

SALE LEASEBACK



CUSHMAN &
WAKEFIELD

THALHIMER

Common House

206 W. Market Street | Charlottesville, VA



OFFERING MEMORANDUM DISCLAIMER

COMMON HOUSE OFFERING MEMORANDUM
PRESENTED BY CUSHMAN & WAKEFIELD | THALHIMER

Cushman & Wakefield | Thalhimer has been retained as exclusive advisor by (the "Owner") for the disposition of the ±7,500 SF property located at 206 W. Market Street, Charlottesville, Virginia 22902.

This Offering has been prepared by Cushman & Wakefield | Thalhimer for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield | Thalhimer, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, Cushman & Wakefield | Thalhimer, therefore, are subject to variation. No representation is made by Cushman & Wakefield | Thalhimer or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Cushman & Wakefield | Thalhimer or Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield | Thalhimer, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and Cushman & Wakefield | Thalhimer each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield | Thalhimer is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield | Thalhimer, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield | Thalhimer, (v) to return it to Cushman & Wakefield | Thalhimer immediately upon request of Cushman & Wakefield | Thalhimer or Owner and (vi) not to contact any employee or agent of any governmental agency, including Amherst County, regarding the Owner or the Property.

If you have no further interest in the Property, please return this Investment Offering forthwith.

LISTED BY

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THALHIMER

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to present 206 W Market Street for Sale. Located in Charlottesville's Historic Downtown Mall district, this unique building features two beautifully renovated levels and a rooftop bar complete with solar canopy. All systems and features aside from the facade are brand new as of 2016. The building was custom designed by Common House and is home to their flagship location. Boasting a full service restaurant, two bars, event spaces, co-working and lounge spaces, and more, Common House is a Charlottesville treasure and has more than 1,200 local members. Common House will remain in the building on a long-term, fully triple net lease making this an attractive investment opportunity for investors. This is truly a rare opportunity to own a Downtown Charlottesville gem!

Property Overview

- 0.1 Acre
- SF: 6,890 SF plus rooftop patio
- Zoning: DH
- Future Zoning: DX

Investment Highlights

- Single-tenant, net leased building
- Unique historic Downtown Charlottesville property
- Long term lease with Common House
- Fully NNN lease with Tenant responsible for all maintenance

Common House Leaseback

- Brand New 10 Year Lease Term
- \$230,000 per year Net Rent
- Fully NNN Lease with Tenant responsible for all taxes, insurance, building maintenance and expenses
- Landlord responsible for building shell and roof (all new as of 2016)



NEIGHBORHOOD AERIAL



TENANT OVERVIEW

COMMON HOUSE

Common House is a social club designed for connection. More than a membership, the Houses provide an inclusive space to dine, work, and discover. Common House Charlottesville was the first Common House to open in 2017 and is located just steps from the downtown mall. Two other existing Common Houses are located in Richmond, VA and Chattanooga, TN, with a fourth location opening soon in New Orleans, LA. This location boasts over 7,500 SF and has ±1,200 members. Each Common House location centers itself around community-building and real estate activation through: membership, programming, food and beverage, private events, co-working and private offices, and unique amenities. This location features multiple amenities such as co-working spaces, wine club, rooftop lounge, and a concierge desk.



Features + Amenities

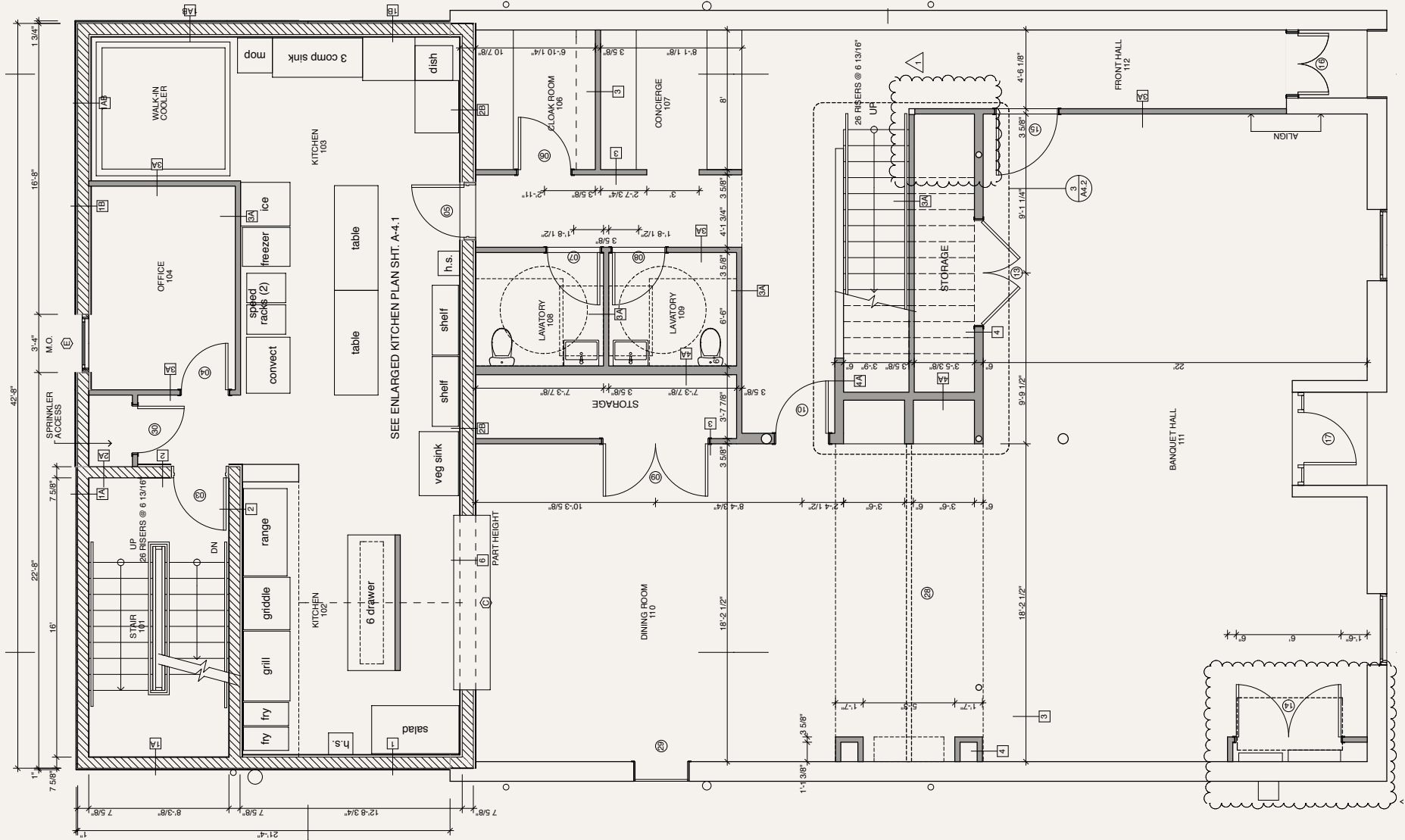
- ◆ **Multiple Locations**
Charlottesville, Richmond, & Chattanooga plus additional locations coming soon
- ◆ **Diverse Community**
- ◆ **Elevated Design**

