

OFFICE FOR LEASE

# 915 East High Street

South Building | Charlottesville, VA 22902



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**CLASS A  
OFFICE SPACE  
AVAILABLE!**



**THALHIMER**



# PROPERTY DESCRIPTION



Boasting Leadership in Energy & Environmental Design (“LEED”) Gold Certification, the building was constructed with attention to detail and successfully integrated sustainability into its plans. The Property operates on approximately 20% less energy than an office of a similar size due to its hidden solar panels and systems that recycle the sun’s energy through solar hot water tubes. The Property also features a ‘gray water’ reuse system that diverts sink and shower water as well as condensation, reducing the campus’ intake of public water by 70%.

In addition to an abundance of open office and collaboration spaces, the Property includes 6 floors of Class A office space, onsite fitness center, ample free parking and more. The Property’s enviable interior spaces benefit from high ceilings, a flexible layout, and abundant window lines providing natural light. It undoubtedly offers some of Charlottesville’s most appealing office spaces.



# PROPERTY HIGHLIGHTS



**111,750 SF**

SOUTH BUILDING TOTAL SIZE



**± 33,627 SF**

AVAILABLE SPACE



**326 SURFACE SPACES**

PARKING



**GREAT LOCATION**

STEPS FROM DOWNTOWN MALL & UVA



**LEED GOLD<sup>®</sup>**

CERTIFIED



**CLASS A**

BUILDING & TENANT MIX

