



NORTH FORK

A UVA DISCOVERY PARK

FOR LEASE

4105 Lewis and Clark Drive
Charlottesville, VA 22911



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NORTH FORK
A UVA DISCOVERY PARK

At North Fork, the University of Virginia's spirit of ingenuity leads in dynamic new directions. The 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 spaces, and miles of nature trails. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

<https://www.discovernorthfork.com/>

JOIN CURRENT TENANTS AT NORTH FORK

Booz | Allen | Hamilton

MITRE



ENGINEERING
Center for Applied Biomechanics



BATTELLE



Vice President for Research
Office of Research Security



BIOCOMPLEXITY INSTITUTE

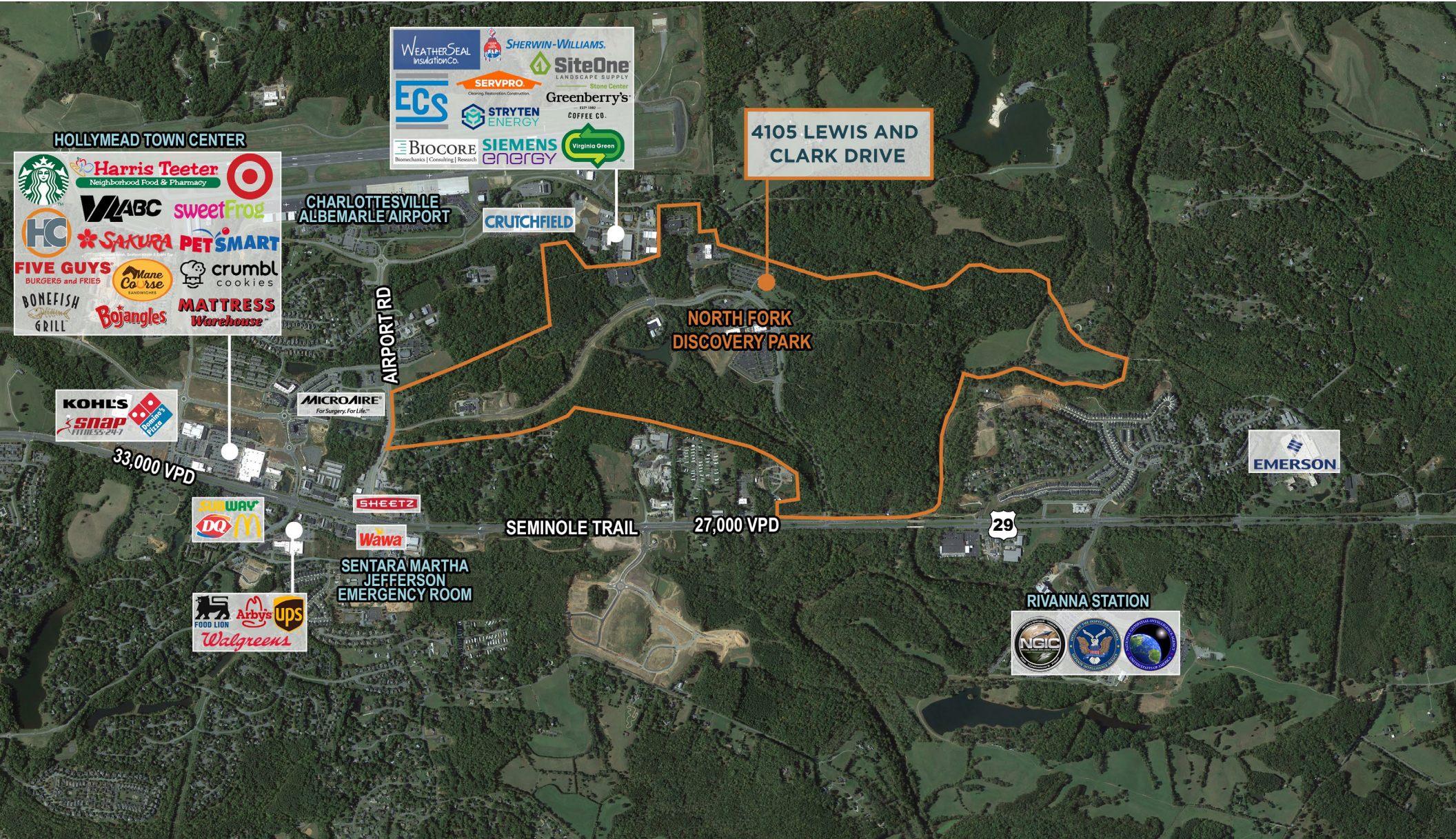
Virginia Retina
Consultants



STEINLAGE
INSURANCE AGENCY



PROPERTY LOCATION



4105 LEWIS AND CLARK DRIVE



CLASS A OFFICE



SPECTACULAR VIEWS



ONSITE PROPERTY
MANAGEMENT



TOP FLOOR OPPORTUNITY

NORTH FORK AMENITIES:

- Foods of All Nations Café
- Indoor & Outdoor Event/Meeting Spaces
- Navbar Coffee & Smoothie Bar
- Success Studio Fitness
- Ample Free Parking
- North Fork Meeting Center





The 4105 top floor rewards tenants with stunning views in a tranquil setting. Various space configurations are available, just steps from Town Center, the outdoor picnic pavilion, and all that North Fork has to offer!

- Panoramic top floor views
- Flexible space sizing and configuration
- Steps from Foods of All Nations Café, Navbar Coffee and Smoothie Bar, Success Studio Fitness, Conferencing Centers and more
- Nearly 3 miles of paved and wooded trails

