



Only 1,600 SF Remaining

CUSHMAN &
WAKEFIELD
THALHIMER

Developed by:



3TWENTY3

323 Second Street SE | Charlottesville, Virginia

Class A Office for Lease

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.

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

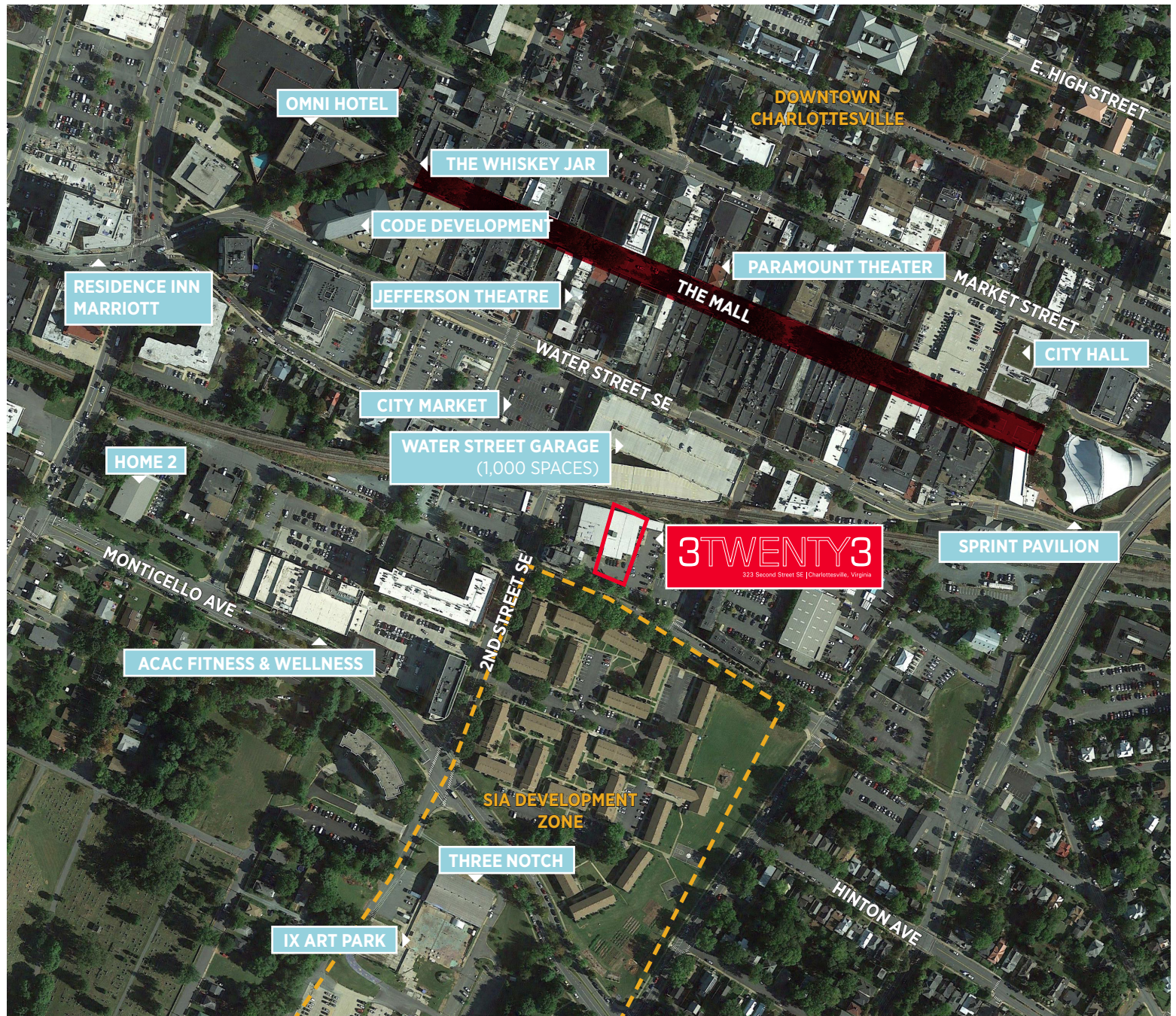
Sprint Pavillion, Jefferson
Theatre, The Paramount, The
Southern Café and Music Hall, Vio-
let Crown Cinema

