



*Rare Large Floor Plate Available | 200 Parking Space Garage*

CUSHMAN &  
WAKEFIELD  
**THALHIMER**

Developed by:

**INSITE**

**3TWENTY3**

323 Second Street SE | Charlottesville, Virginia

*Class A Office for Lease*

[www.thalhimer.com](http://www.thalhimer.com)



TOTAL SQUARE FEET

120,000 SF

TYPICAL FLOORPLATE

24,000 RSF

TOTAL STORIES

NINE

OFFICE FLOORS

FIVE

PARKING SPACES

200

ELEVATORS

THREE



*Class A office building with an exceptional location in the heart of downtown Charlottesville, Virginia. Office tenants will be within a short walking distance to the city's popular Downtown Mall and very convenient to all of the various restaurants, retail shops, entertainment venues, and other amenities that downtown has to offer. The building will be nine stories tall offering breathtaking views of both downtown Charlottesville and the rolling hills of the Blue Ridge Mountains.*

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Developed by Insite Properties



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



## URBAN LIFESTYLE

Walking Distance from  
323 Second Street SE

## FARMERS MARKET

## MULTIPLE HOUSING OPTIONS

City Walk, Norcross Station,  
Locust Grove, Walker Square, First  
and Main

## RESTAURANTS

30+ Restaurants

## HOTELS

Residence Inn, Omni, Autograph,  
Courtyard Marriott, Home 2, Quirk,  
3 Bed and Breakfast Options

## ONSITE RETAIL

Paradox Pastry

## RETAIL SHOPS

120 Shops

## ENTERTAINMENT VENUES

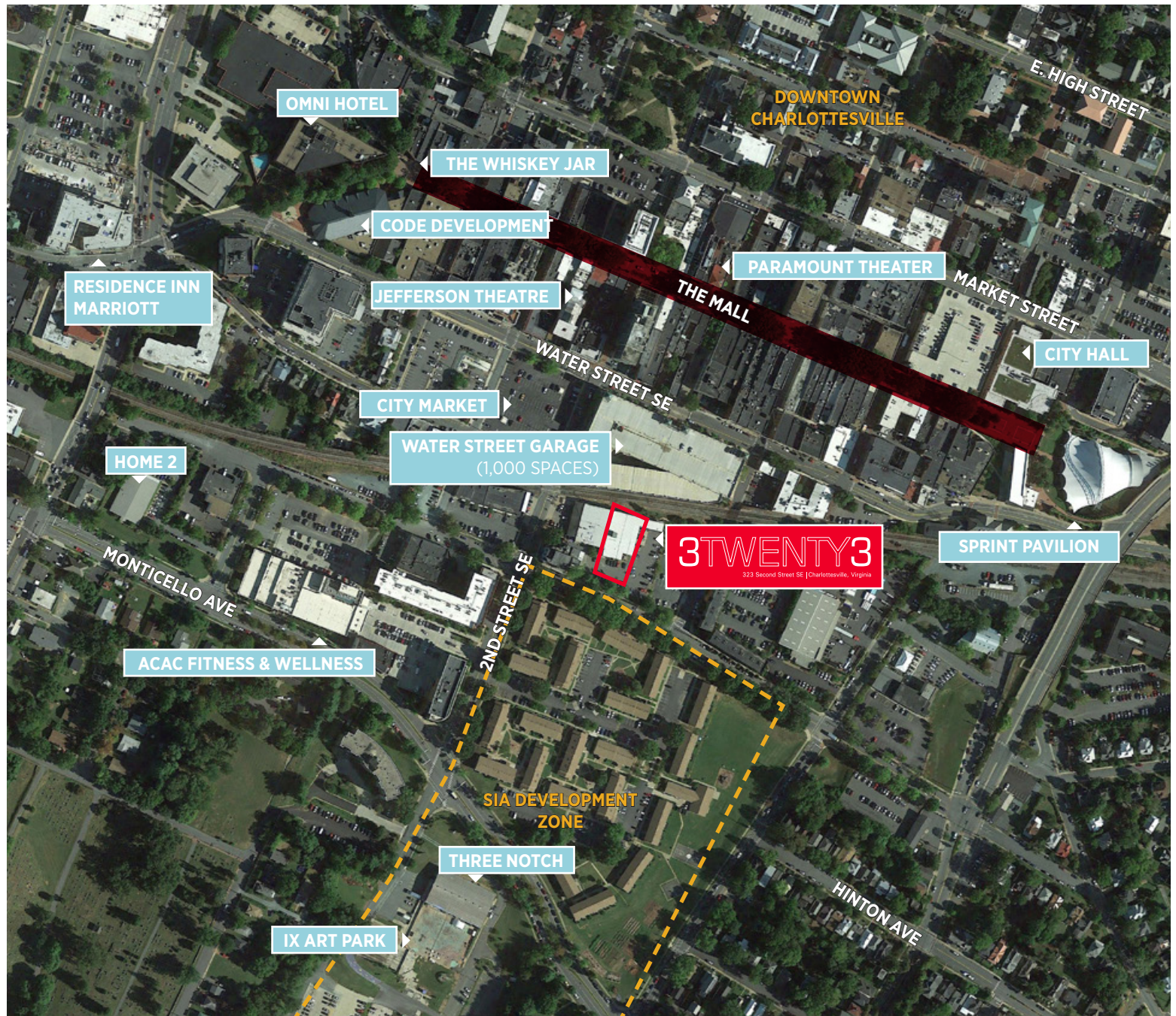
Sprint Pavillion, Jefferson  
Theatre, The Paramount, The  
Southern Café and Music Hall, Vio-  
let Crown Cinema

