

OFFICE FOR LEASE
425 Locust Ave
Charlottesville, VA 22902



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**INDIVIDUAL OFFICES
AND SUITES
AVAILABLE!**



THALHIMER

PROPERTY HIGHLIGHTS

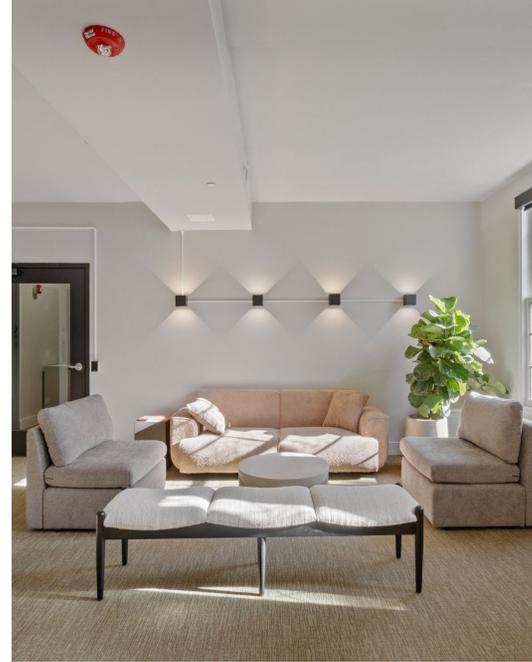


PROPERTY HIGHLIGHTS:

- Individual offices and suites available
- Newly renovated historic building with individual offices or full floors available
- Free parking in onsite parking lot
- Move in ready offices or custom suites available
- All utilities and parking included
- Mountain views from Downtown Charlottesville
- Large shared conferencing spaces
- Onsite fitness center and café