FITNESS CENTERS

ACAC, 10+ yoga and fitness
studio options

BANKS

Wells Fargo, Virginia National Bank,
Union Bank



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the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Developed by Insite Properties



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

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"> • 750 SF per box for perimeter zones • 1500 SF per box on interior zones
ACCESS	Proximity access controlled entrance systems at front and computer automated video monitoring system
FEATURES	<ul style="list-style-type: none"> • 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 • Rooftop terrace with patio area serviced by elevators • 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



VIEWS FROM LEVEL10 ROOF DECK



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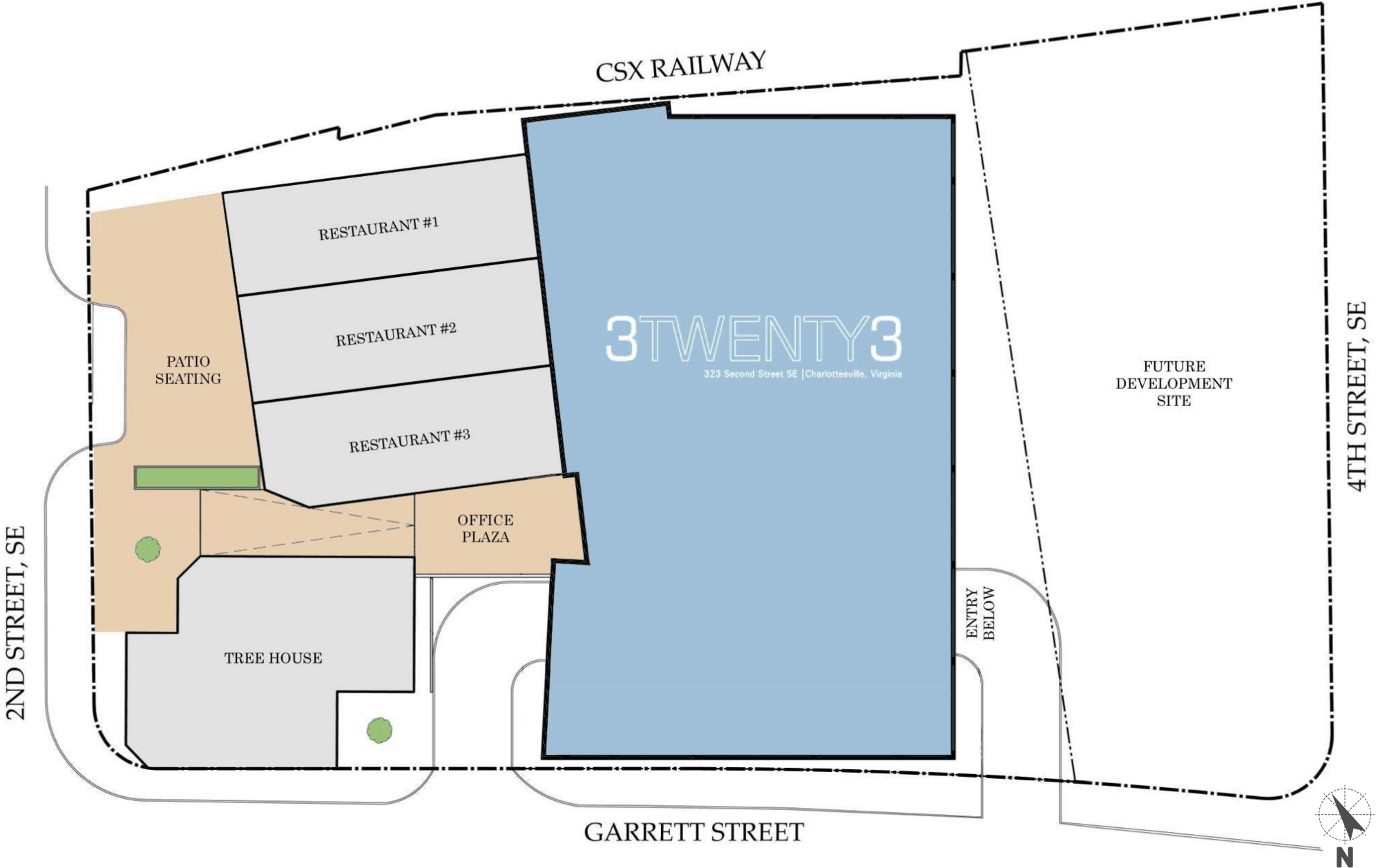
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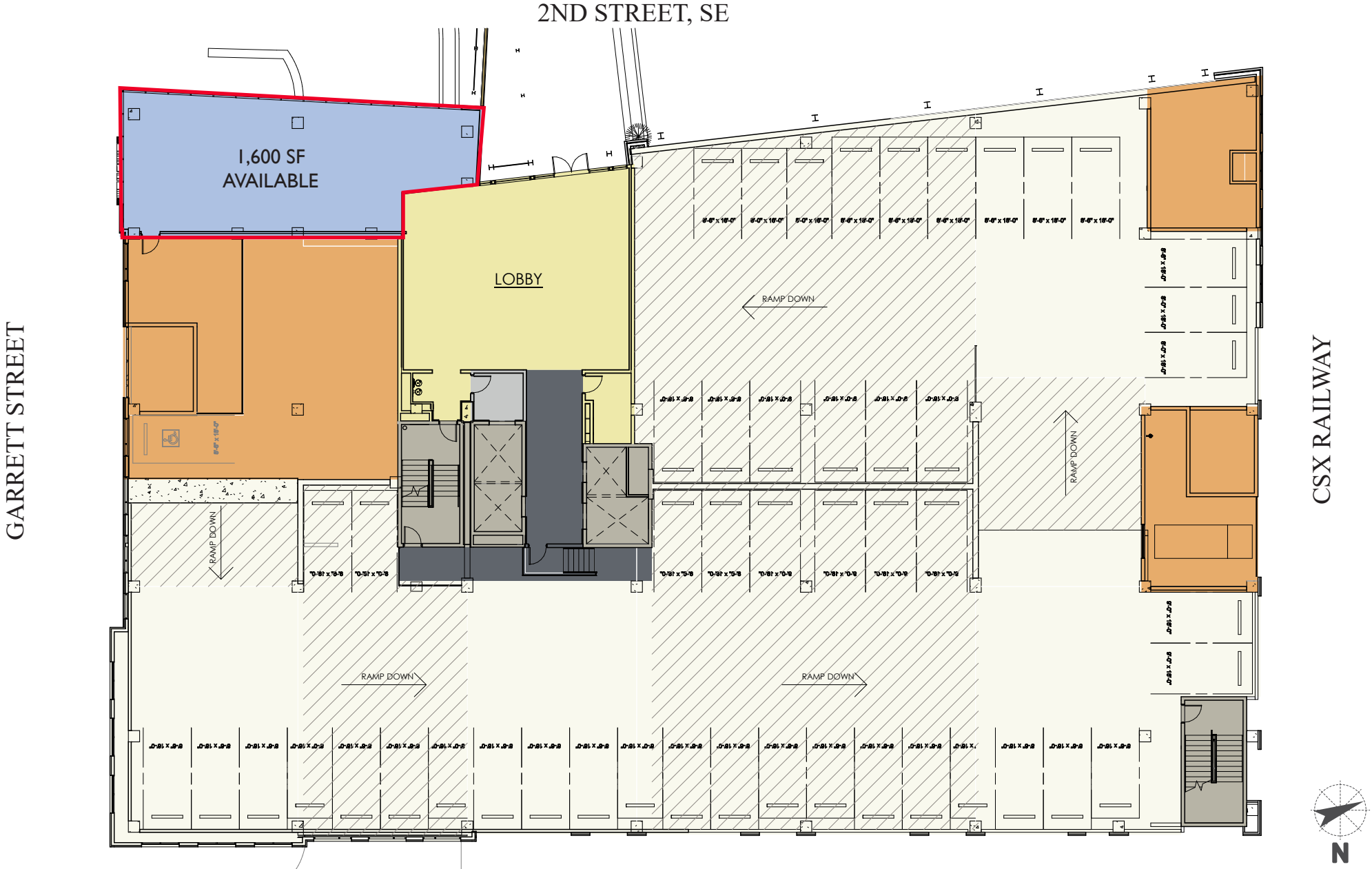


