

# APEX PLAZA

## CHARLOTTESVILLE'S MOST SUSTAINABLE BUILDING

Class A Office and Retail for Lease



CUSHMAN &  
WAKEFIELD

THALHIMER

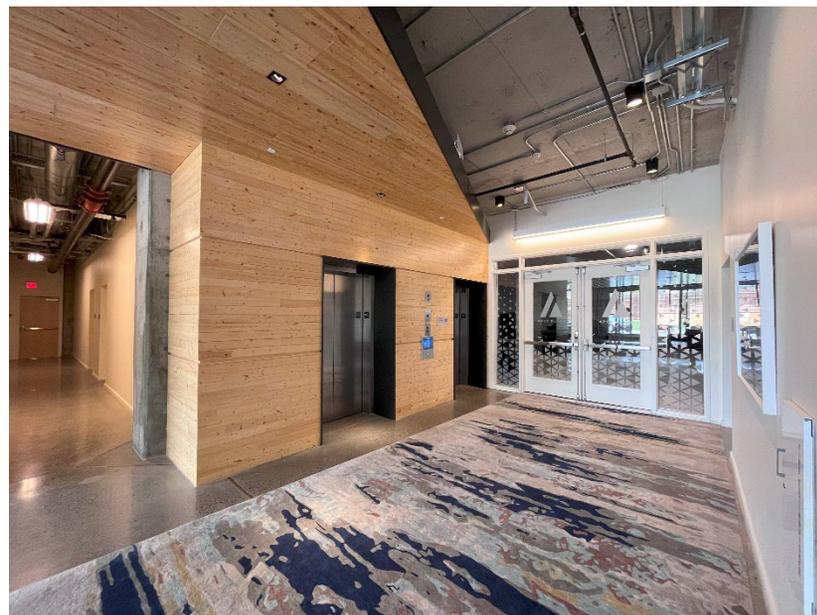
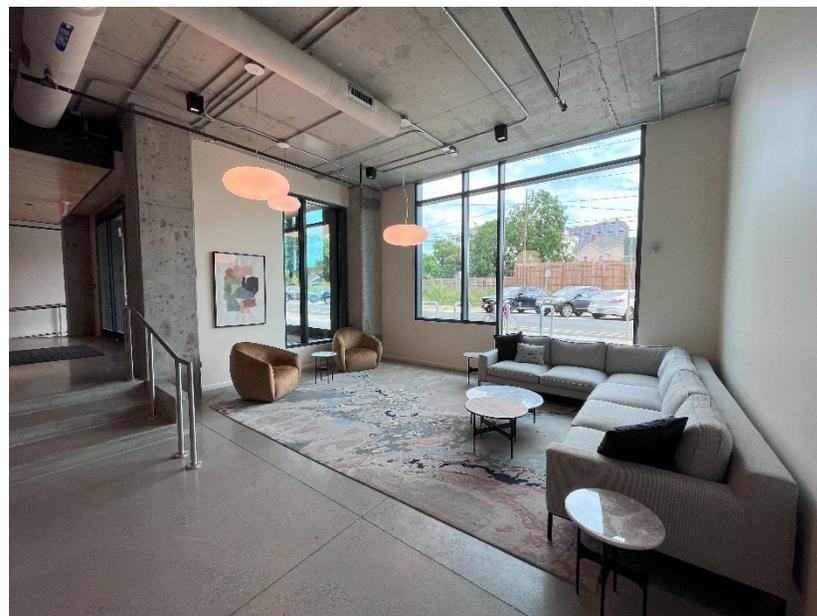
## PROPERTY OVERVIEW

**APEX PLAZA** is a new 187,000 RSF cross-laminated timber mixed-use building above a parking garage now open in Downtown Charlottesville. The project represents the first large-scale mass timber project in the Commonwealth of Virginia and is one of only a handful in the United States. This cutting-edge project building includes a wide variety of sustainable features, and boasts light filled office floors and multiple outdoor patio spaces, and views of the Blue Ridge and Downtown Charlottesville. Apex Plaza brings together like-minded class A Tenants and redefines sustainability in development.

