

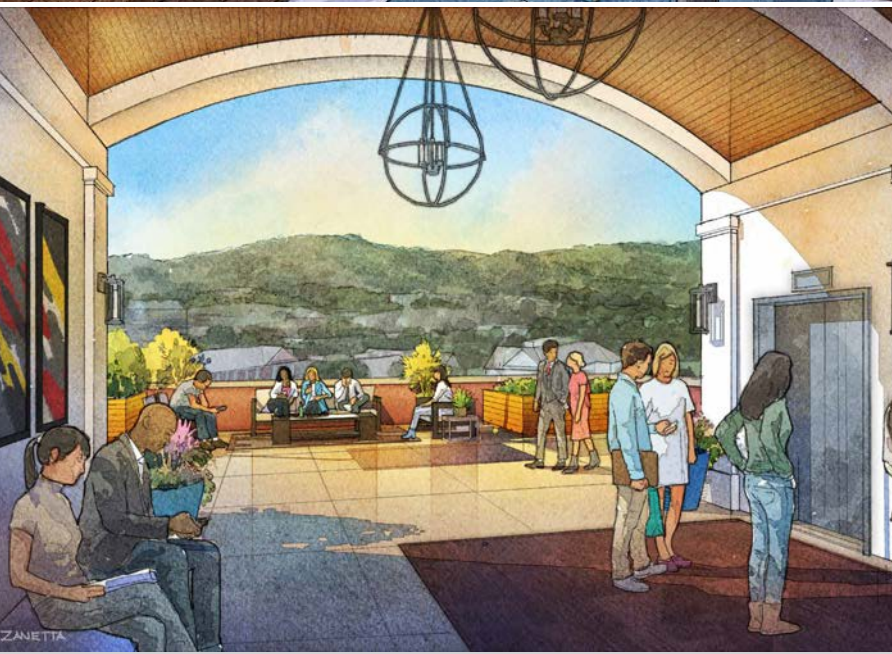
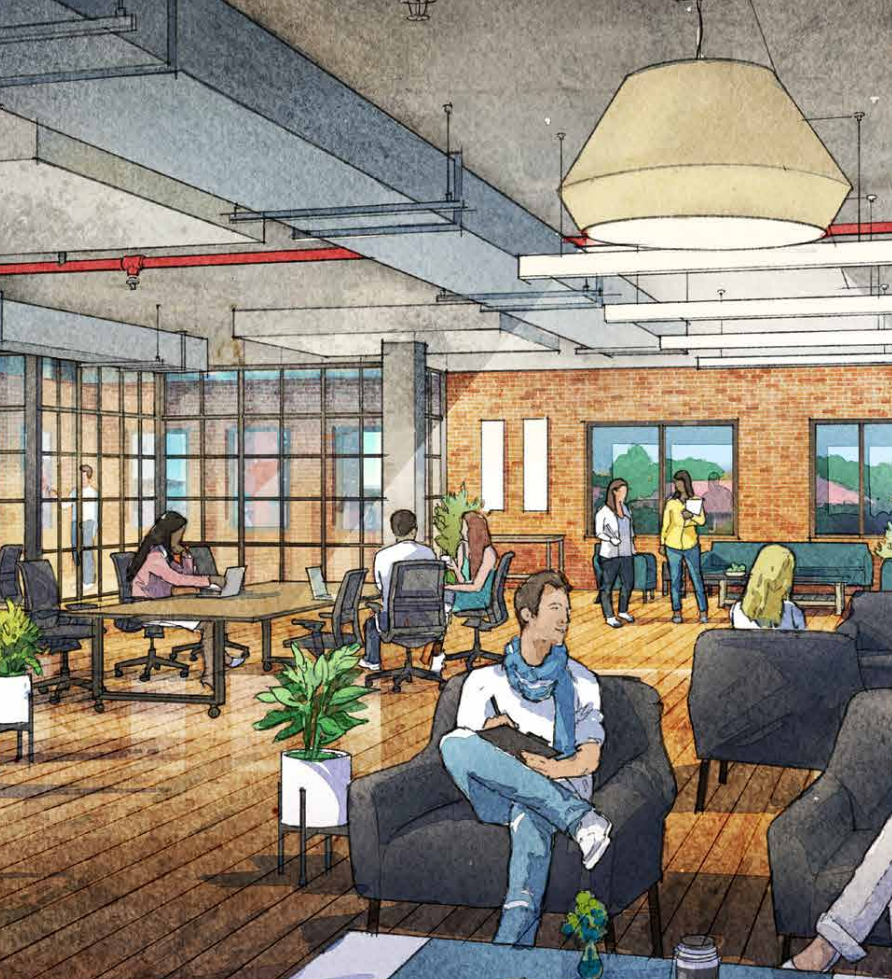