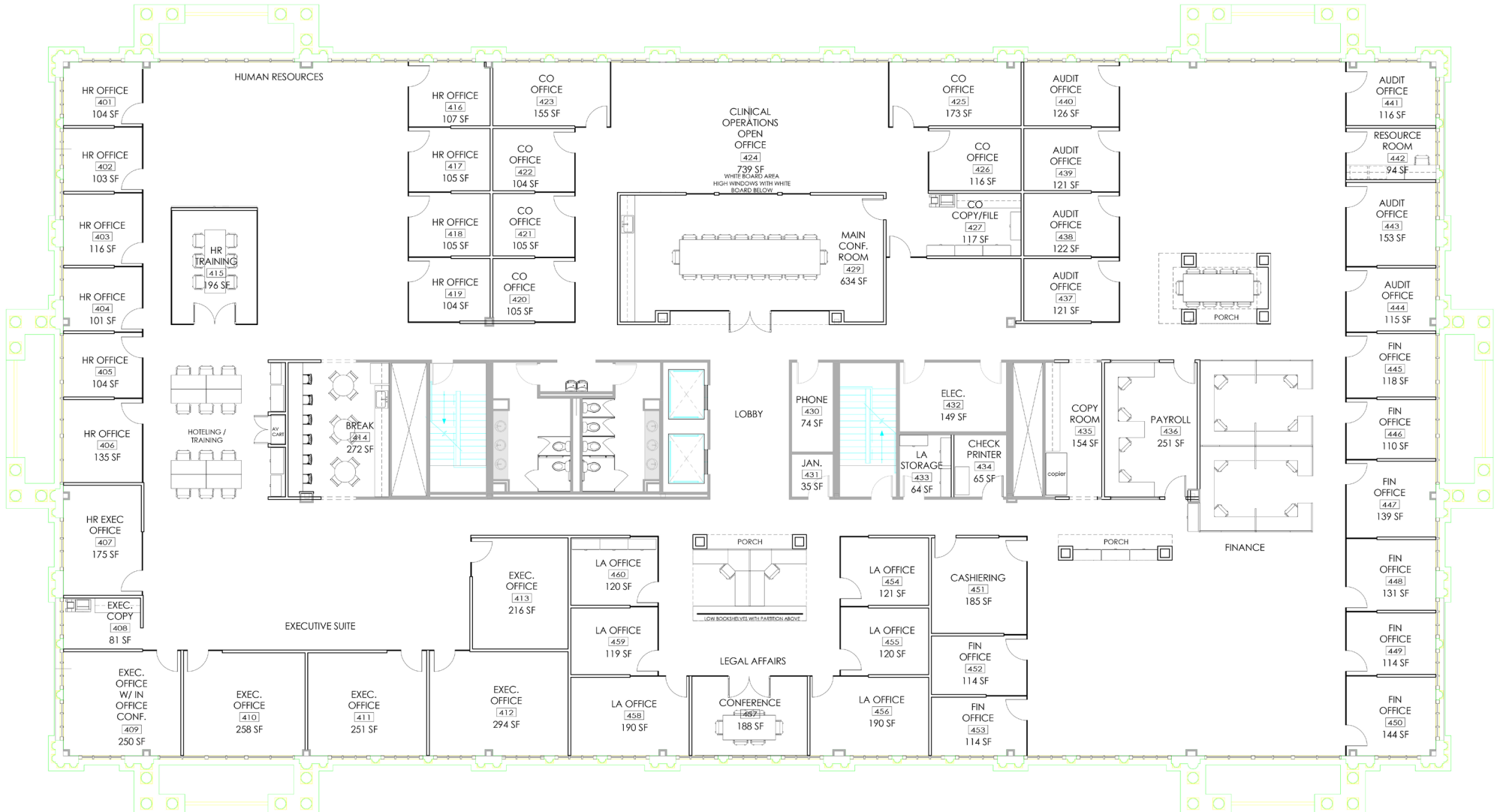




TOP FLOOR AVAILABILITY

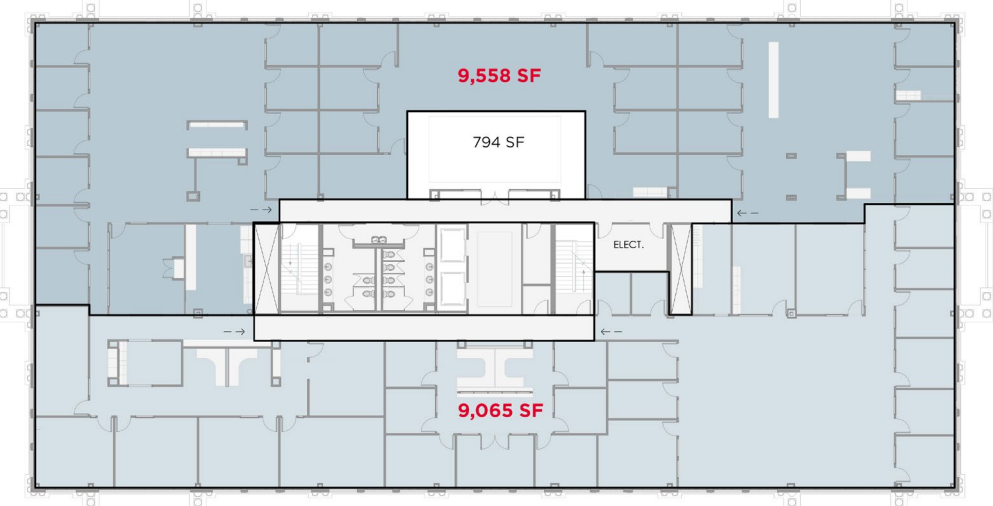
Perfectly suited for collaborative work, the space features both private offices and open plan work areas, in addition to a small lobby, conference room, and break room. Occupants can enjoy access to amenity spaces including a gym, café, and spacious meeting facilities.