## FITNESS CENTERS

ACAC, 10+ yoga and fitness  
studio options

## BANKS

Wells Fargo, Virginia National Bank,  
Union Bank





## SPECIFICATIONS

TOTAL RBA	Approximately 1,600 SF Remaning
TYPICAL FLOORPLATE	24,000 SF
PARKING	200 spaces
NO. OF STORIES	Five (5) levels of office over four (4) levels of parking
ELEVATORS	Three (3) passenger
CONSTRUCTION	Masonry and architectural precast concrete panels with sandblasted and exposed aggregate finishes
CEILING HEIGHTS	13' ceiling height with open ceiling and 10' finished ceiling height with drop ceiling
LIGHTING	Energy efficient lighting used throughout
CORE FACTOR	15.0%
HVAC	<p>A boilerless closed circuit cooling tower would be located on the roof with a circulating pump. The pumps will circulate the condenser water through riser pipes located in the core area and looping through a SWUD. The SWUD will deliver through high and medium pressure ductwork conditioned air out to the VAV boxes. These boxes will be installed by Landlord at the following rates:</p> <ul style="list-style-type: none"> <li>• 750 SF per box for perimeter zones</li> <li>• 1500 SF per box on interior zones</li> </ul>
ACCESS	Proximity access controlled entrance systems at front and computer automated video monitoring system
FEATURES	<ul style="list-style-type: none"> <li>• Pedestrian plaza/walkway will provide tenants walkable access to amenities on 2nd Street and to the downtown mall. Entry to pedestrian plaza shall be directly from office building</li> <li>• Rooftop terrace with patio area serviced by elevators</li> <li>• Additional building amenities include bike rack, appurtenance level conference/presentation/entertainment facility with wet bar and kitchenette, views of Monticello, the Blue Ridge Mountains, and the Charlottesville skyline</li> </ul>