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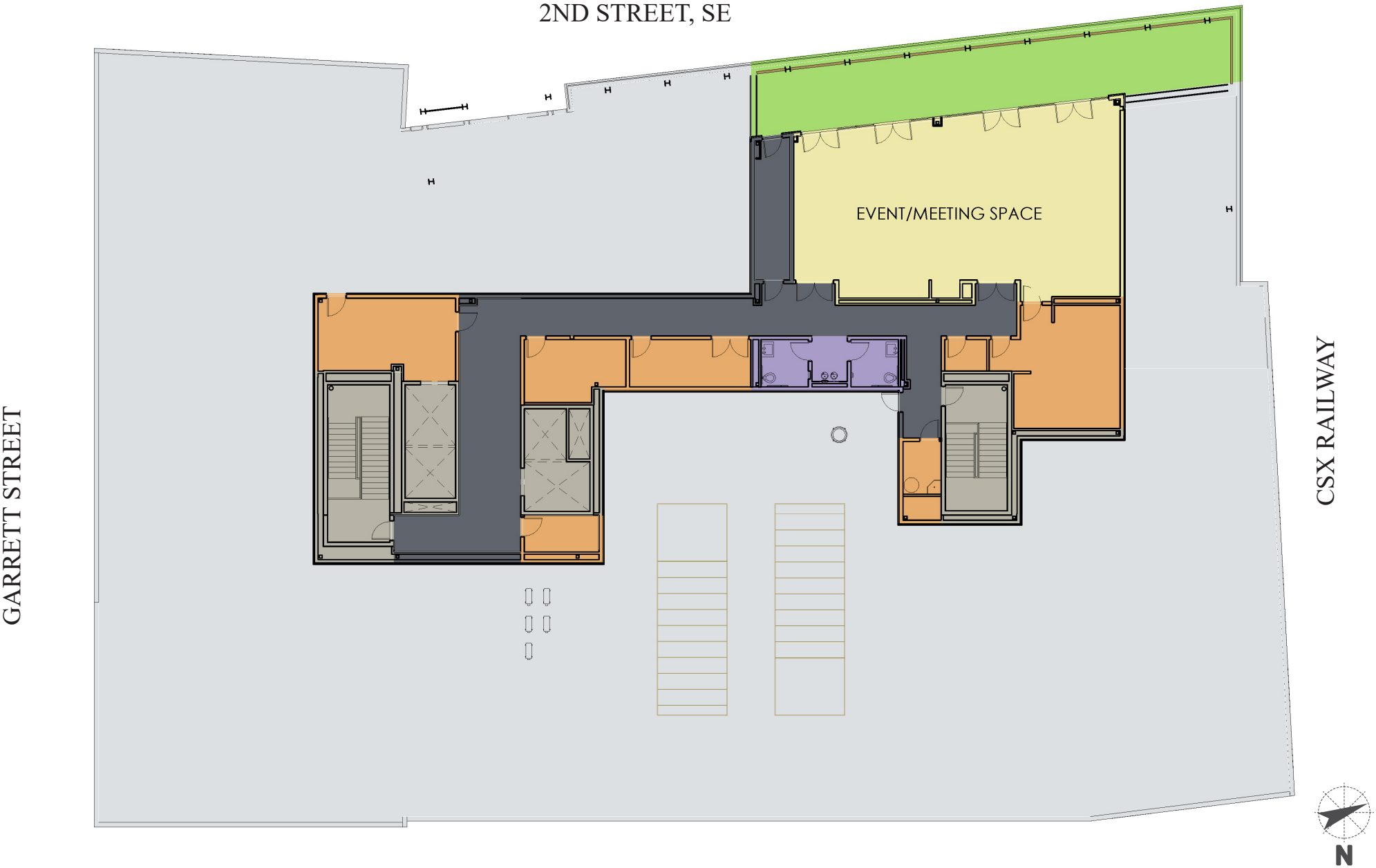
SITE PLAN