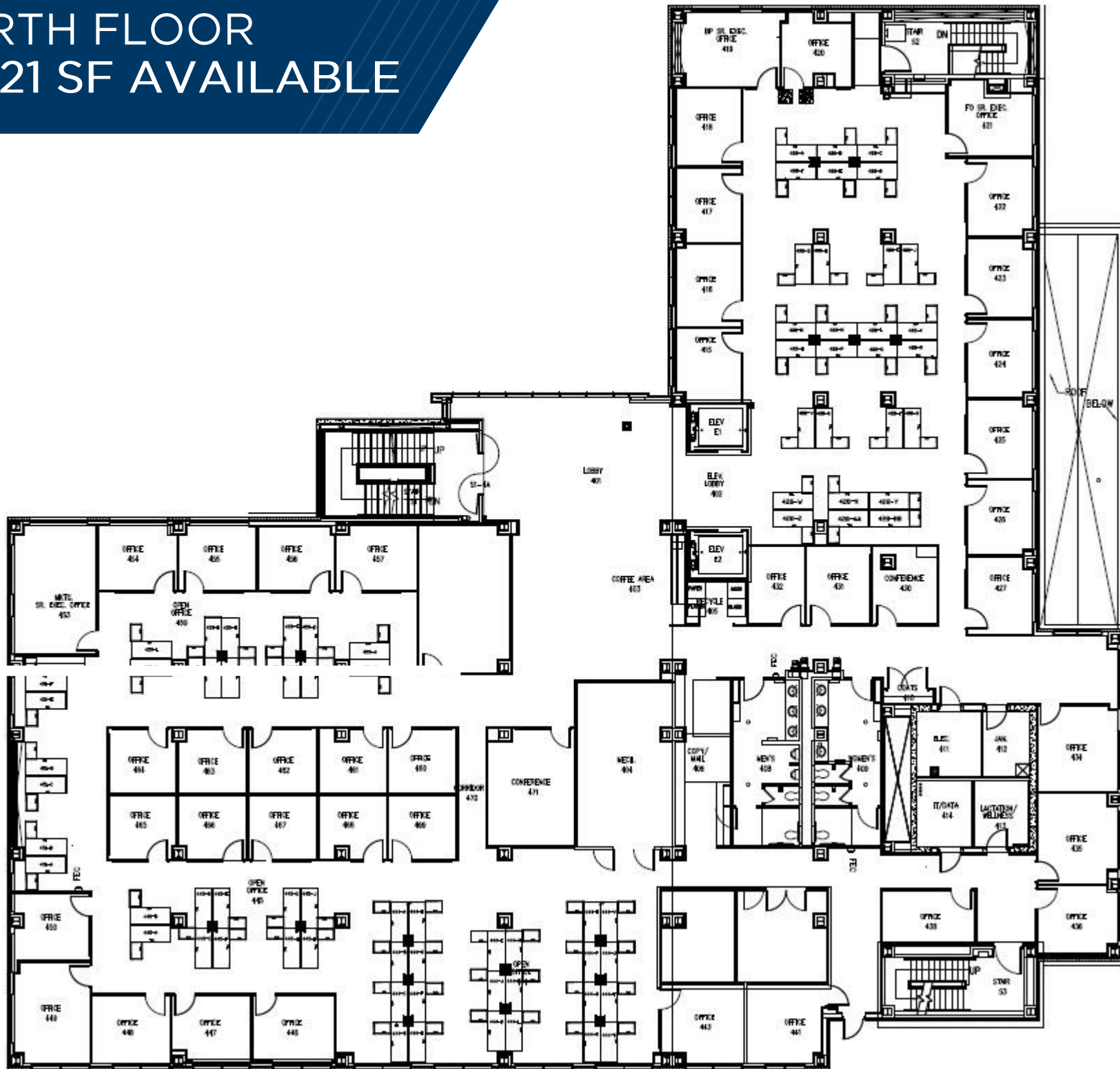




# INTERIOR PHOTOS

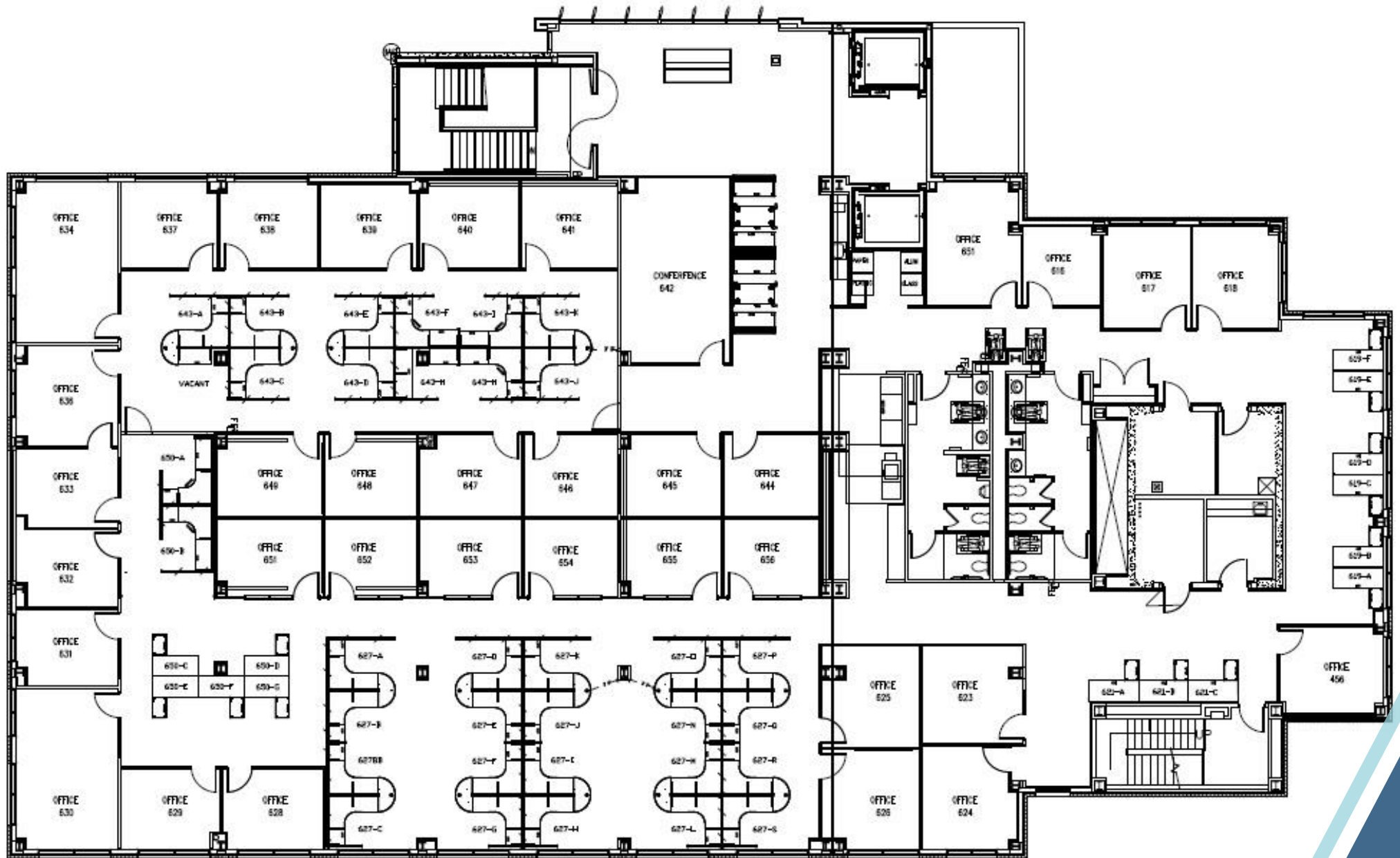


# FOURTH FLOOR ±18,921 SF AVAILABLE





# SIXTH FLOOR ±14,706 SF AVAILABLE





# 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

*Fast Facts & Accolades*  
 UNIVERSITY of VIRGINIA



**Budget**

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

**#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.

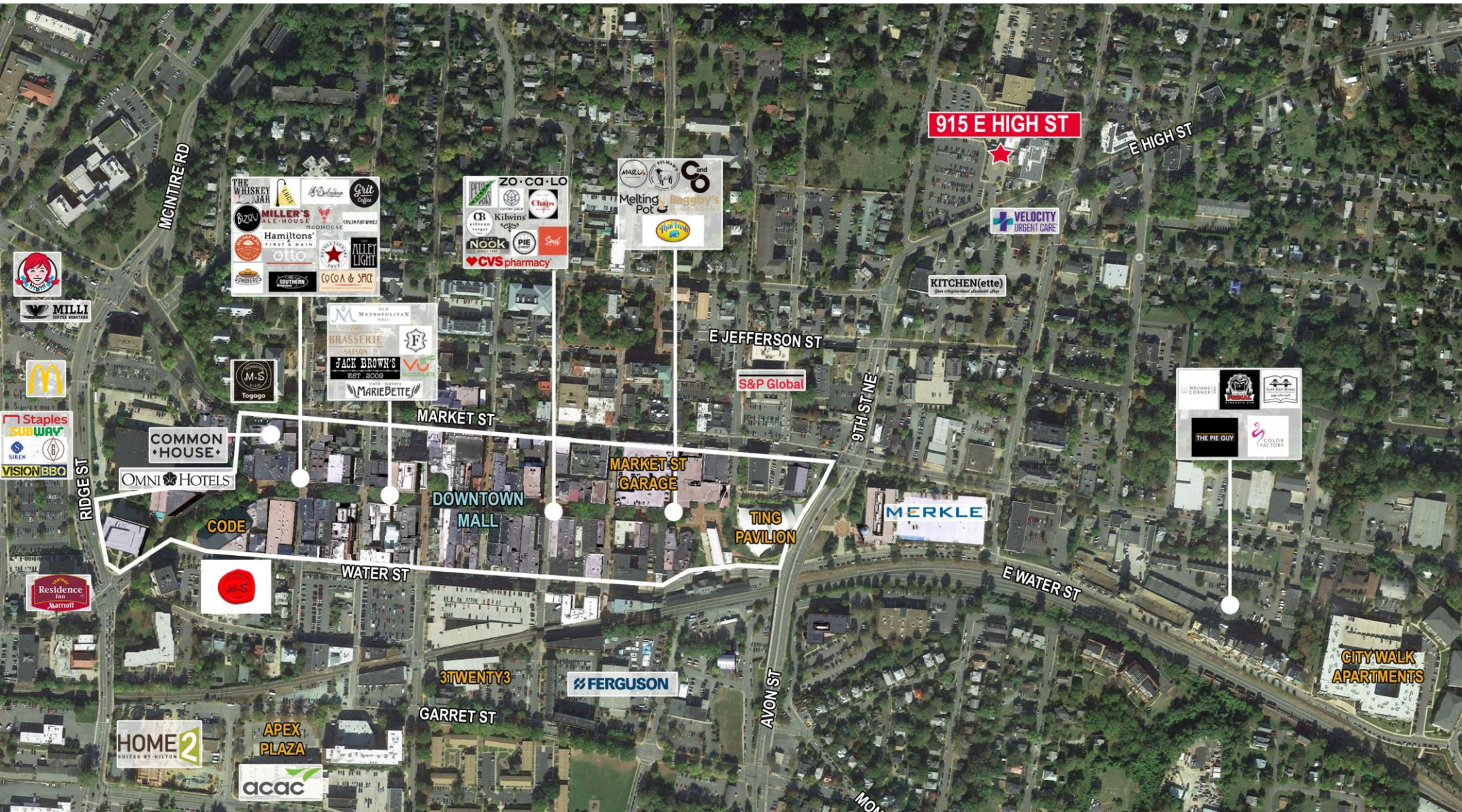
**17,000**  
UNDERGRADUATE STUDENTS  
(ON GROUNDS)

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

**17,000**  
TOTAL STAFF



# PROPERTY LOCATION





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



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