



PREMIER MIXED-USE URBAN DISTRICT | CLASS A OFFICE FOR LEASE

**DAIRY CENTRAL**  
946 Grady Ave  
Charlottesville, VA

**DAIRY  
CENTRAL**

600 E. Water Street, Suite C  
Charlottesville, VA 22902  
[www.thalhimer.com](http://www.thalhimer.com)



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

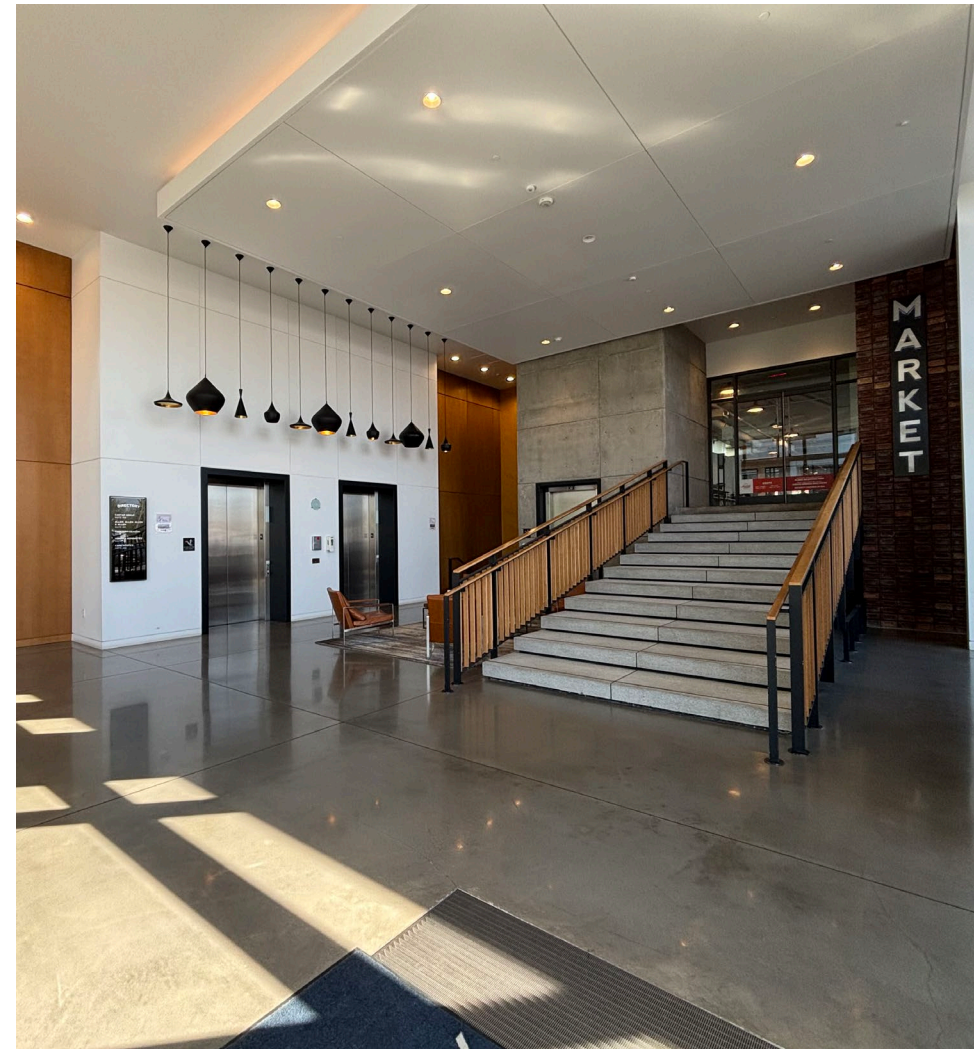


# DAIRY CENTRAL

## OFFICE OVERVIEW



*50,000 square feet of new, Class A Office space with an exceptional location in the heart of downtown Charlottesville, Virginia. Office tenants enjoy a prime location in walking distance of Preston Avenue retailers and in close proximity to the historic Downtown Mall and UVA. The office building features direct lobby access to the Dairy Market where breakfast, lunch, dinner, and multiple beverage options await. Ample onsite parking, with designated VIP parking spaces under the building available.*