FOR LEASE
TARLETON
OAK

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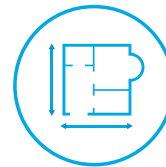


PROPERTY DESCRIPTION

TARLETON OAK

PREMIER OFFICE SPACE FOR LEASE

- > Fully entitled 5-story Class A building consisting of approximately 86,000 SF of office space
- > North Downtown neighborhood provides established location, convenient access, and walkability to the Downtown Mall
- > Fronting historic East High Street, the property is proximate to the CFA Institute Global Headquarters and the Charlottesville Albemarle Court Complex (“Court Square”)
- > Designed by Glavé & Holmes Architecture, a nationally recognized architecture, interior design, and planning firm founded in 1965 in Richmond, Virginia
- > The building’s rich architectural palette and scale are consistent with the historic downtown location
- > Ground-floor retail space and common area rooftop terrace will serve as amenities for tenants
- > Two-story parking structure with 296 spaces provides abundant parking
- > Double height open-air atrium provides an elegant gathering space and elevator lobby
- > Floor plates range in size from approximately 10,000 SF to 15,000 SF, with the 4th and 5th floors featuring private outdoor terraces



86,000 SF



Class A

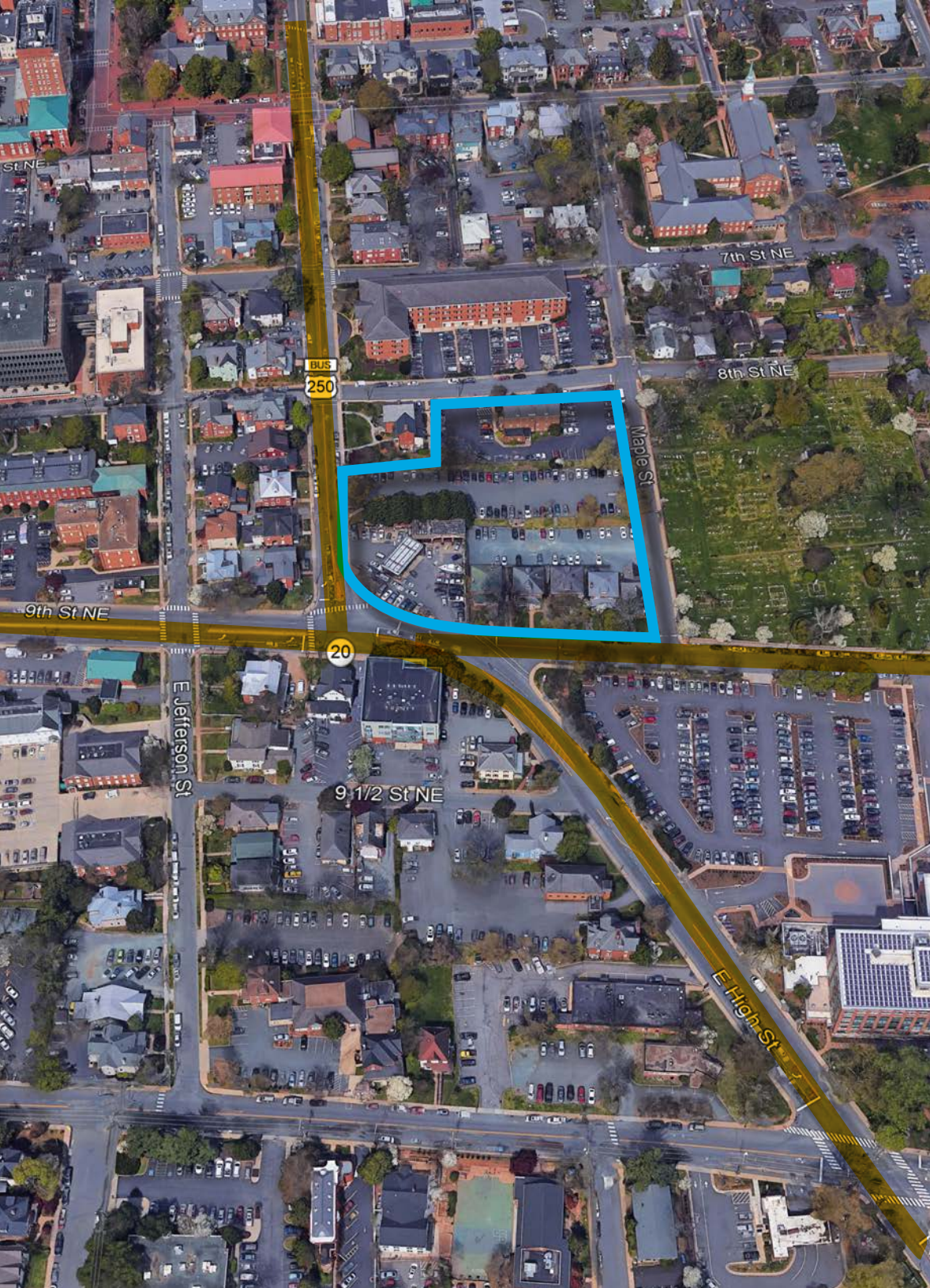


296 spaces



Walk Score
of 98

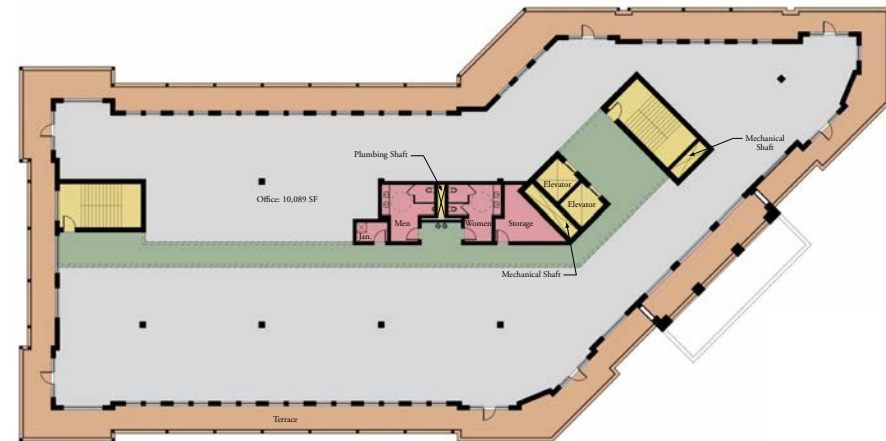




SITE PLAN



FLOORPLATE



NEIGHBORHOOD MAP



Explore Learning

Downtown Mall

S&P Global

Historic Court Square

UVA Investment Management

SITE

Sentara Medical
(Under Construction)