VIEWS FROM LEVEL10 ROOF DECK



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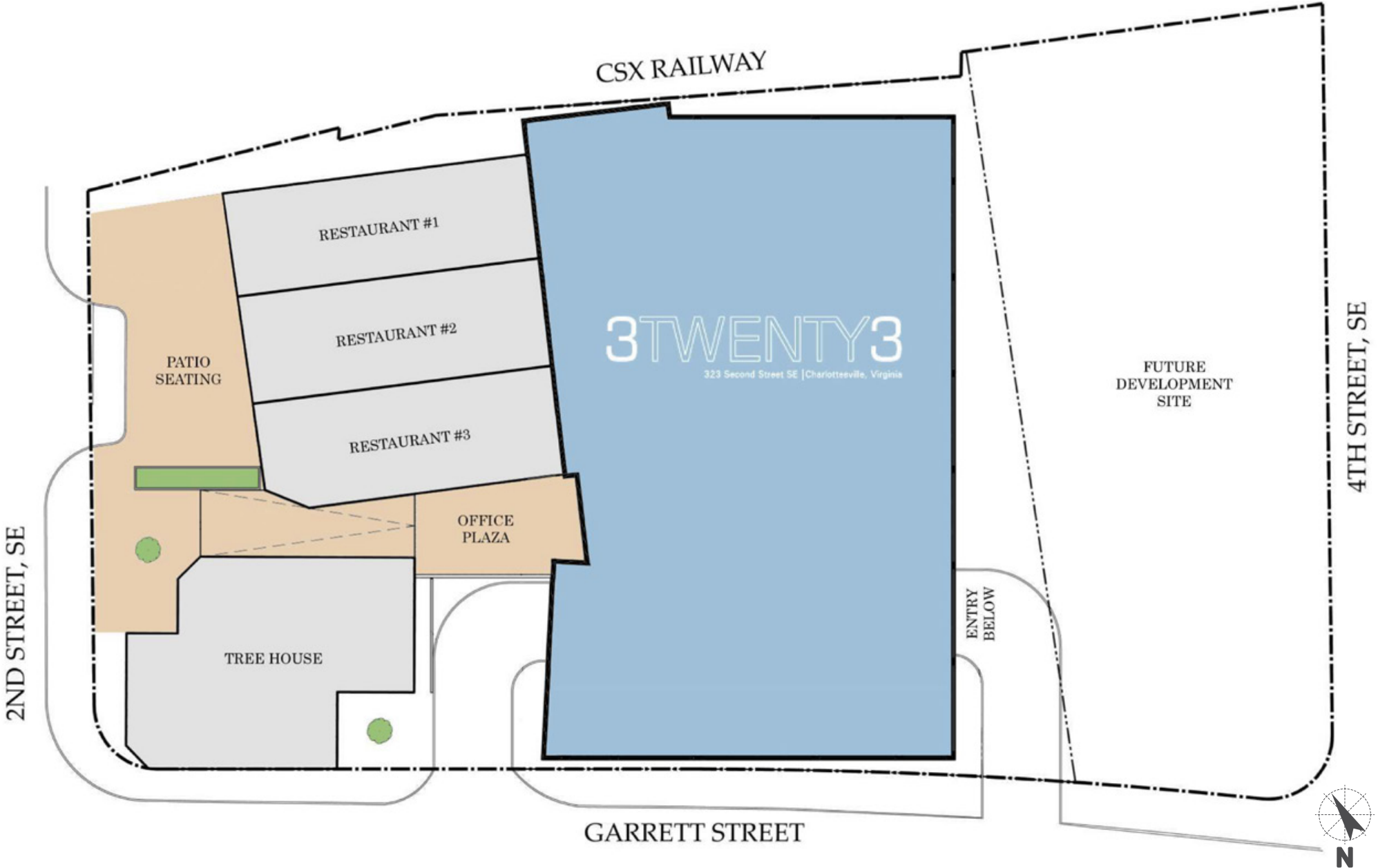
