



**NORTH FORK**  
A UVA DISCOVERY PARK

FOR LEASE  
**TOWN CENTER THREE**

995 Research Park Blvd  
Charlottesville, VA 22911



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A UVA DISCOVERY PARK

*At North Fork*, the University of Virginia's spirit of ingenuity leads in dynamic new directions. The thriving 562-acre discovery park is home to science and technology firms, government agencies, academic institutions, startups and nonprofits – a collaborative crossroads with state-of-the-art facilities, creative workplaces, flexible open spaces, and miles of nature trails. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

# JOIN CURRENT TENANTS AT NORTH FORK



SOLIS | APPLIED SCIENCE



SCHOOL of ENGINEERING & APPLIED SCIENCE



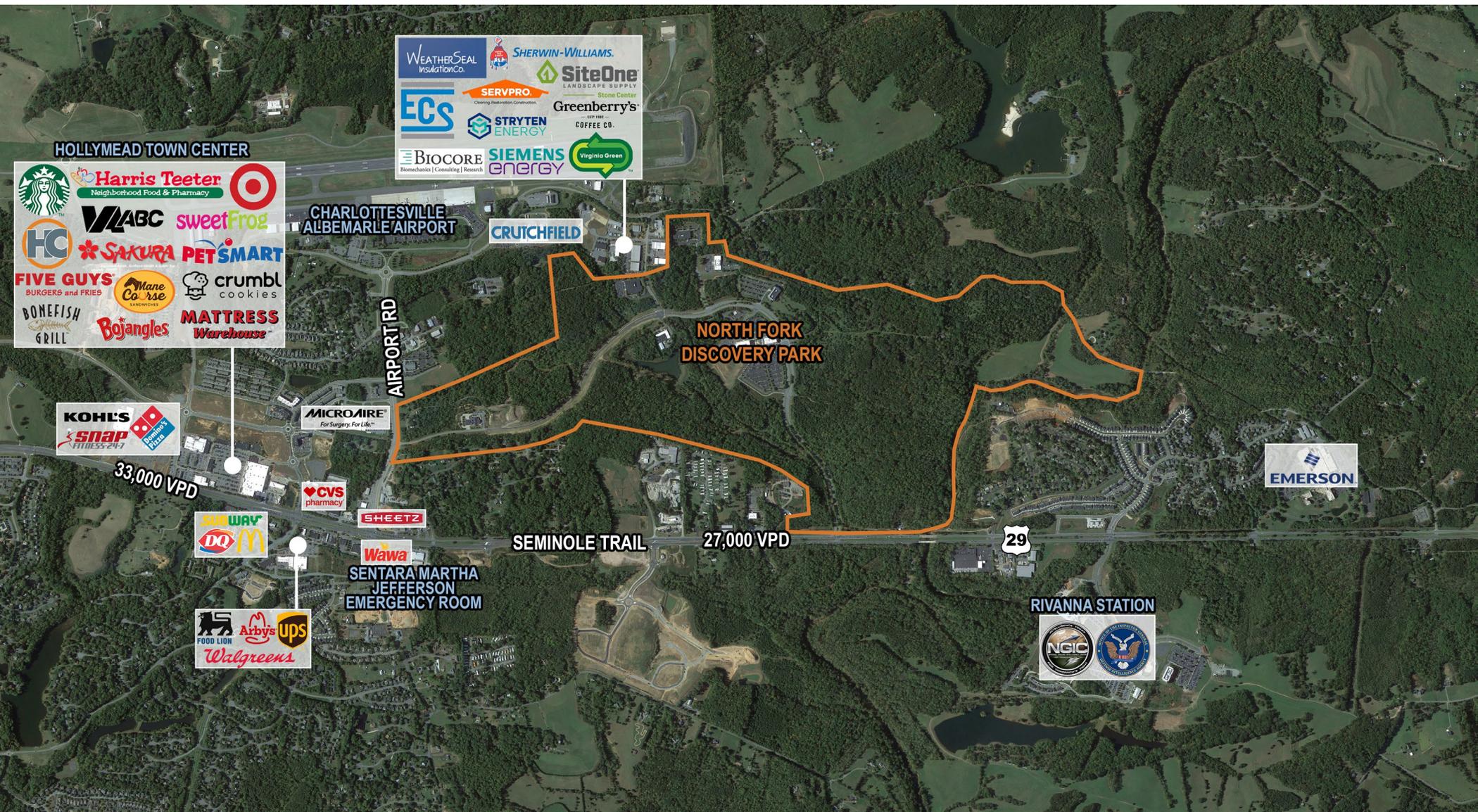
Booz | Allen | Hamilton  
delivering results that endure