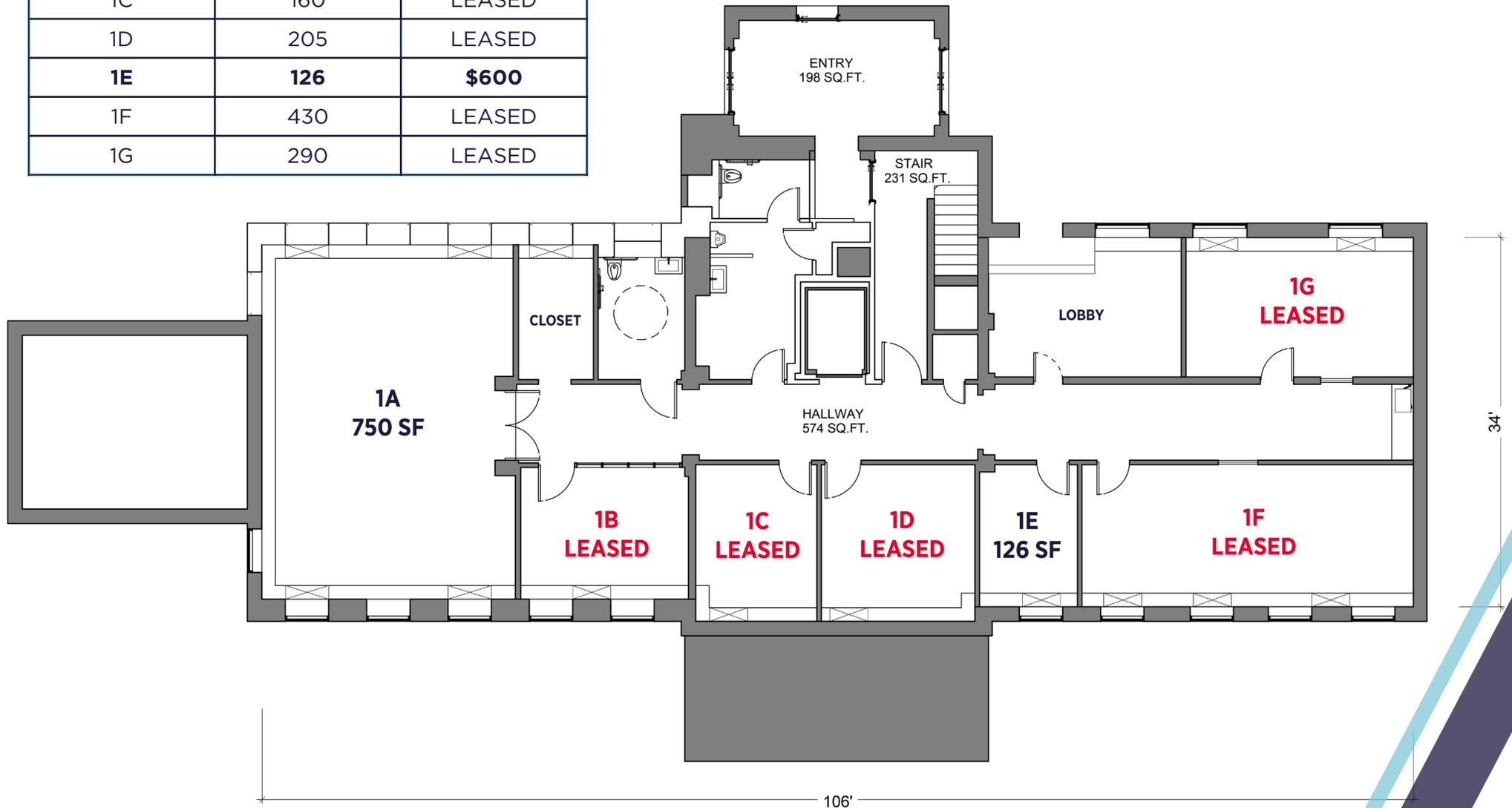


INTERIOR PHOTOS



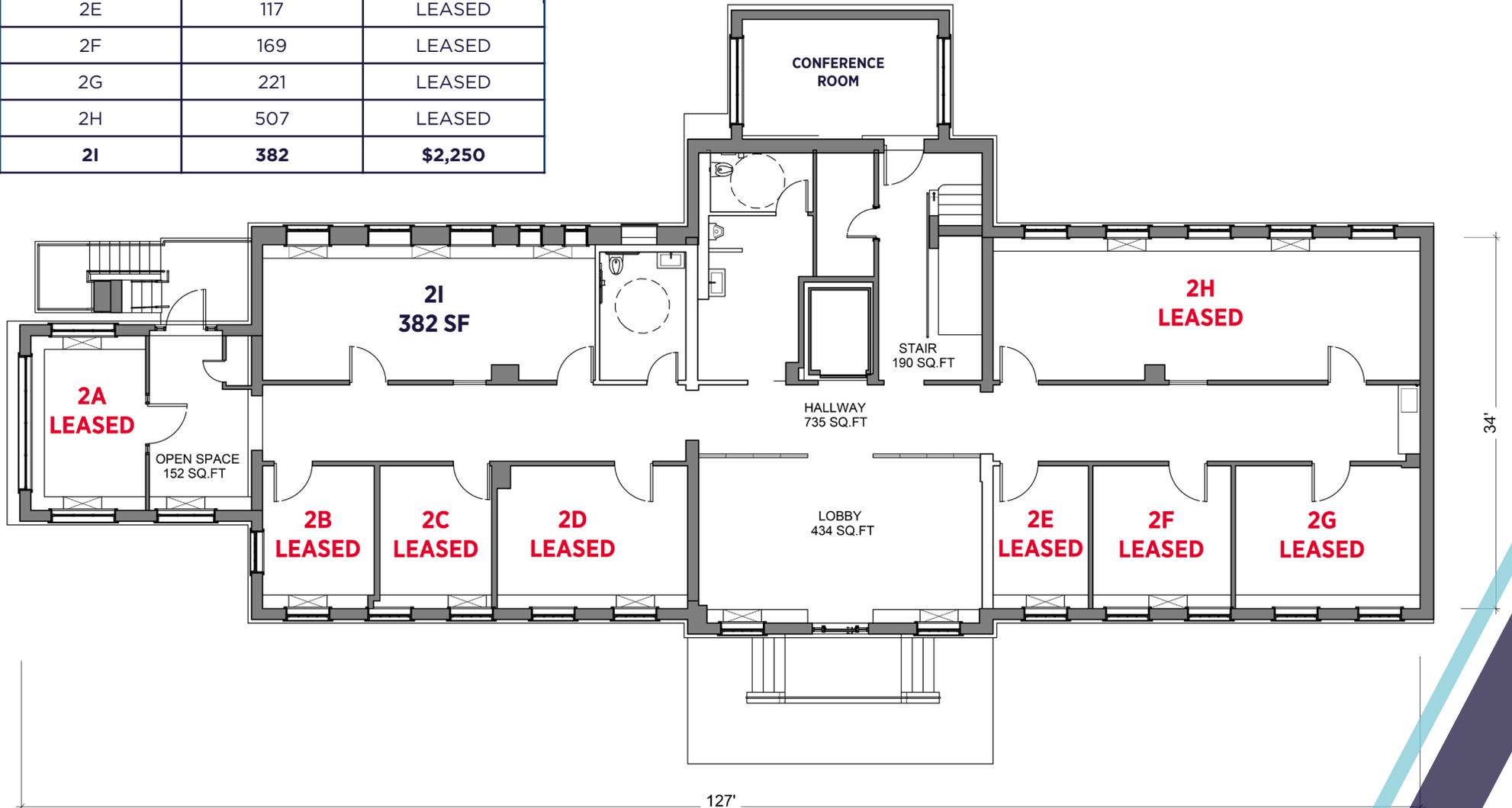
FIRST FLOOR PLAN

SUITE	SF	PRICE PER MONTH
1A	750	\$1,500
1B	205	LEASED
1C	160	LEASED
1D	205	LEASED
1E	126	\$600
1F	430	LEASED
1G	290	LEASED