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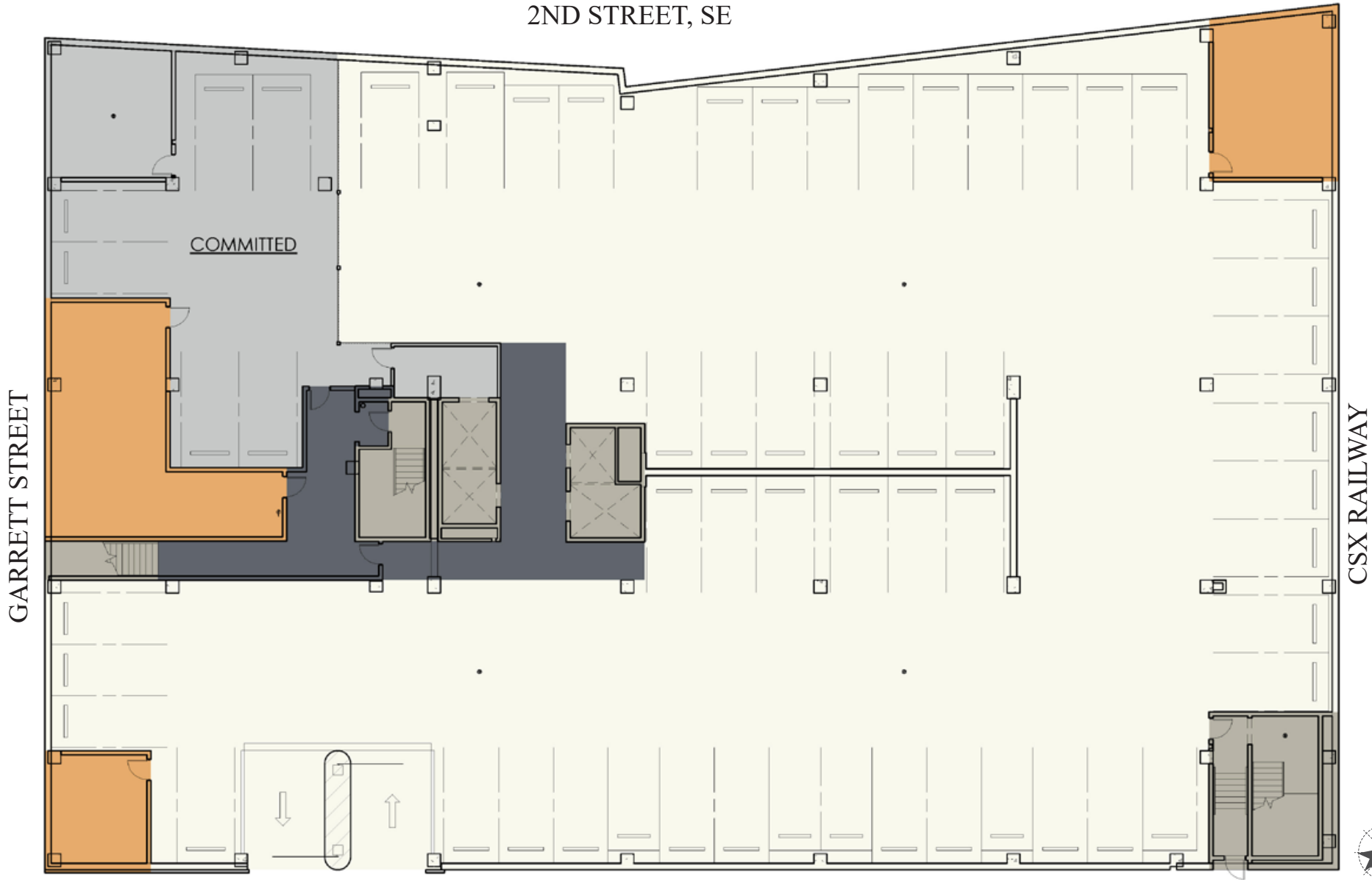


