



NORTH FORK
A UVA DISCOVERY PARK

At a glance



650,000

DEVELOPED SQUARE FEET



20,000

SQUARE FEET OF AMENITY SPACE



563

TOTAL ACRES

253 ACRES

certified by the Commonwealth of Virginia as a **TIER IV**
"INFRASTRUCTURE READY" SITE
through the Virginia Economic Development Partnership's **VIRGINIA BUSINESS READY SITES PROGRAM**

3 miles

OF RECREATION TRAILS



Adjacent

TO THE CHARLOTTESVILLE-ALBEMARLE REGIONAL AIRPORT



30+

COMPANIES



~1,800

EMPLOYEES



APPROXIMATELY **1 MILE** FROM **RIVANNA STATION**, a sub-installation of Fort Belvoir and home to the U.S. Army's National Ground Intelligence Center, and components of the Defense Intelligence Agency and the National Geospatial-Intelligence Agency.



FIND YOUR True North

AT NORTH FORK, the University of Virginia's spirit of ingenuity leads in dynamic new directions. Our thriving 563-acre discovery park is home to science and technology firms, government agencies, academic institutions, startups and nonprofits — a collaborative crossroads with state-of-the-art facilities, creative workplaces, flexible open space, and miles of nature trails. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

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DISCOVER OUR **location**

Set in the rolling foothills of the Blue Ridge Mountains, North Fork is located within 100 miles of downtown Washington, D.C., and only 10 miles north of the University of Virginia, consistently rated as one of the very best public universities in the country. Our dynamic discovery park creates space for both collaboration and exploration.



Our Amenities

- State-of-the-art fitness studio
- Full-service cafe with a coffee and snack bar, as well as on-site catering services
- Complimentary circulator shuttle to and from buildings within the park courtesy of Perrone Robotics
- Contemporary meeting center and conference rooms, as well as outdoor meeting, gathering and event spaces
- Flexible co-working suites
- 200 acres of open space with walking and jogging trails throughout
- University- and community-related events and programming



Room to Grow

The size of our property is a rarity in Charlottesville! North Fork is poised for continued growth and the pursuit of unconventional and creative ways to foster new opportunities and partnerships.



Tenant Spotlight: Signature Science

Delivering cutting-edge technologies and services to government agencies and commercial enterprises alike, Signature Science excels across diverse domains including biological research, analytical chemistry, materials science, engineering, bioinformatics, chemometrics, algorithm innovation, and rigorous quality assurance.



DISCOVER OUR **future**

North Fork is poised for unprecedented growth with nine shovel-ready sites designed to accommodate your vision. Our forward-thinking master plan now includes residential zoning, creating a true live-work-innovate ecosystem where your team can thrive.

A master planned development

- Neighborhood Model Development
- Residential Phase I
- 253-acre Tier IV Certified Ready Site
- Existing buildings
- Conceptual buildings
- Ready sites

- Ⓐ Future Berkmar Extended
- Ⓑ Albemarle County Fire & Rescue - Station 12
- Ⓒ Future mixed-use residential
- Ⓓ Multi-use path
- Ⓔ The Town Center
- Ⓕ Future recreational fields
- Ⓖ Charlottesville-Albemarle Airport
- Ⓗ Rivanna Station
(National Ground Intelligence Center, DIA, and National Geospatial-Intelligence Agency)
- Ⓘ Rivanna Futures
(232 developable acres)





DISCOVER OUR **spaces**

Whether you are looking for a single office, a biomechanics laboratory, or need a site for a small campus, North Fork can provide you with one of the most exceptional options in the region.

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WorkSpaces at North Fork provide vibrant, fully furnished offices and co-working space for independent professionals and small businesses on highly flexible terms. Our full-service suites are move-in ready and can be leased month to month.

Meeting and event spaces of various sizes can be found at North Fork and are available to tenant companies, the University, and the surrounding community. Host a movie night on The Green, organize an event for a few hundred people in the North Fork Meeting Center, or achieve quorum in The Board Room. There's a space here for you.



