

OFFICE FOR LEASE

# 915 East High Street

South Building | Charlottesville, VA 22902



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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

**CLASS A  
OFFICE SPACE  
AVAILABLE!**

# PROPERTY DESCRIPTION



Boasting Leadership in Energy & Environmental Design (“LEED”) Gold Certification, the building was constructed with attention to detail and successfully integrated sustainability into its plans. The Property operates on approximately 20% less energy than an office of a similar size due to its hidden solar panels and systems that recycle the sun’s energy through solar hot water tubes. The Property also features a ‘gray water’ reuse system that diverts sink and shower water as well as condensation, reducing the campus’ intake of public water by 70%.

In addition to an abundance of open office and collaboration spaces, the Property includes 6 floors of Class A office space, onsite fitness center, ample free parking and more. The Property’s enviable interior spaces benefit from high ceilings, a flexible layout, and abundant window lines providing natural light. It undoubtedly offers some of Charlottesville’s most appealing office spaces.

# PROPERTY HIGHLIGHTS



**111,750 SF**

SOUTH BUILDING TOTAL SIZE



**± 33,706 SF**

AVAILABLE SPACE



**326 SURFACE SPACES**

PARKING



**GREAT LOCATION**

STEPS FROM DOWNTOWN MALL & UVA



**LEED GOLD®**

CERTIFIED

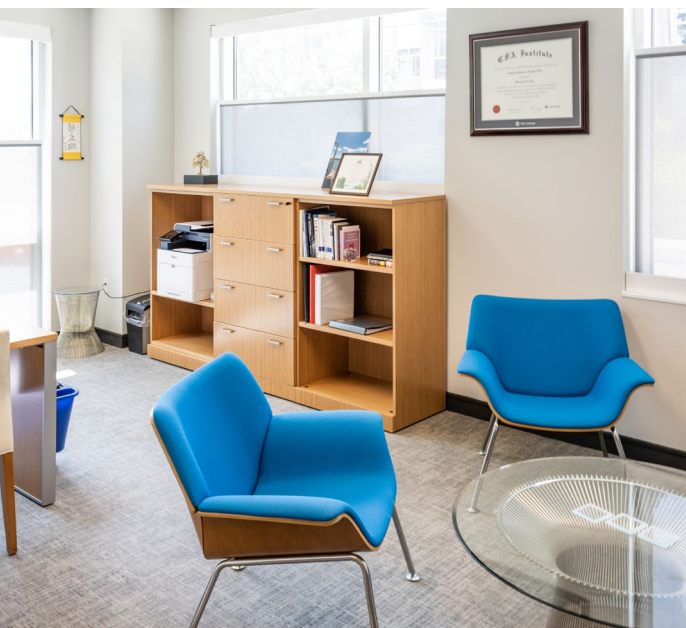


**CLASS A**

BUILDING & TENANT MIX

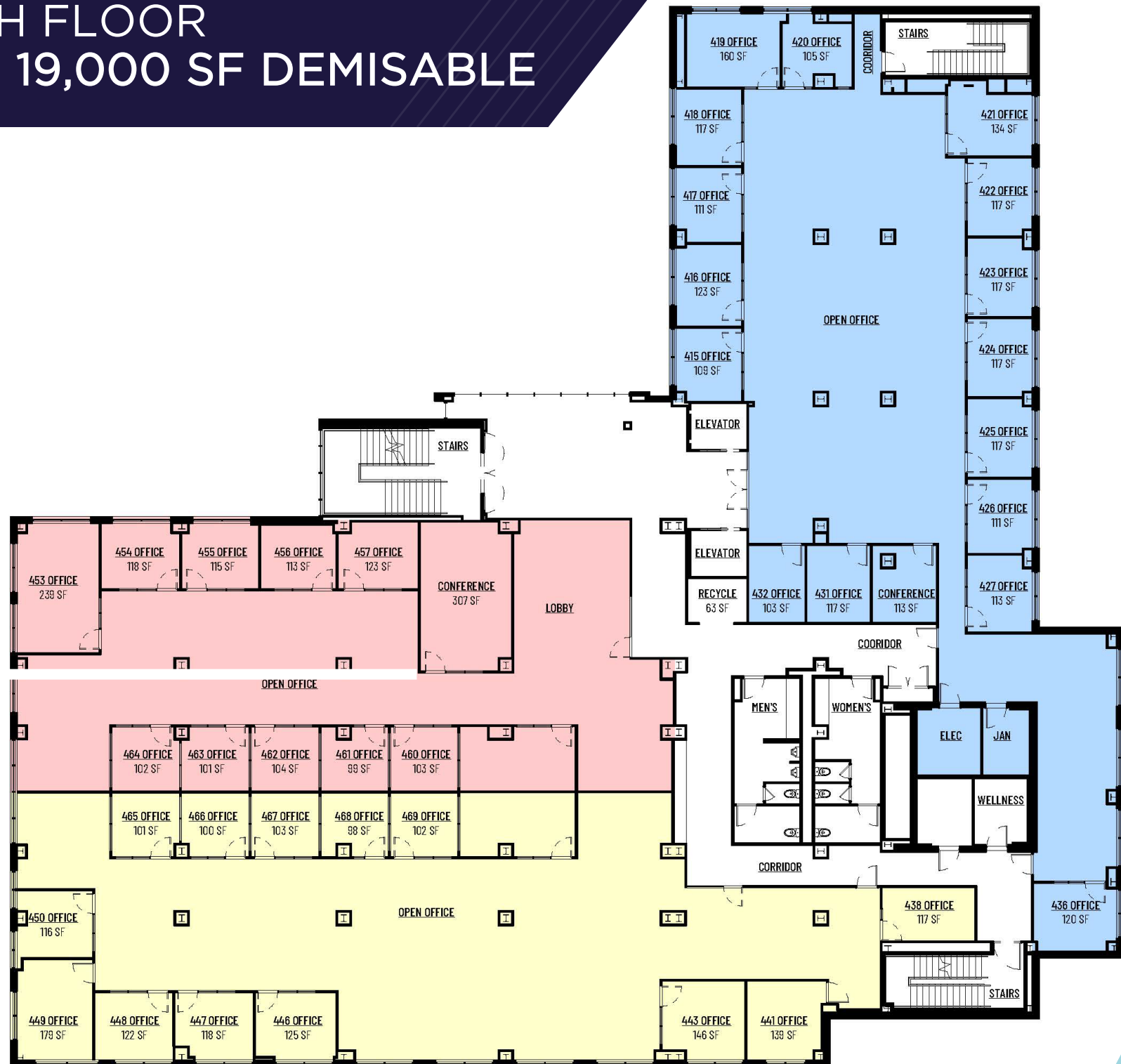


# INTERIOR PHOTOS



# FOURTH FLOOR

## 3,500 – 19,000 SF DEMISABLE



# SIXTH FLOOR ±14,706 SF AVAILABLE



# CHARLOTTESVILLE ACCOLADES

## BEST CITY FOR ENTREPRENEURS

ENTREPRENEUR MAGAZINE & LIVABILITY.COM

TOP



## CITY FOR FASTEST GROWING VENTURE CAPITAL INVESTMENT DOLLARS

NATIONAL VENTURE CAPITAL ASSOCIATION

BEST



## PLACE TO LIVE IN 2020

LIVABILITY