Vice President for Research  
National Security Programs



# PROPERTY LOCATION



# TOWN CENTER THREE



CLASS A OFFICE



LEED GOLD®



ONSITE PROPERTY  
MANAGEMENT



FULL OR PARTIAL  
FLOORS AVAILABLE



## *Onsite Amenities:*

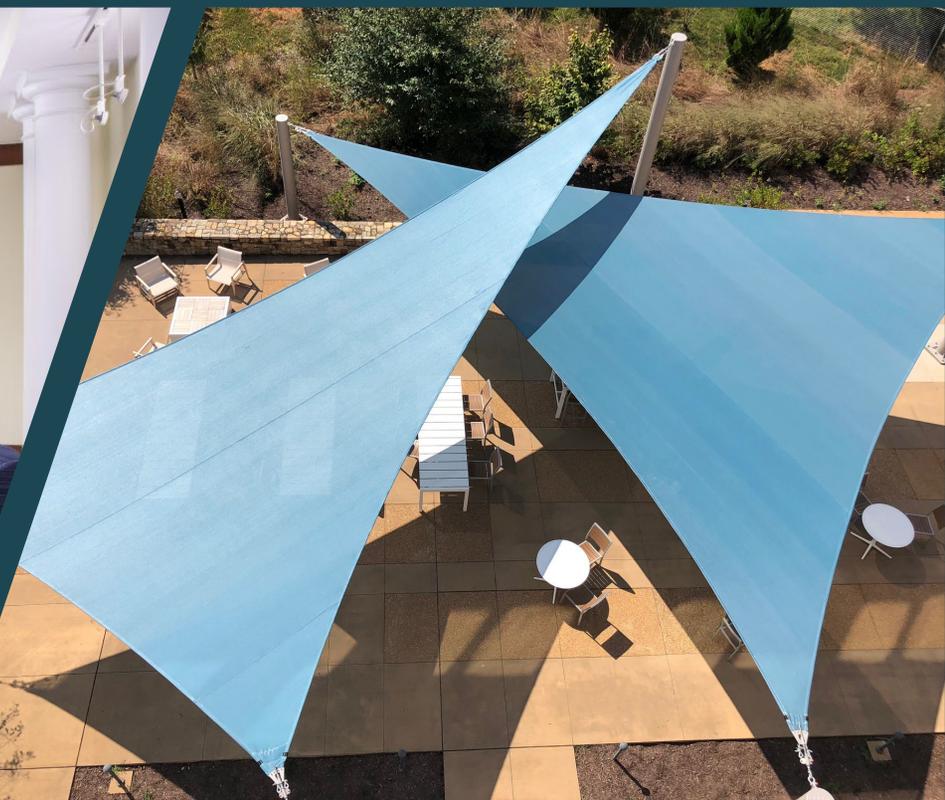
- Foods of All Nations Café
- The Hub
- NAVBAR Coffee & Smoothie Kiosk & Bar
- Bill Burnett's Success Studio North
- Ample Free Parking
- North Fork Meeting Center at TC4



*Built in 2009, Town Center Three was awarded LEED Gold® by the Green Building Council. Town Center Three is situated in the Town Center District, the epicenter of activity within North Fork!*

- Covered patio perfect for outdoor dining or private events
- Full-service café and catering outfit operated by Foods of All Nations
- The Hub, a flexible indoor dining and gathering space
- Nearly three miles of paved and wooded walking trails