Tenant Spotlight: UVA Center for Applied Biomechanics
As the largest university-based injury biomechanics laboratory in the world, the center specializes in impact biomechanics for injury prevention. Started in 1989, the center now operates out of a 30,000-square-foot facility at North Fork. It is recognized as one of the world's leading research groups in the field, using state-of-the-art equipment to analyze the intricacies of how the human body responds to injury.

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DISCOVER OUR **advantage**

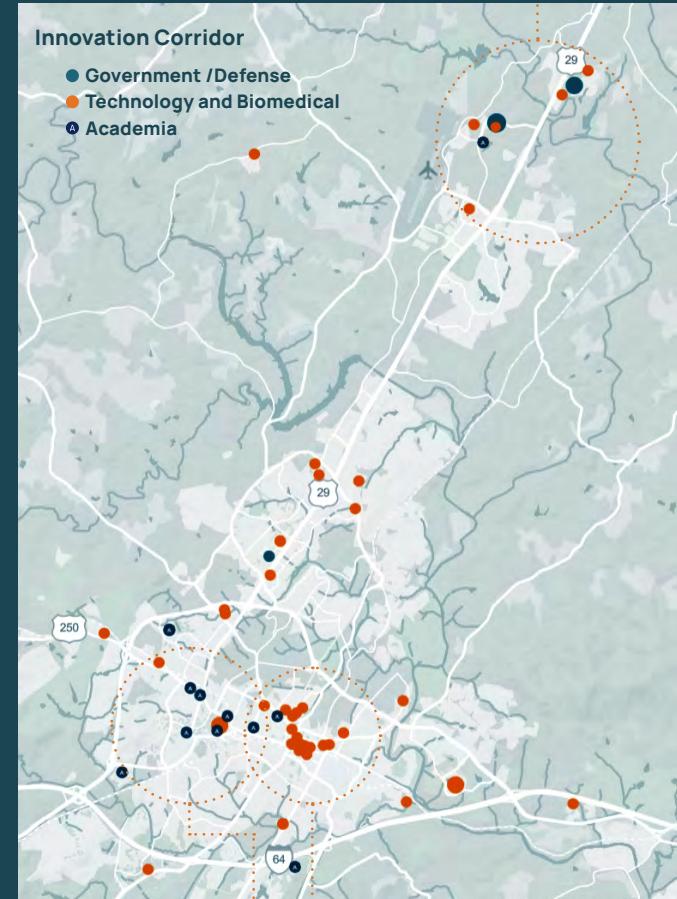
Strategically positioned within the North Fork District of Virginia's Innovation Corridor, the park serves as the vital link between the region's robust biotechnology and defense sectors. Here, proximity means partnership—North Fork puts you at the center of the action where ideas, capital, and expertise converge.

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North Fork District

Home to a growing defense and technology cluster, including North Fork, Rivanna Station, and Rivanna Futures.

- AstraZeneca
- Commonwealth BioAccelerator
- Charlottesville-Albemarle Airport



University of Virginia

One of the top public universities in the nation, UVA conducts innovative research, educates citizen leaders, and fosters collaboration among academia, government, and industry.

- Manning Institute for Biotechnology
- School of Data Science
- National Security Policy Center
- UVA Health

Downtown Charlottesville

Charlottesville's downtown core is home to a diverse economy, including business and financial services, bioscience, health services, and technology firms.

- UVA Licensing and Ventures Group
- National Security Data & Policy Institute
- S&P Global



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DISCOVER OUR **community**

North Fork is an enterprising, thriving hub of activity serving the Charlottesville region and beyond by promoting formal and informal networking, knowledge sharing, and cross-disciplinary collaboration.



We support and strengthen economic growth in the Central Virginia region and the broader Commonwealth of Virginia. Our experienced and well-connected staff are fully engaged in this work. We partner with regional organizations and foster collaborations between our tenant companies and the University of Virginia.



We host a variety of events for tenants and the Charlottesville-area community, including speaker series, networking breakfasts, events supporting community non-profits, tours and STEM activities for student groups, technology and military awards, and happy hours and wine tastings.



Tenant Spotlight: Commonwealth BioAccelerator

CvilleBioHub partnered with the University to establish the region's first laboratory accelerator which attracts, builds and prepares promising life sciences companies for commercialization of human health innovation in therapeutics, medical devices, tools and digital health aids to solve unmet needs in large markets.



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