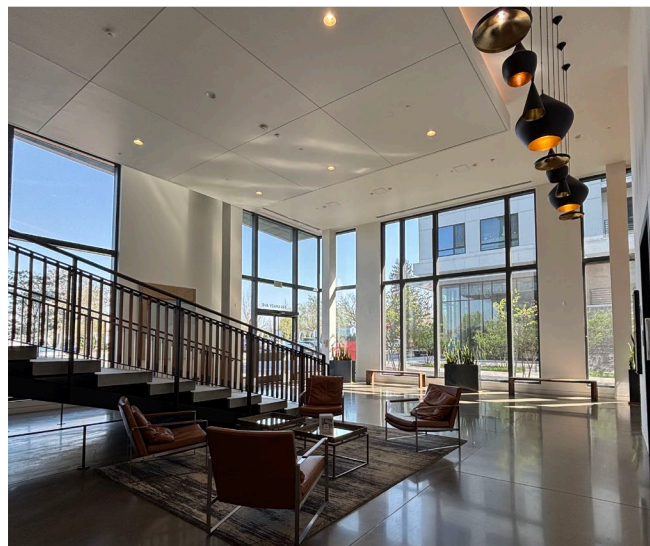
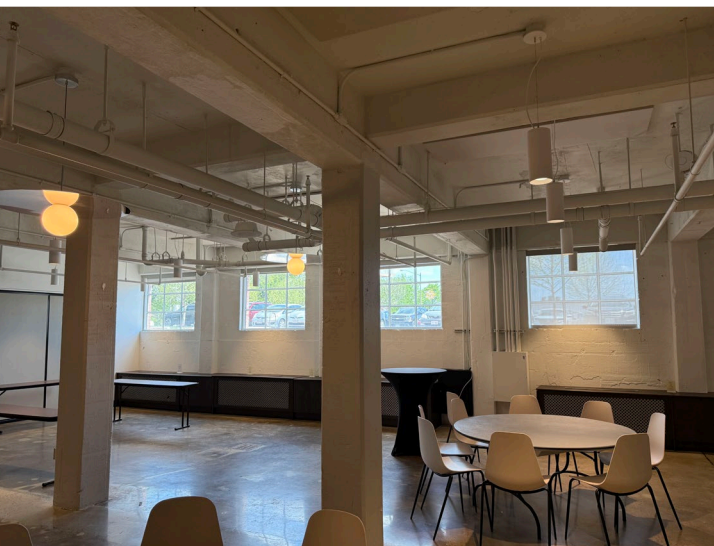
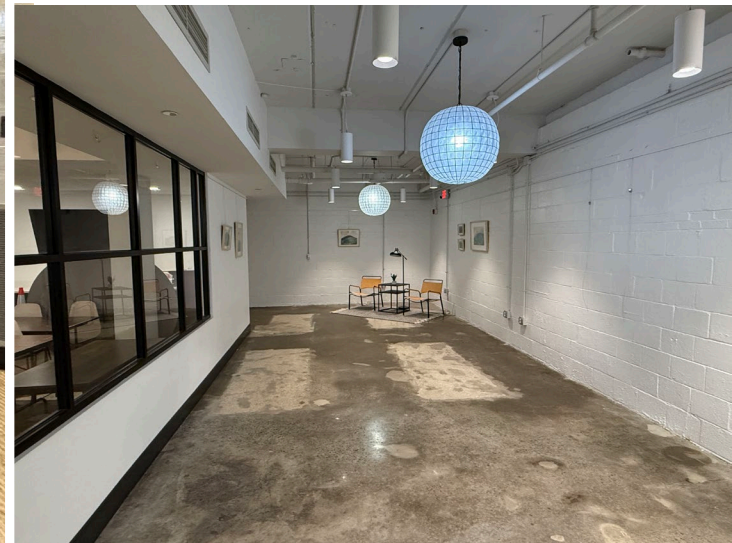




# DAIRY CENTRAL

## OFFICE FEATURES & PHOTOS

- Certified LEED for Core & Shell
- Well appointed lobby and common areas
- Strong Class A Tenant Mix
- Dedicated structured parking for key office tenants and on-site bike racks
- Project amenities include direct access to Dairy Market and retail, access to common areas and event spaces associated with Dairy Central district, and live/work opportunities.





