

OFFICE FOR LEASE
600 E WATER ST
Charlottesville, VA



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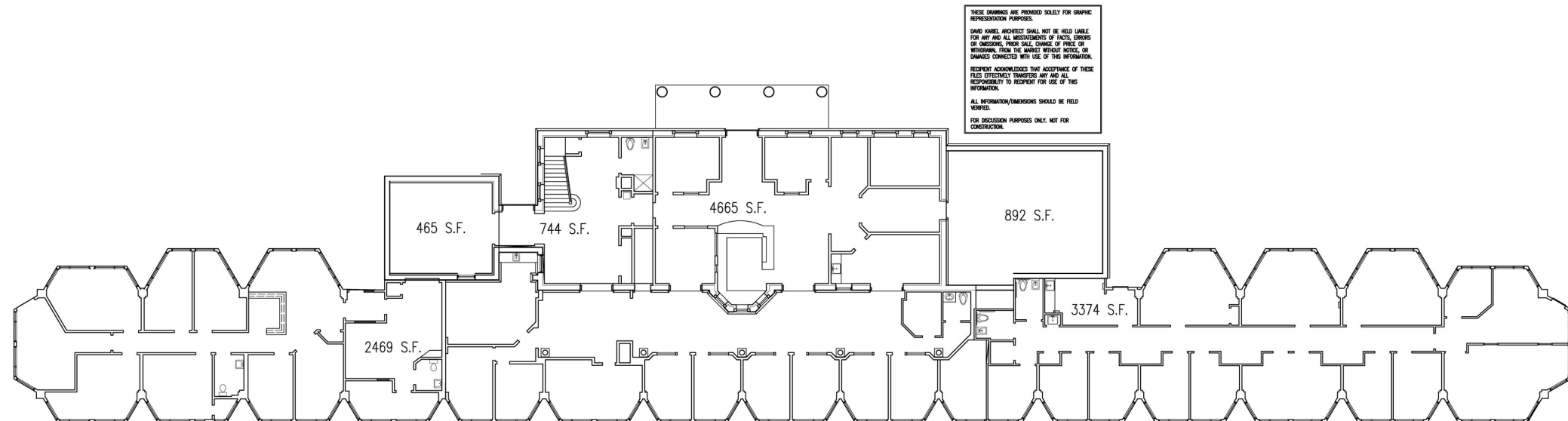


THALHIMER

**PRIME LOCATION JUST
ONE BLOCK FROM
DOWNTOWN MALL!**

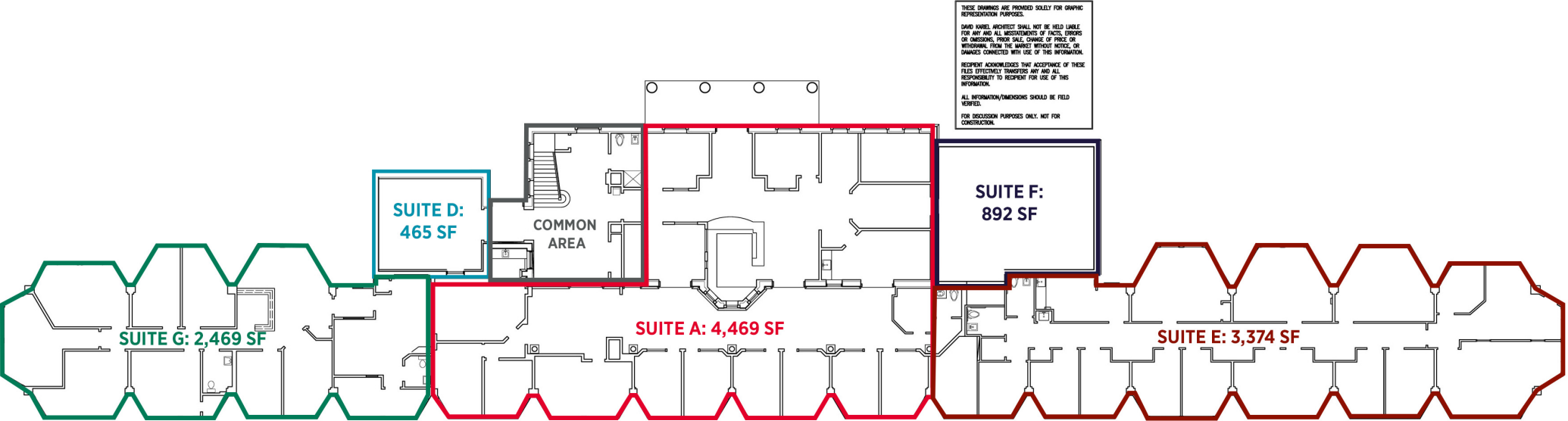
PROPERTY FEATURES

- Multiple spaces available
- Whole floor opportunity
- 465 - 11,665 SF
- Prime location just one block off the Downtown Mall
- Beautiful, well-lit space with lots of glass
- Onsite parking lot for major tenants
- Close proximity to Water and Market Street parking garages
- Several parking spaces available in onsite lot
- Well maintained interiors and exteriors
- Ample natural light
- Interior kitchenettes & restrooms available



FLOOR PLAN DEMISABLE

AVAILABLE SPACES	
Whole Floor	11,665 SF
Suite A	4,465 SF
Suite D	465 SF
Suite F	892 SF
Suite G	2,469 SF
Suite E	3,374 SF



INTERIOR PHOTOS



CHARLOTTESVILLE ACCOLADES

BEST CITY FOR ENTREPRENEURS

ENTREPRENEUR MAGAZINE & LIVABILITY.COM

TOP
5

TOP



CITY FOR FASTEST GROWING VENTURE CAPITAL INVESTMENT DOLLARS

NATIONAL VENTURE CAPITAL ASSOCIATION

BEST



PLACE TO LIVE IN 2020

LIVABILITY

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

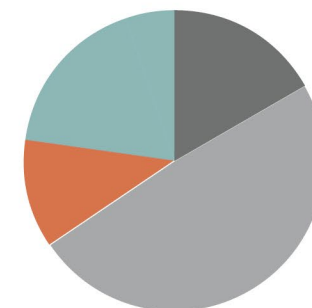
TOP
5

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.

17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

#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



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