SITE PLAN

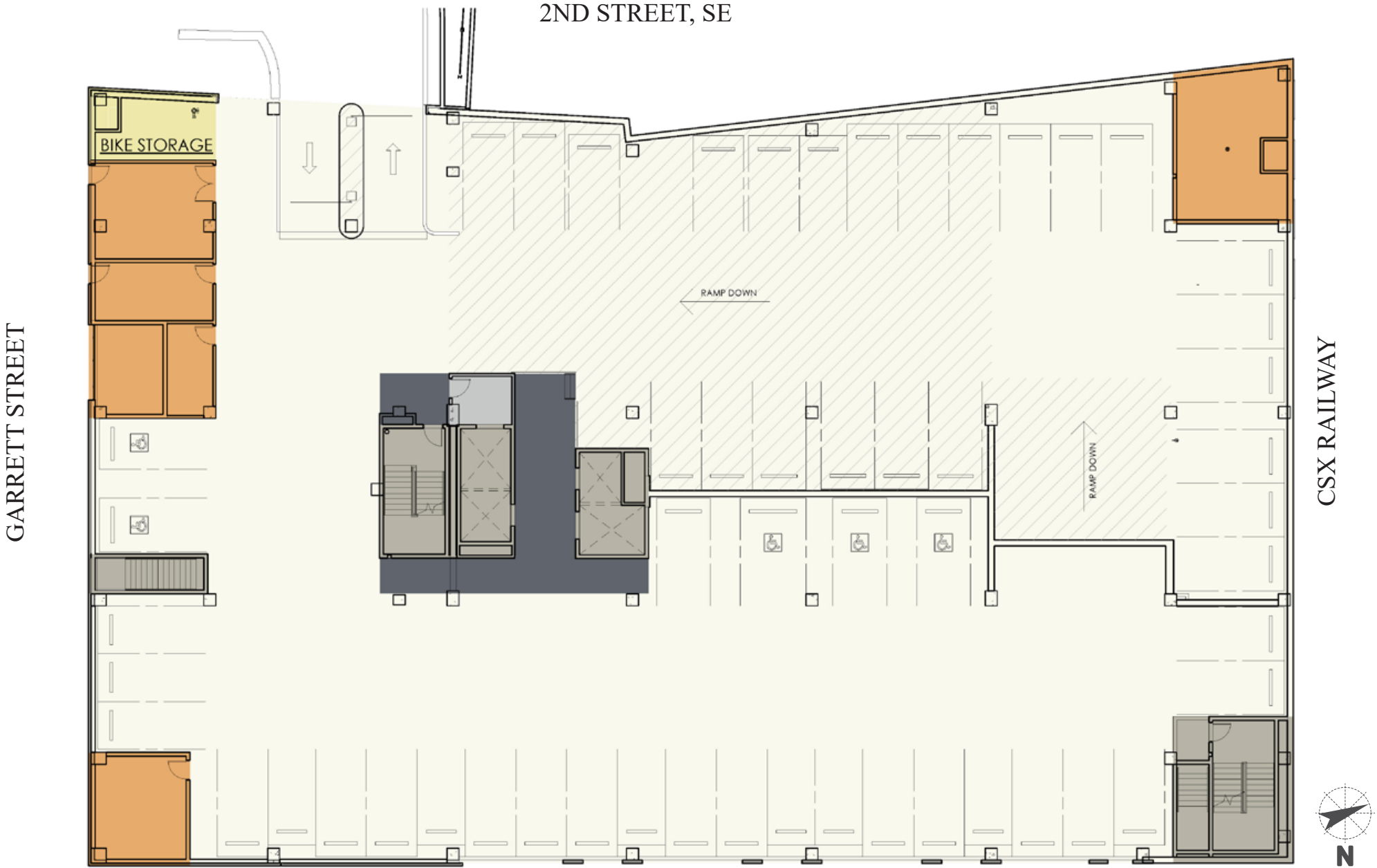


PARKING DECK - LEVEL 1

2ND STREET, SE

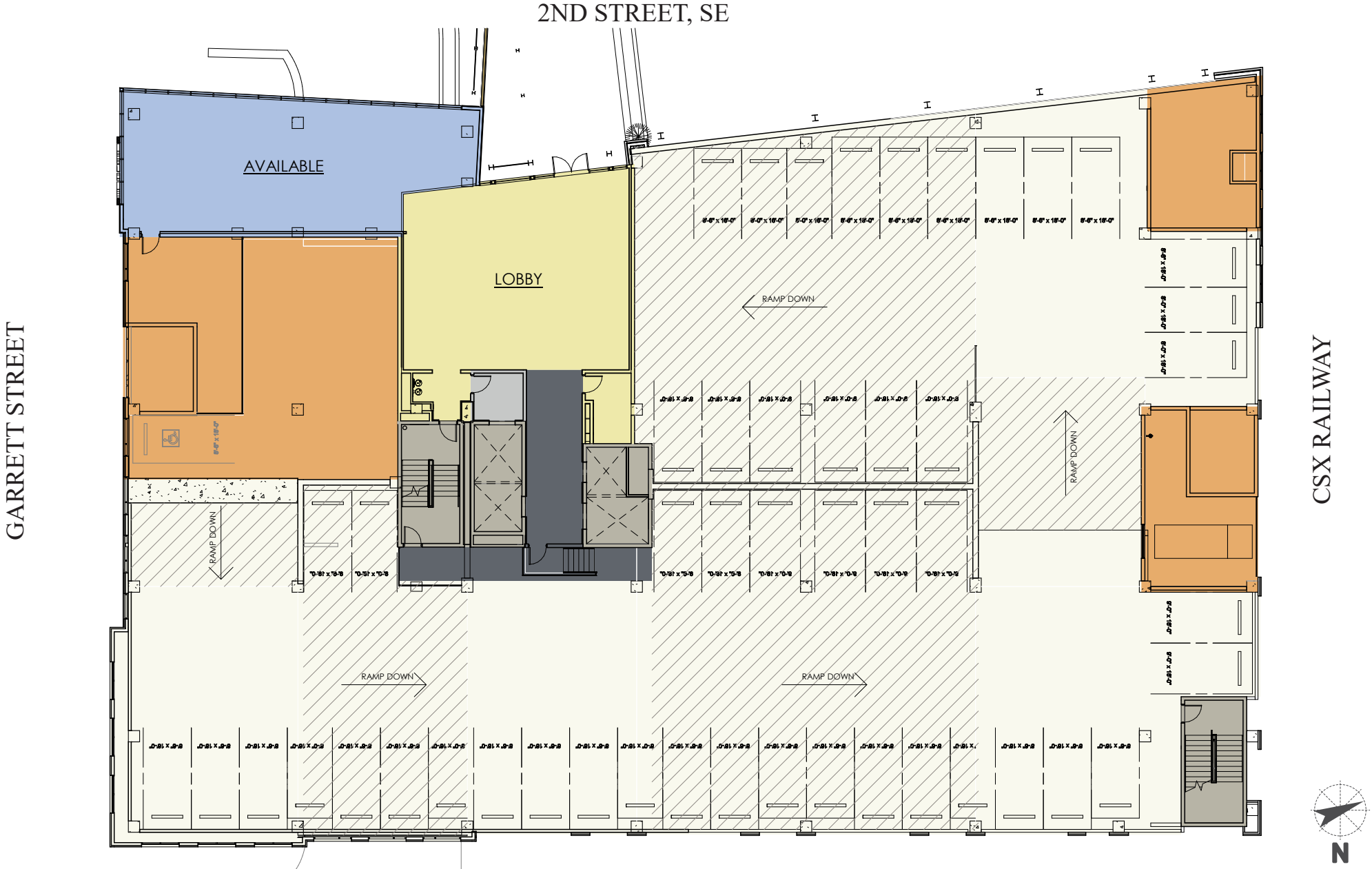


PARKING DECK - LEVEL 2





OFFICE BUILDING - LOBBY LEVEL AVAILABILITY  
20,910 RSF



OFFICE BUILDING - APPURTENANCE/ROOF LEVEL FLOOR PLAN





## CHARLOTTESVILLE, VIRGINIA



▲ MONTICELLO

Nº.23

**TOP 30 AMERICA'S  
FAVORITE TOWNS**

TRAVEL + LESIURE, 2016

Nº. 2

**MOST EXCITING CITY  
IN VIRGINIA**

GOGOBOT, 2015

TOP 8

**8 SOUTHERN CITIES  
FOR YOUR BUCKET  
LIST**

VISIT SOUTH, 2015

TOP 10

**10 HIPPEST MID-SIZED  
CITIES IN AMERICA**

GOGOBOT, 2016

Nº.21

**TOP 100 BEST PLACES  
TO LIVE**

LIVABILITY.COM, 2016

Nº. 3

**15 BEST PLACES TO  
LIVE IN THE U.S.**

NY POST, 2016

**HEALTHIEST SMALL  
TOWN IN THE U.S.**

HEALTH LINE, 2016

Nº. 7

**50 BEST COLLEGE  
TOWNS**

COLLEGE RANK, 2016

Nº. 4

**TOP 50 BEST CITIES  
FOR ENTREPRENEURS**

ENTREPRENEUR MAGAZINE &  
LIVABILITY.COM, 2016

