street, Suite C
Charlottesville, VA 22902
www.thalhimer.com

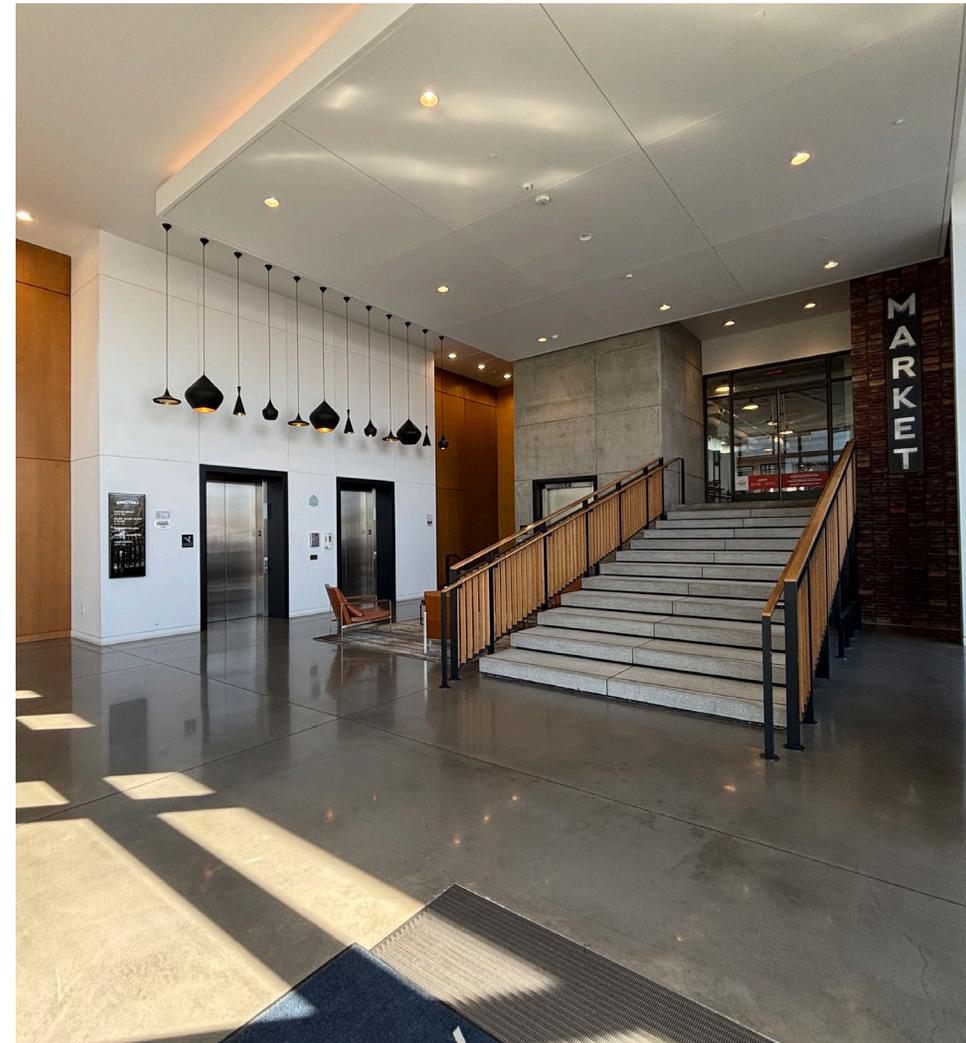


DAIRY CENTRAL

OFFICE OVERVIEW



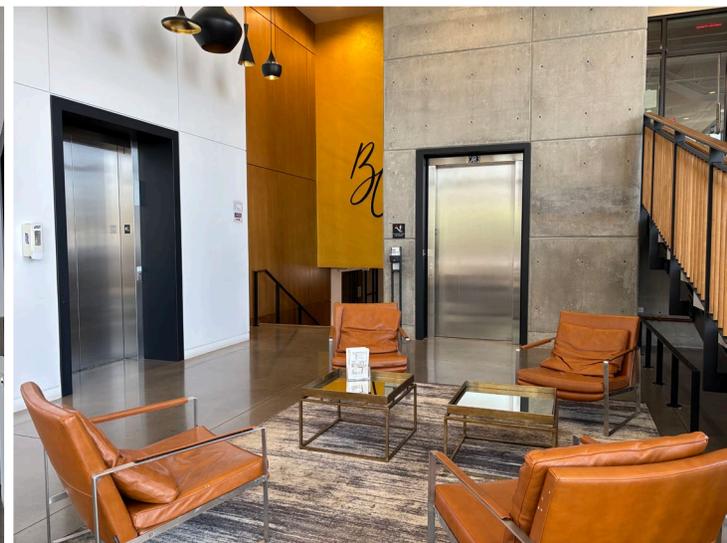
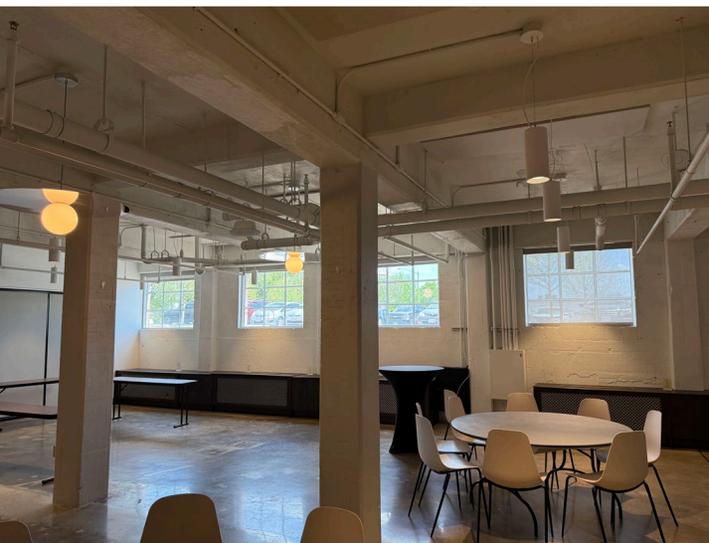
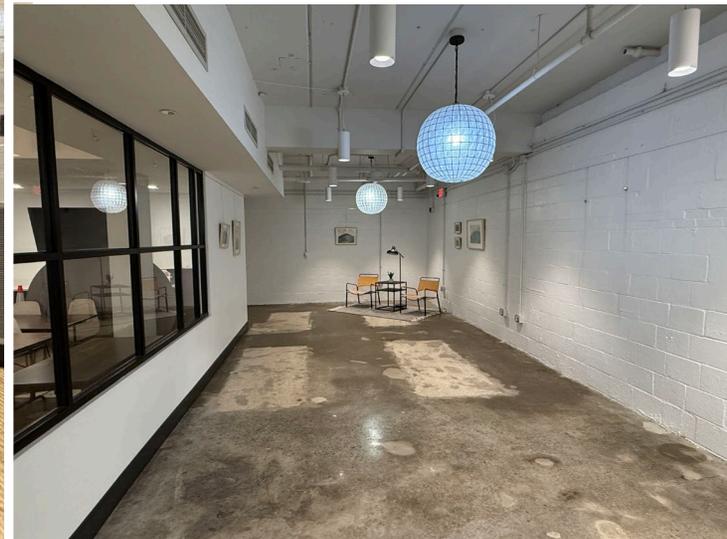
50,000 square feet of new, Class A Office space with an exceptional location in the heart of downtown Charlottesville, Virginia. Office tenants enjoy a prime location in walking distance of Preston Avenue retailers and in close proximity to the historic Downtown Mall and UVA. The office building features direct lobby access to the Dairy Market where breakfast, lunch, dinner, and multiple beverage options await. Ample onsite parking, with designated VIP parking spaces under the building available.



DAIRY CENTRAL

OFFICE FEATURES & PHOTOS

- Certified LEED for Core & Shell
- Well appointed lobby and common areas
- Strong Class A Tenant Mix
- Dedicated structured parking for key office tenants and on-site bike racks
- Project amenities include direct access to Dairy Market and retail, access to common areas and event spaces associated with Dairy Central district, and live/work opportunities.