OFFICE BUILDING - LOBBY LEVEL AVAILABILITY
20,910 RSF



OFFICE BUILDING - APPURTENANCE/ROOF LEVEL FLOOR PLAN



CHARLOTTESVILLE, VIRGINIA



Nº.20

**BEST WEEKEND
GETAWAYS IN THE
SOUTH**

US NEWS & WORLD REPORT, 2023

Nº. 9

**BEST PLACES TO
VISIT IN VIRGINIA**

US NEWS & WORLD REPORT, 2023

Nº. 23

**SOUTH'S PRETTIEST
TOWNS**

SOUTHERN LIVING, 2022

Nº. 6

**MOST
FITNESS-FRIENDLY
METRO AREA**

SMARTASSET, 2023

Nº. 3

**BEST PLACE TO LIVE:
CHARLOTTESVILLE**

LIVABILITY, 2020

Nº. 2

**BEST PLACES TO
LIVE IN VIRGINIA**

TRAVEL + LEISURE, 2023

Nº. 1

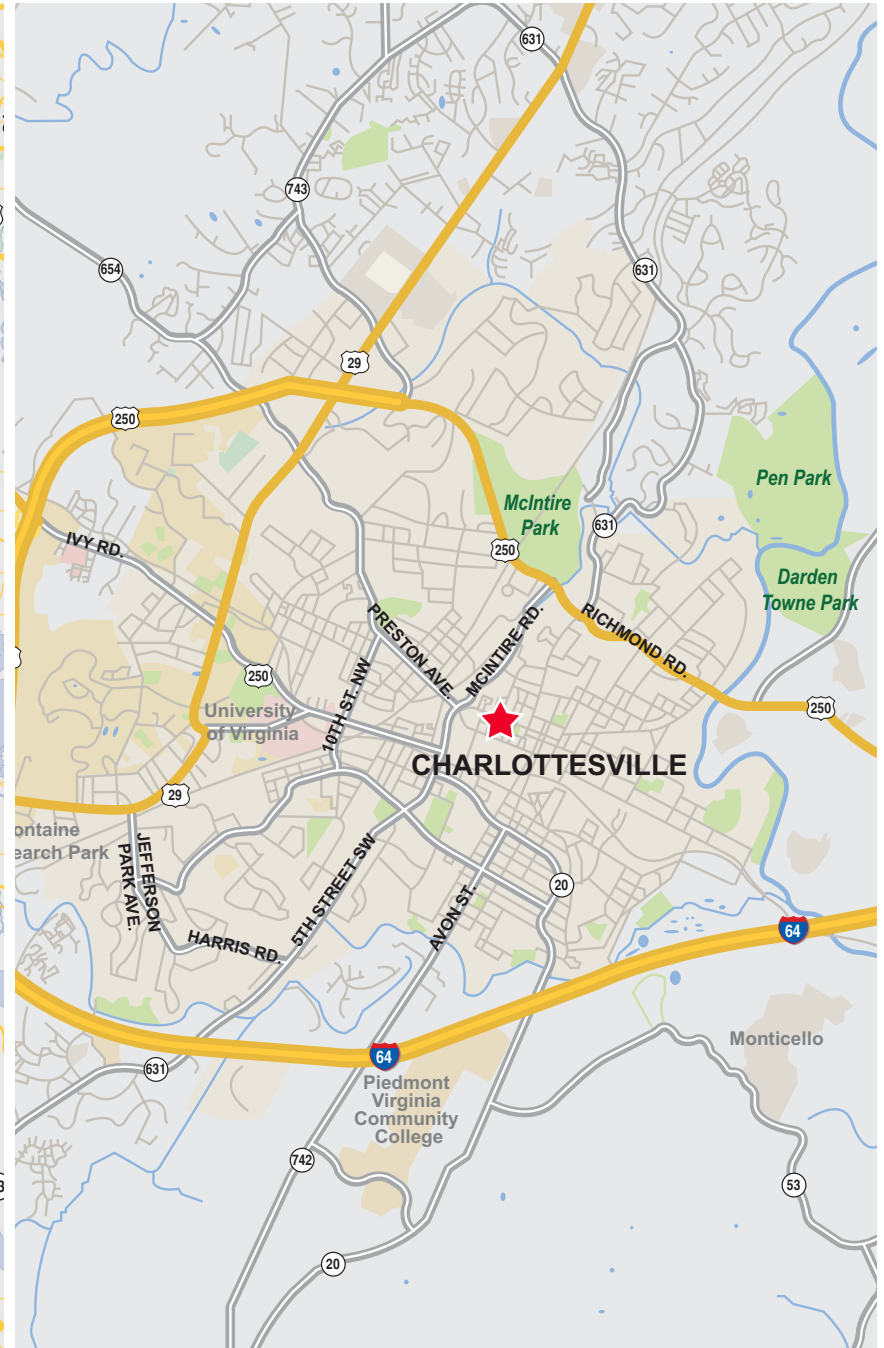
**HOSPITAL IN
VIRGINIA**

NEWSWEEK, 2023

Nº. 1

**BEST COLLEGE IN
VIRGINIA: UVA**

MONEY MAGAZINE, 2022



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