TOP  
5

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

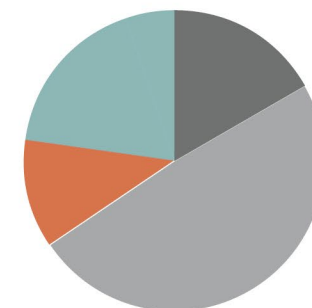
TOP  
5

## MOST GORGEOUS COLLEGE TOWNS IN AMERICA

MAKE IT BETTER



ROTUNDA AT UVA



***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.

**#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

**17,000**  
UNDERGRADUATE  
STUDENTS  
(ON GROUNDS)

**8,700**  
GRADUATE &  
PROFESSIONAL  
STUDENTS  
(ON GROUNDS)

**17,000**  
TOTAL STAFF

This aerial map of downtown St. Louis features numerous labels for businesses, landmarks, and streets. The map is oriented with North at the top. Key streets shown include Montire Rd, E High St, E Jefferson St, E Water St, Avon St, Market St, Water St, Garret St, and Ridge St. A white line with circular nodes traces a path through the downtown area, starting near the intersection of Montire Rd and Market St, passing through the Market St Garage area, and ending near the intersection of E Water St and Avon St. Various business logos and names are overlaid on the map, including:
 

- Top Left:** THE WHISKEY JAR, BIZON, MILLER'S ALE-HOUSE, Grit Coffee, BOLDHOUSE, CRISP PEP WINE, Hamilton's FIRST & MAIN, oTo, ALLEY LIGHT, COCA & SPICE, SOUTHERN, and CONGRESS.
- Top Center:** ZO·CA·LO, CB Kilwins, Nook, CVS pharmacy, Melting Pot, and Bagboy's.
- Top Right:** 915 E HIGH ST (marked with a red star), VELOCITY URGENT CARE, and KITCHEN(ette).
- Center:** S&P Global, E JEFFERSON ST, MARKET ST, DOWNTOWN MALL, MARKET ST GARAGE, TING PAVILION, and MERKLE.
- Bottom Left:** COMMON HOUSE, OMNI HOTELS, CODE, Residence Inn Marriott, HOME2 SUITES BY HYATT, APEX PLAZA, and acac.
- Bottom Center:** 3TWENTY3, GARRET ST, and FERGUSON.
- Bottom Right:** E WATER ST, CITY WALK APARTMENTS, and THE PIE GUY.

 The map also shows various other landmarks and businesses like McDonald's, Staples, and Vision BBO.

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