Up To 18,623 SF Available

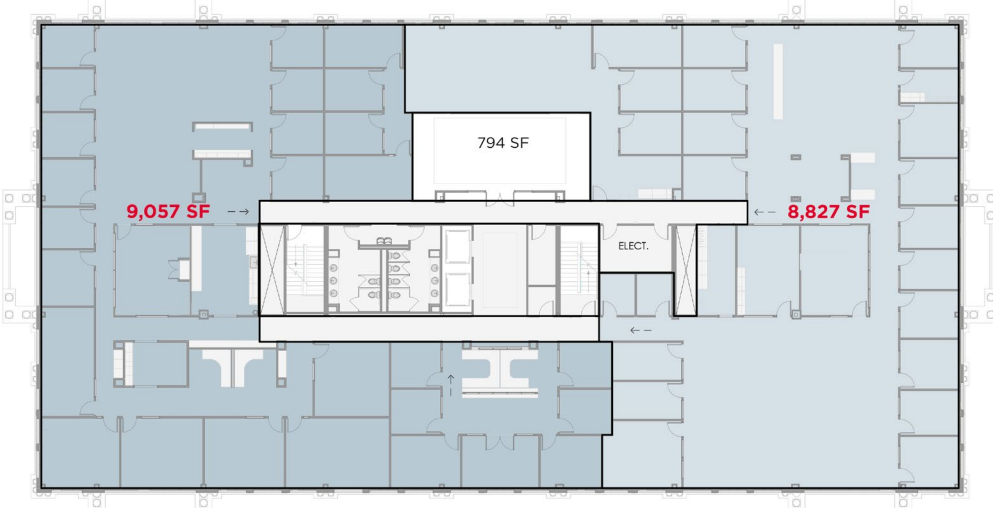


POSSIBLE CONFIGURATIONS

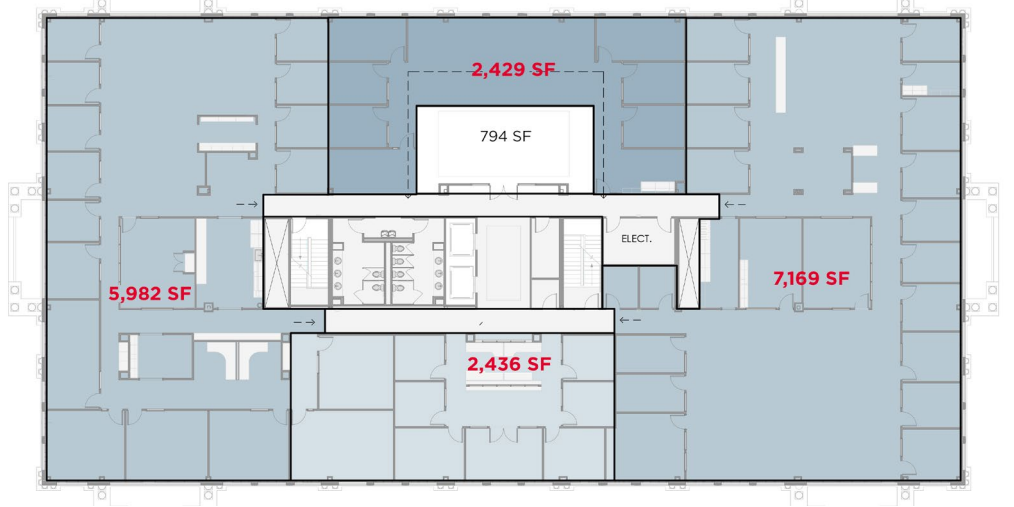
Two Suite - Option 1:



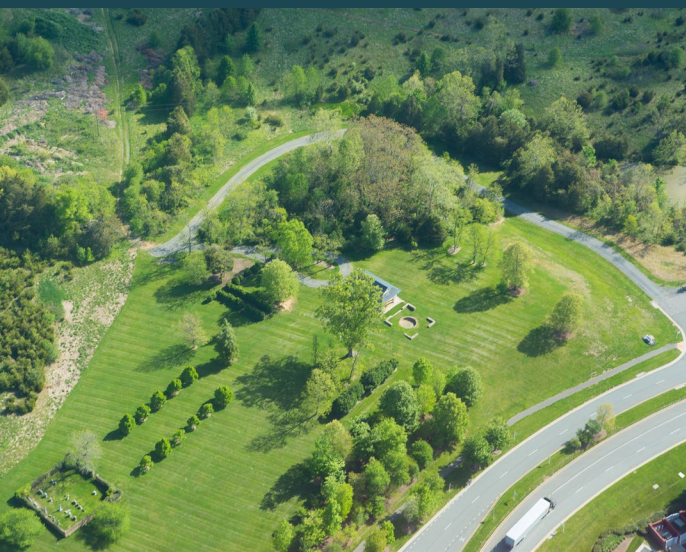
Two Suite - Option 2:



Four Suite Option:



Space sizes are estimates subject to exact measurement



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



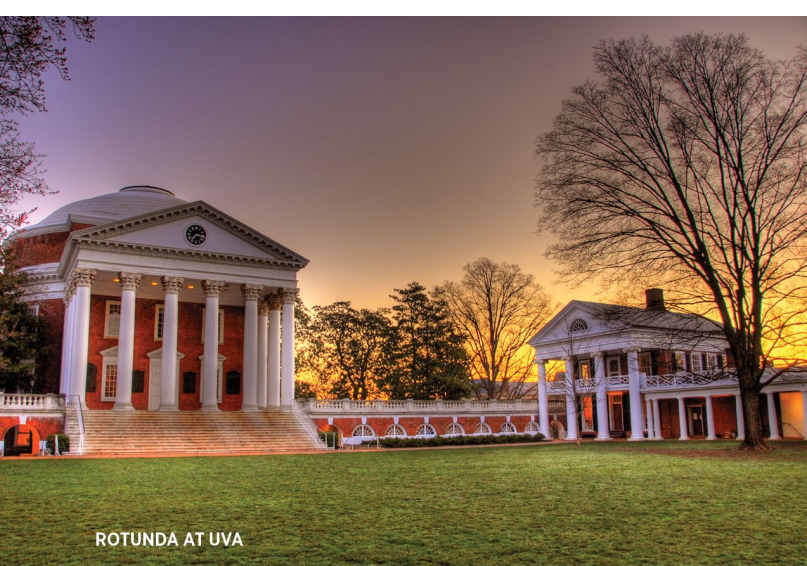
SMALL CITIES IN THE U.S

NATIONAL GEOGRAPHIC TRAVEL

TOP
5

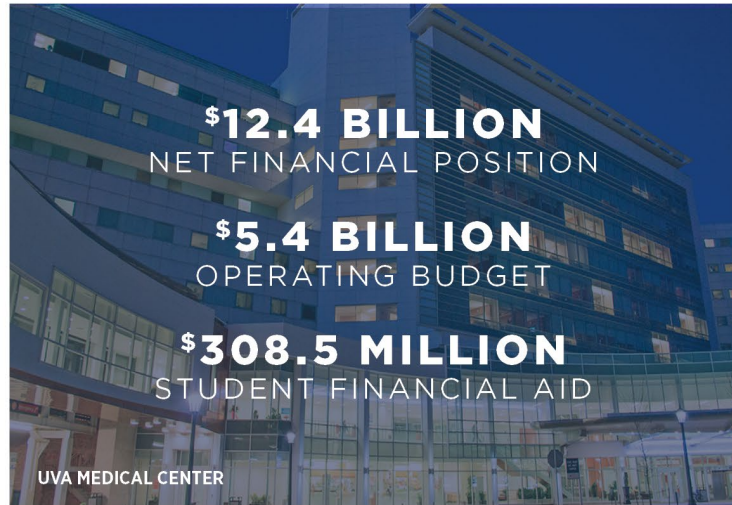
MOST GORGEOUS COLLEGE TOWNS IN AMERICA

MAKE IT BETTER



ROTUNDA AT UVA

Fast Facts & Accolades
 UNIVERSITY of VIRGINIA

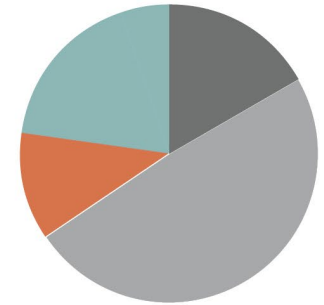


\$12.4 BILLION
NET FINANCIAL POSITION

\$5.4 BILLION
OPERATING BUDGET

\$308.5 MILLION
STUDENT FINANCIAL AID

UVA MEDICAL CENTER



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, 2024
- #1** TOP COLLEGE IN VIRGINIA
FORBES, 2023
- #3** BEST VALUE PUBLIC UNIVERSITY
PRINCETON REVIEW, 2024
- #5** BEST PUBLIC NATIONAL UNIVERSITY
U.S. NEWS & WORLD REPORT, 2024
- #1** BEST PUBLIC LAW SCHOOL
U.S. NEWS & WORLD REPORT, 2025

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)

8,300
GRADUATE & PROFESSIONAL STUDENTS
(ON GROUNDS)

10,100
TOTAL STAFF



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