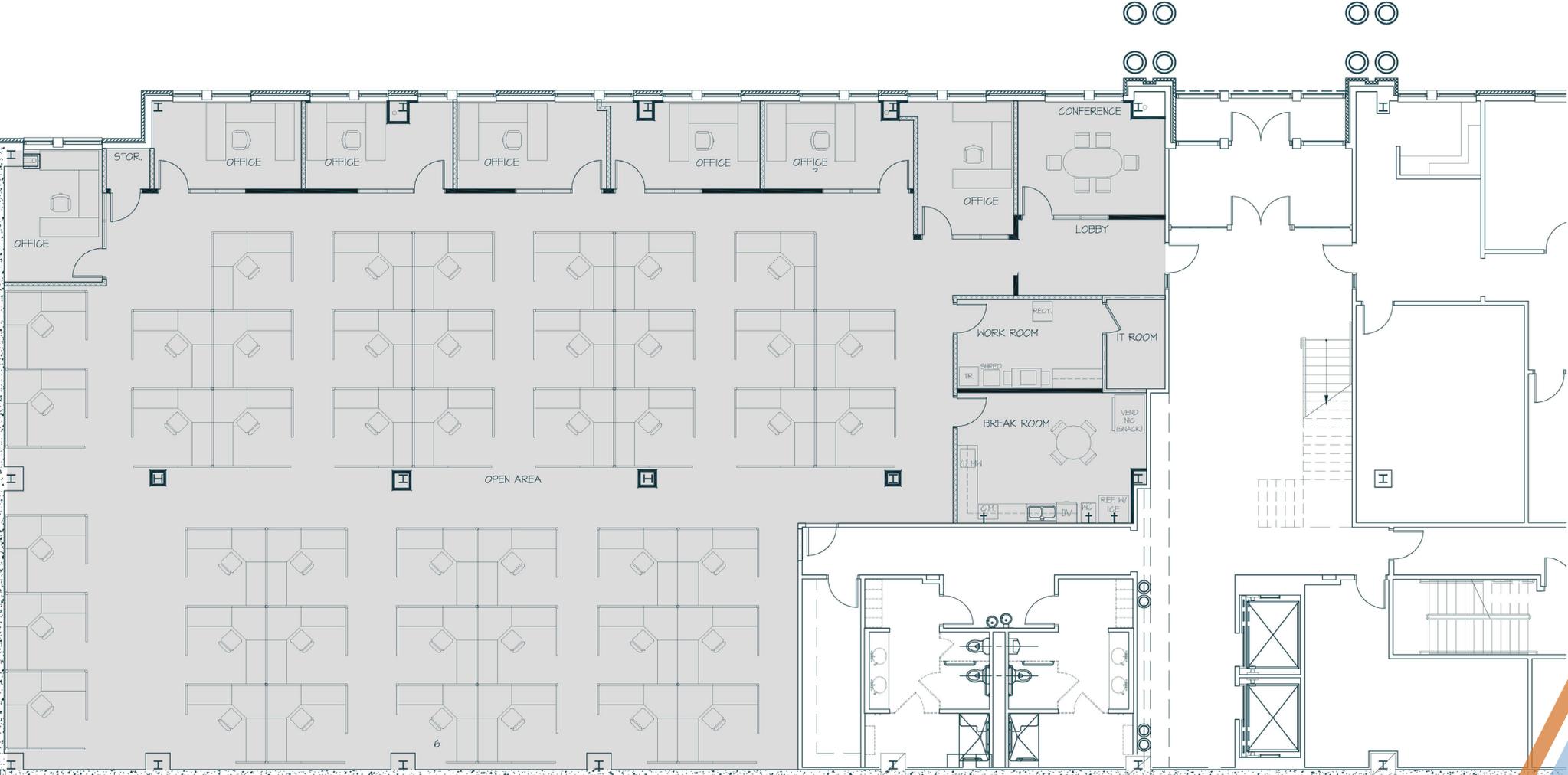




# GROUND FLOOR AVAILABILITY

Perfectly suited for collaborative work, the space features both private offices and open plan work areas, in addition to a small lobby, conference room, and break room. Occupants can enjoy access to amenity spaces including a gym, café, and spacious meeting facilities.

7,939 RSF  
AVAILABLE



# THIRD FLOOR AVAILABILITY

Enjoy a full floor opportunity that includes a beautifully appointed lobby, both open and private office spaces, meeting rooms, and centrally-located break room and staff copy rooms. The third floor is just steps away from North Fork's dining, fitness, and meeting amenities.