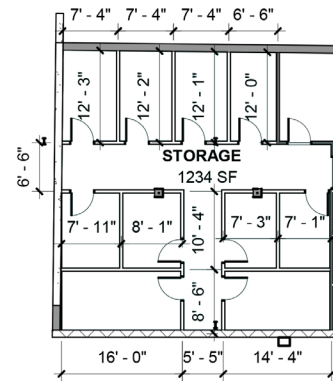
# DAIRY CENTRAL

## OFFICE AVAILABILITY

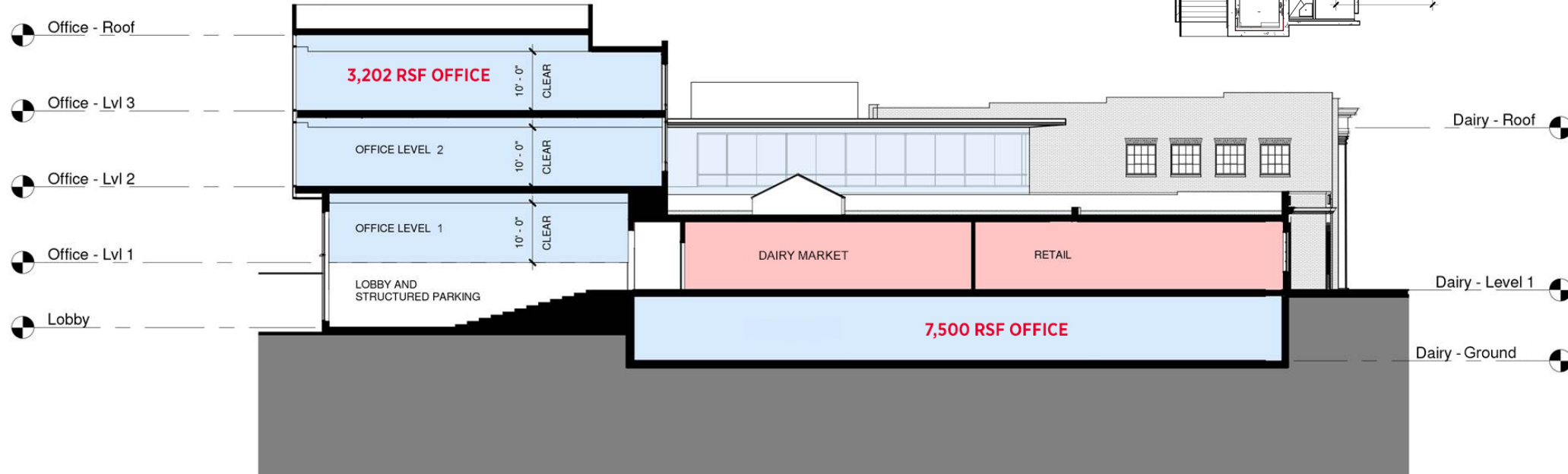
LEED Certified - Class A Office Space

### AVAILABILITIES

Office Ground Level	7,500 RSF
Office Level 1	Leased
Office Level 2	Leased
Office Level 3	3,202 RSF remaining



7,500 RSF  
Office



# DAIRY CENTRAL DISTRICT HIGHLIGHTS

## *District Highlights and On-Site Amenities*

### Dairy Market:

Dairy Market is Charlottesville's first destination Market Hall, featuring local and regional restauranteurs, retailers and a craft brewery, and serves as an amenity to onsite office and residential users, as well as Charlottesville and the surrounding region. Dairy Market champions small and local entrepreneurs by partnering with diverse merchants in an authentic space. Office users benefit from direct connection to Dairy Market for food and beverage selections just steps from their doors

### On-Site Residential:

140,000 square foot apartment building, offering 180 apartments is just steps from Dairy Market. Built in 2022, 10<sup>th</sup> & Dairy is designed with exceptional finishes to transform your daily routine. Residents can find a place to unwind around the community with several outdoor courtyards, grilling stations, fire pits, seating nooks, lounges, game tables, TV areas, pool, sundeck and more!



Visit Dairy Central's Website



# DAIRY CENTRAL

## FUN FACTS & ACCOLADES - UVA



ROTUNDA AT UVA

**#1** HOSPITAL IN  
VIRGINIA  
*NEWSWEEK, 2022*

**#1** BEST COLLEGE IN  
VIRGINIA  
*MONEY MAGAZINE, 2022*

**#1** BEST VALUE PUBLIC  
COLLEGE  
*PRINCETON REVIEW, 2022*

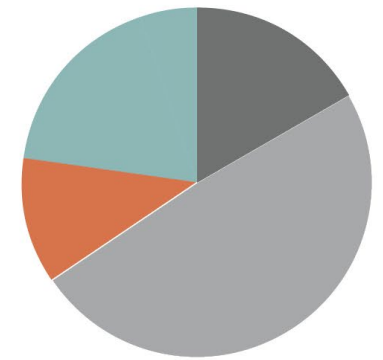
**#3** BEST PUBLIC  
NATIONAL UNIVERSITY  
*U.S. NEWS & WORLD REPORT, 2023*

**#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.



### Budget

- 49.1% | PATIENT SERVICES
- 17.2% | TUITION & FEES
- 22.6% | OTHER OPERATING REVENUES
- 11.1% | FEDERAL/STATE GRANTS & CONTRACTS

**17,000**  
UNDERGRADUATE  
STUDENTS  
(ON GROUNDS)

**8,700**  
GRADUATE &  
PROFESSIONAL  
STUDENTS  
(ON GROUNDS)

**17,000**  
TOTAL STAFF

[WWW.VIRGINIA.EDU/FACTS](http://WWW.VIRGINIA.EDU/FACTS)





## FOR MORE INFORMATION, CONTACT:

### **JOHN PRITZLAFF**

Senior Vice President

434 234 8416

[john.pritzlaff@thalhimer.com](mailto:john.pritzlaff@thalhimer.com)

### **JENNY STONER**

Senior Vice President

434 234 8417

[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)

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