*For More Information Visit: <https://apex-plaza.com/>*

<b>Location</b>	Steps from Charlottesville's Downtown Mall
<b>Building Class</b>	Class A Sustainable Building
<b>Delivery Date</b>	Available now for Tenant upfit
<b>Total Building SF</b>	187,000 SF
<b>Available SF</b>	Level 2 – Office Space: 7,000 – 15,000 SF Level 3 – Office Space: 1,500 SF
<b>Stories</b>	8
<b>Parking</b>	Parking for lease in on-site deck

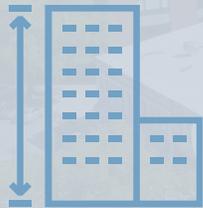
## APEX PLAZA





## Why Mass Timber?

- Stores carbon in wood fiber
- 80% lighter than traditional steel / concrete
- Less energy to produce / transport
- Improved insulation: 10x better than concrete; 400x better than steel
- Fire rating higher than steel
- 20% schedule savings compared with concrete
- 90% less construction traffic
- Minimizes construction impact on communities with less noise and dust
- Unique and desirable aesthetic



## Building Metrics

- Expandable 16 e-vehicle charging stations
- Solar array: 440 roof mounted panels; 435 canopy mounted bi facial panels
- Expected to produce 364,000 kWh/year
- Green sedum plaza with solar pergola
- Public rooftop amenity
- Place making retail



## Sustainability Features

- 809 mt CO2 avoided greenhouse gas emissions
- 2.899 mt carbon benefit
- Timber is a renewable resource grown and harvested indefinitely
- Requires less energy to produce
- Mass timber wood sequesters carbon from the atmosphere, storing that carbon for the lifetime of the structure
- Apex Plaza building mass timber creates a carbon benefit equal to the amount of energy needed to power 300 homes for a year



## Touch Point Controls

### Implemented Strategies Include:

- Automatic Openers
- Touch Free Automatic Sensors
- Touch Free Card Access
- Smart Elevators with Destination Control



## Air Transmission Controls

### Implemented Strategies Include:

- Energy Efficient Fresh Air Intake
- MERV 13 Air Filtration
- UV Air Sanitization
- Outdoor Amenity Spaces



## Procedural Controls

### Implemented Strategies Include:

- Flexible Floor Plan Layouts
- Increased Building/ Common Area Cleaning
- Additional Cleaning of Touch Points
- Procedural Controls at the Tenant Level

# ENVIRONMENTALLY FRIENDLY BUILDING FEATURES

# APEX PLAZA



## Good Energy

- 1 Rooftop Solar - PV Array**  
Annual production 436 MWh of energy - Zero Net Energy use for APEX offices.
- 2 Solar Array - PV Canopy**  
PV Canopy provides shade cover and renewable energy.
- 3 High Performance Glazing**  
Thermally broken window frame, SOLARBAN 90 insulated glazing unit.
- 4 High Performance Opaque Envelope**  
Cross-laminated timber, DensElement™ weather barrier, Thermafiber rigid insulation, thermally broken rainscreen structure, rainscreen cladding.
- 5 High Efficiency Mechanical Systems**  
Variable refrigerant flow equipment, energy recovery ventilator. Low energy consumption and low operating costs.

## Good Materials

- 6 Mass Timber Structure - CLT**  
Sustainably Harvested FSC - Mass timber provides carbon sequestration, low embodied carbon footprint, and fast erection.
- 7 Cradle to Cradle Certified™**  
Materials and products assessed for health and safety.

## Good Lives

- 8 Daylight and Views, Indoor Environmental Quality**  
Excellent access to natural light, rooftop landscape, and views. Lighting controls, occupancy sensors, operable shades.

## Good Economy

- 9 Workplace Performance**  
Efficient, large, flexible floorplates and interconnected workplace engages, associates, fosters collaboration.
- 10 CLT Framing - Designed for Disassembly and Re-use**  
Modular, adaptable, cost-effective structure.

## AVAILABLE OFFICE - Level 2

# APEX PLAZA

### Office Space: 7,000 – 15,147 SF

- Bright, open floor plan
- Views of Downtown Charlottesville
- Shared access to patios and amenities
- Join eco-conscious Class-A tenant mix



# AVAILABLE OFFICE - Level 3

# APEX PLAZA

## Office Space: 1,500 SF

- Last remaining timber space
- Access to 3<sup>rd</sup> floor patio
- Downtown views
- Rooftop access
- Join eco-conscious Class-A tenant mix



# LOCATION OVERVIEW

## Charlottesville, Virginia

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.

## The Charlottesville Appeal

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



**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



# LOCATION





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