24,645 RSF  
AVAILABLE

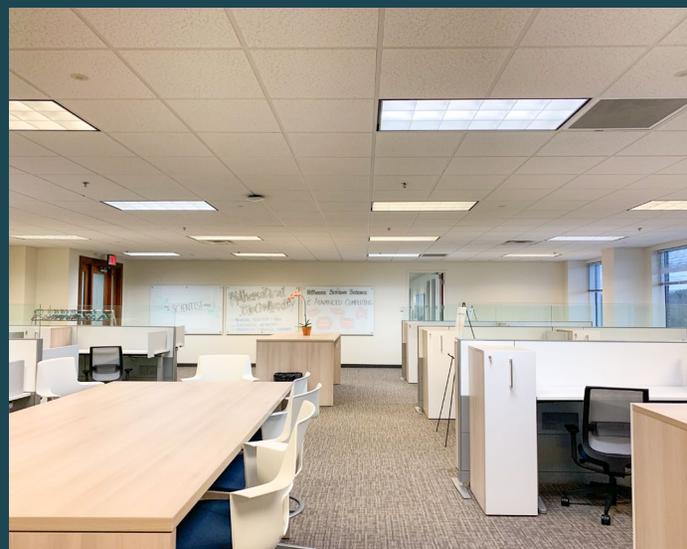


# FOURTH FLOOR AVAILABILITY

Enjoy mountain views from the top floor. This space has been recently renovated and is in pristine condition. The space features both private offices and open plan work areas, in addition to training rooms, a break room, and SCIF.

18,416 RSF  
AVAILABLE





# 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



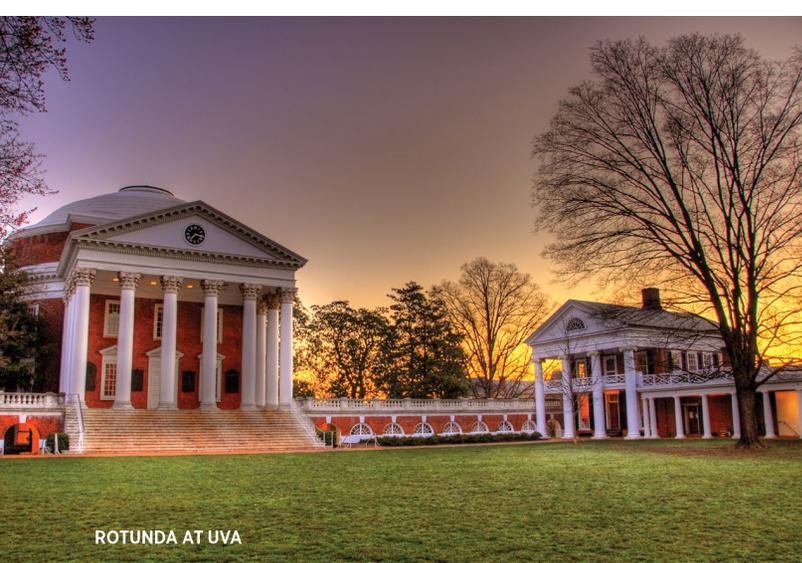
## SMALL CITIES IN THE U.S

NATIONAL GEOGRAPHIC TRAVEL

TOP  
5

## MOST GORGEOUS COLLEGE TOWNS IN AMERICA

MAKE IT BETTER



ROTUNDA AT UVA

*Fast Facts & Accolades*  
 UNIVERSITY of VIRGINIA

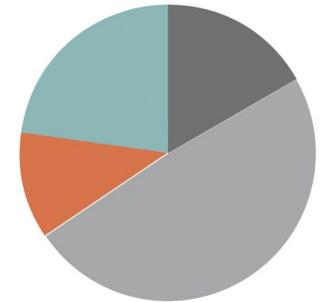


**\$12.8 BILLION**  
NET FINANCIAL POSITION

**\$3 BILLION**  
OPERATING REVENUE

**\$196 MILLION**  
PHILANTHROPIC SUPPORT

UVA MEDICAL CENTER



*Budget*

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

- #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

## 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



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CUSHMAN &  
WAKEFIELD

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