- ◆ **Co-working**
- ◆ **Concierge**
- ◆ **Wine Club**

- ◆ **Rooftop Lounge**
- ◆ **Event Spaces**
- ◆ **Food & Beverage**

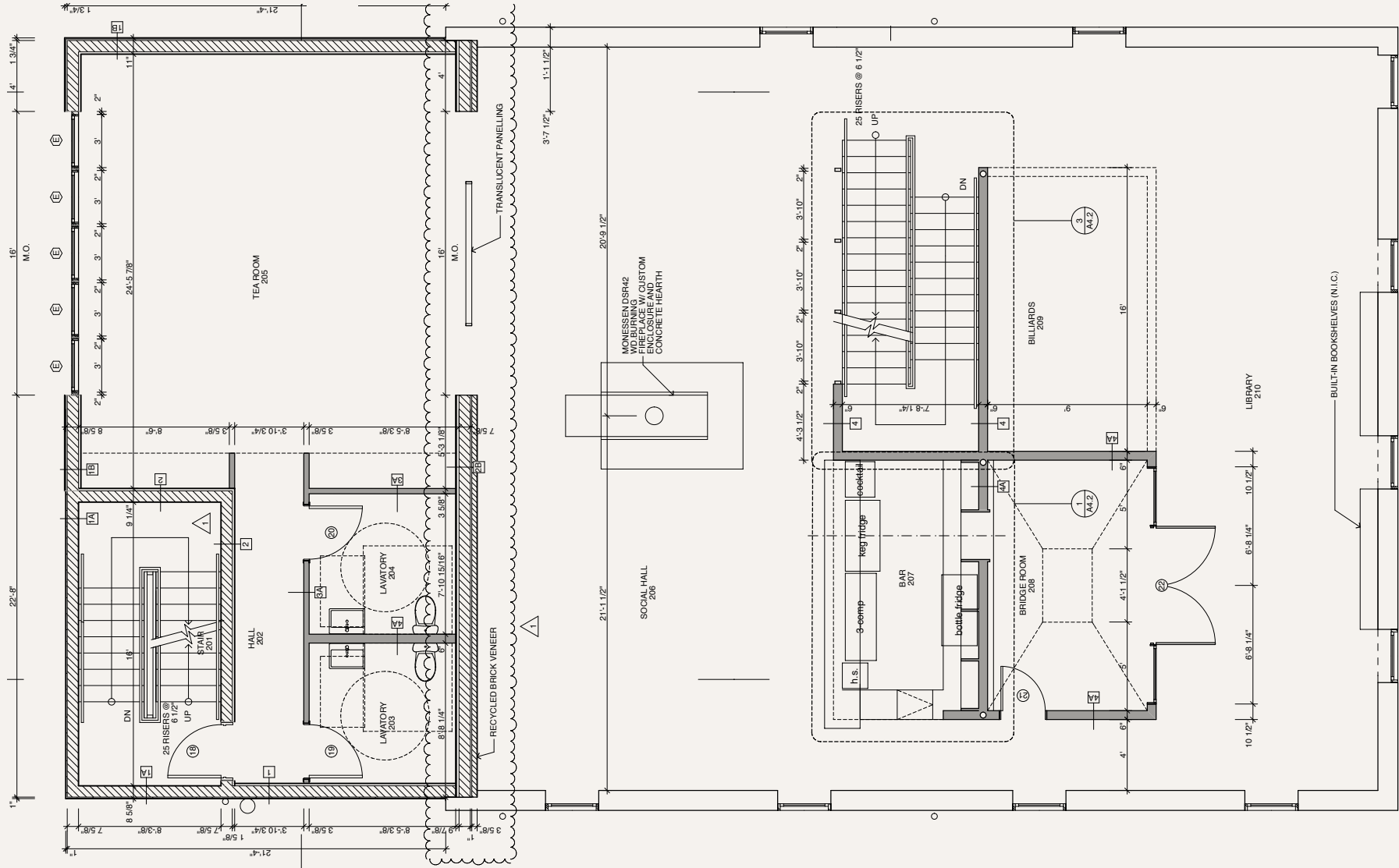
FLOOR PLANS

First Floor



FLOOR PLANS

Second Floor





FOR MORE INFORMATION, CONTACT

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