DAIRY CENTRAL DISTRICT HIGHLIGHTS

District Highlights and On-Site Amenities

Dairy Market:

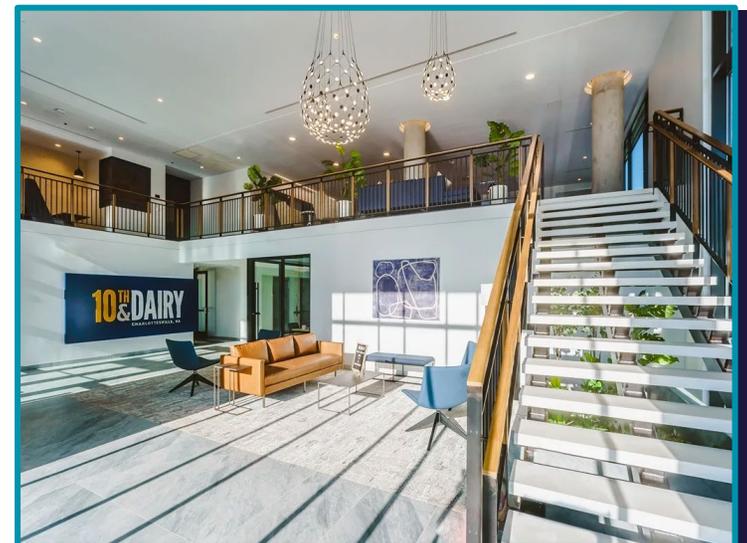
Dairy Market is Charlottesville's first destination Market Hall, featuring local and regional restauranters, retailers and a craft brewery, and serves as an amenity to onsite office and residential users, as well as Charlottesville and the surrounding region. Dairy Market champions small and local entrepreneurs by partnering with diverse merchants in an authentic space. Office users benefit from direct connection to Dairy Market for food and beverage selections just steps from their doors

On-Site Residential:

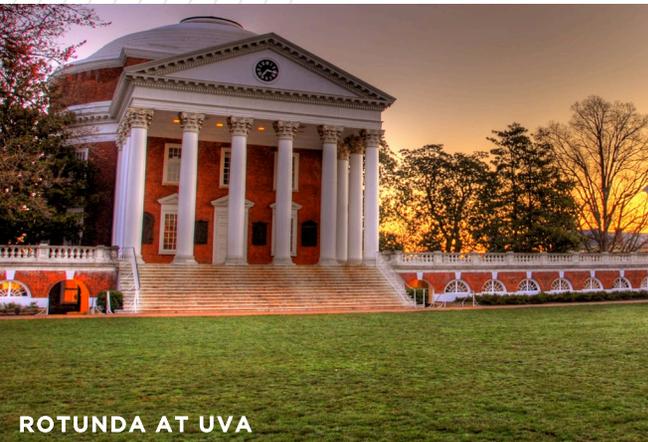
140,000 square feet apartment building, offering 180 apartments is just steps from Dairy Market. Built in 2022, 10th & Dairy is designed with exceptional finishes to transform your daily routine. Residents can find a place to unwind around the community with several outdoor courtyards, grilling stations, fire pits, seating nooks, lounges, game tables, TV areas, pool, sundeck and more!



Visit Dairy Central's Website



DAIRY CENTRAL FUN FACTS & ACCOLADES - UVA



ROTUNDA AT UVA



\$12.8 BILLION
NET FINANCIAL POSITION

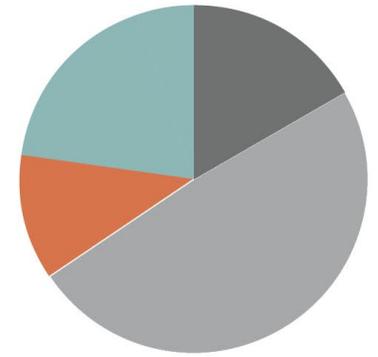
\$3 BILLION
OPERATING REVENUE

\$196 MILLION
PHILANTHROPIC SUPPORT

UVA MEDICAL CENTER

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.



Budget

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

17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

WWW.VIRGINIA.EDU/FACTS

#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



FOR MORE INFORMATION, CONTACT:

JOHN PRITZLAFF

Senior Vice President

434 234 8416

john.pritzlaff@thalhimer.com

JENNY STONER

Senior Vice President

434 234 8417

jenny.stoner@thalhimer.com

**DAIRY
CENTRAL**

600 E. Water Street, Suite C.
Charlottesville, VA 22902
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



THALHIMER