CFA Institute

20

BUS
250

Little High St

Locust A St

9th St NE

E Jefferson St

9 1/2 St NE

7th St NE

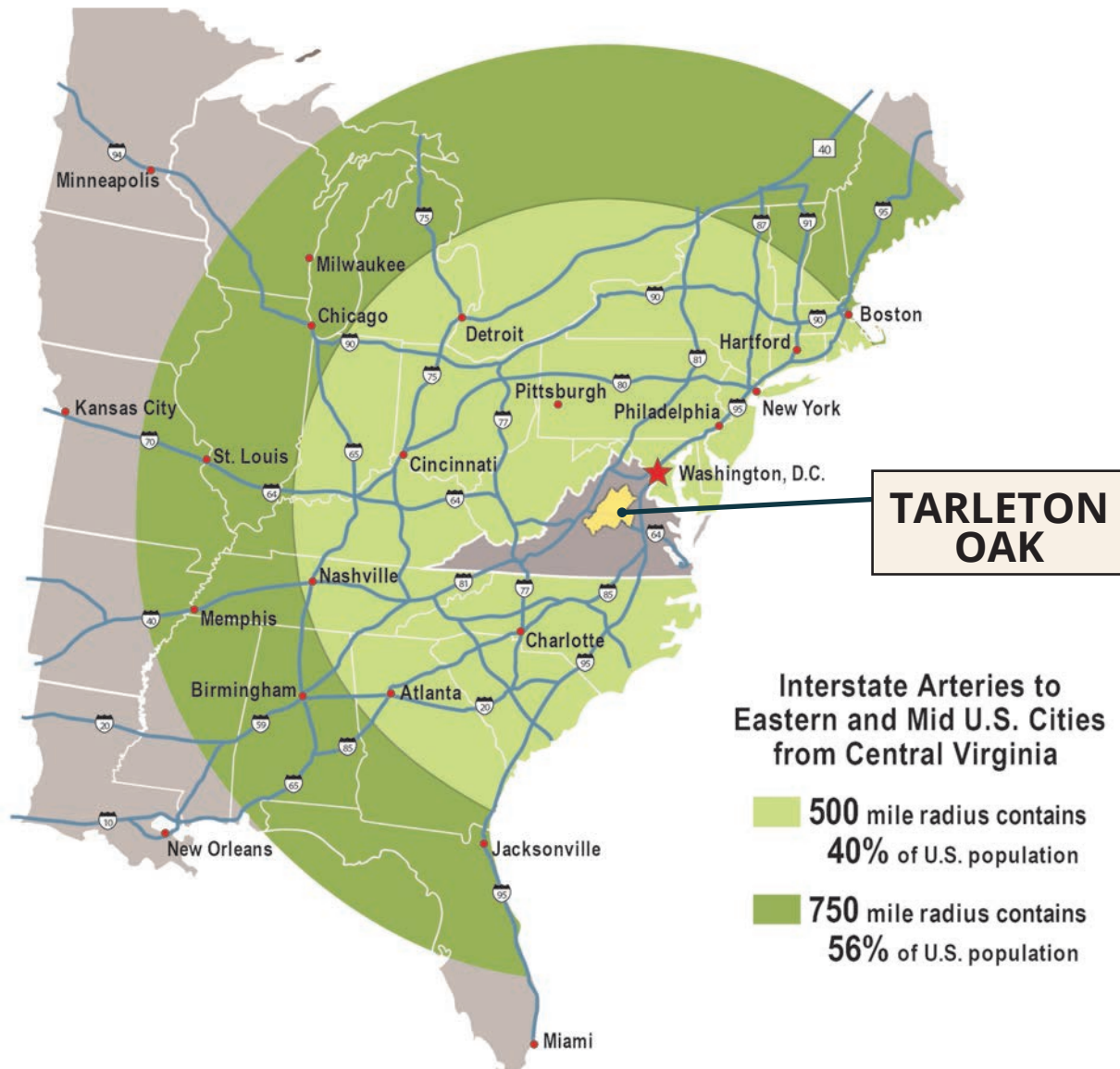
8th St NE

Taylor St

WHY CHARLOTTESVILLE

STRATEGIC LOCATION

Charlottesville offers a central Virginia location within 1 hour of Richmond, Virginia and 2 hours of Washington, D.C. Midway between Boston and Atlanta, 40% of the U.S. population is within a 500-mile radius including both of those cities as well as New York, Philadelphia, Charlotte, and Nashville.



No. 5

BEST PLACES TO LIVE
LIVABILITY, 2017

No. 10

HIPPEST MID-SIZED CITIES IN AMERICA
GOGOBOT, 2016

No. 23

AMERICA'S FAVORITE TOWNS
TRAVEL + LEISURE, 2016

1 of 7

U.S. WINE REGIONS GIVING NAPA VALLEY A RUN FOR ITS MONEY
ARCHITECTURAL DIGEST, 2017

No. 18

SAFEST MID-SIZED CITIES IN THE COUNTRY
FARMERS INSURANCE



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