SECOND FLOOR PLAN

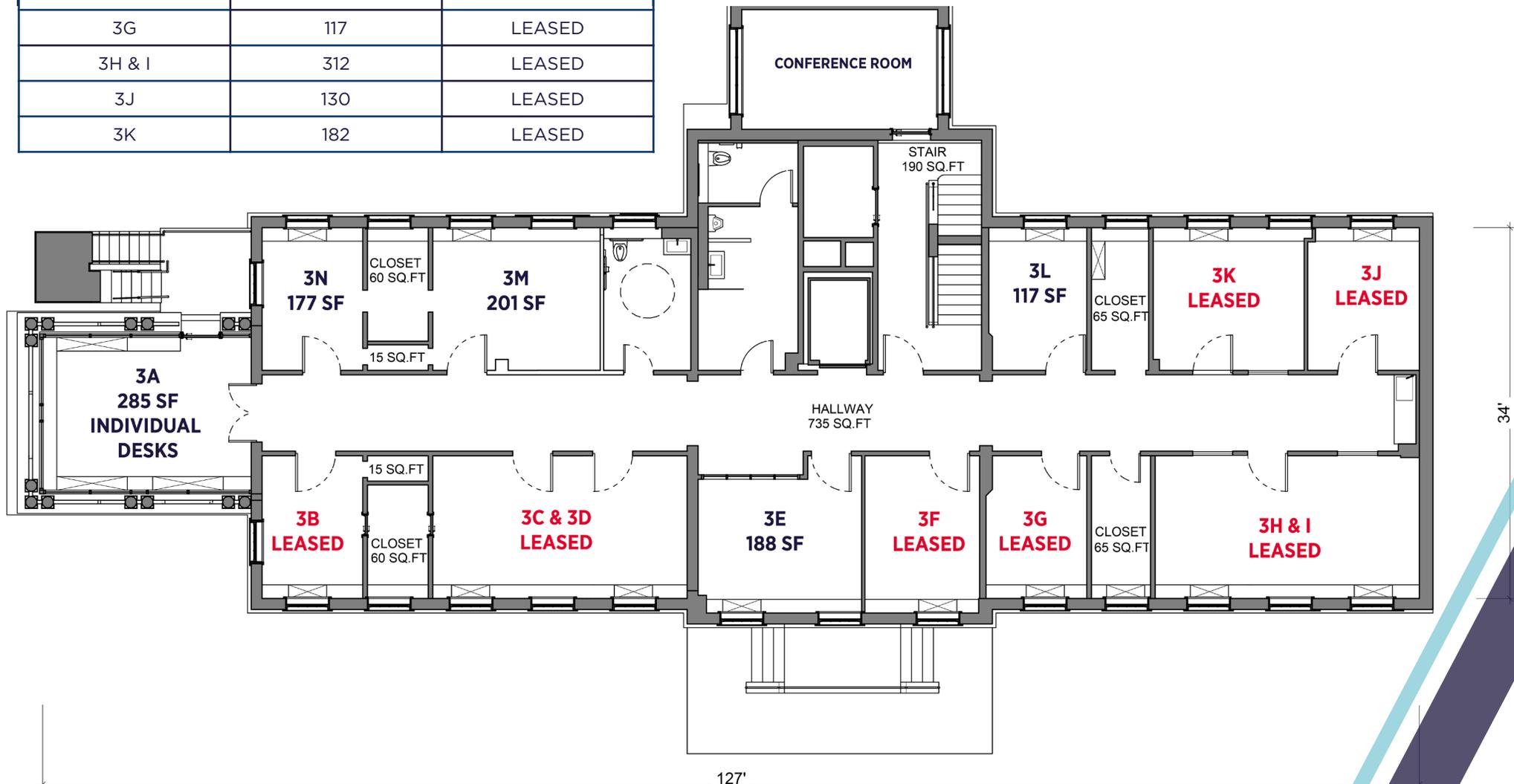
SUITE	SF	PRICE PER MONTH
2A	176	LEASED
2B	130	LEASED
2C	130	LEASED
2D	190	LEASED
2E	117	LEASED
2F	169	LEASED
2G	221	LEASED
2H	507	LEASED
2I	382	\$2,250



THIRD FLOOR PLAN

SUITE	SF	PRICE PER MONTH
3A	INDIVIDUAL DESKS	\$100
3B	192	LEASED
3C & D	299	LEASED
3E	188	\$1,350
3F	152	LEASED
3G	117	LEASED
3H & I	312	LEASED
3J	130	LEASED
3K	182	LEASED

SUITE	SF	PRICE PER MONTH
3L	117	\$900
3M	201	\$1,350
3N	177	\$900



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

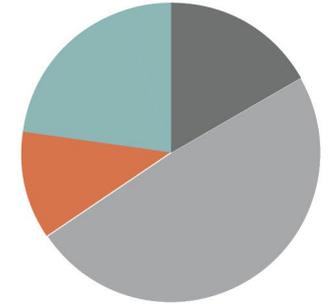
**TOP
5**

**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

#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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