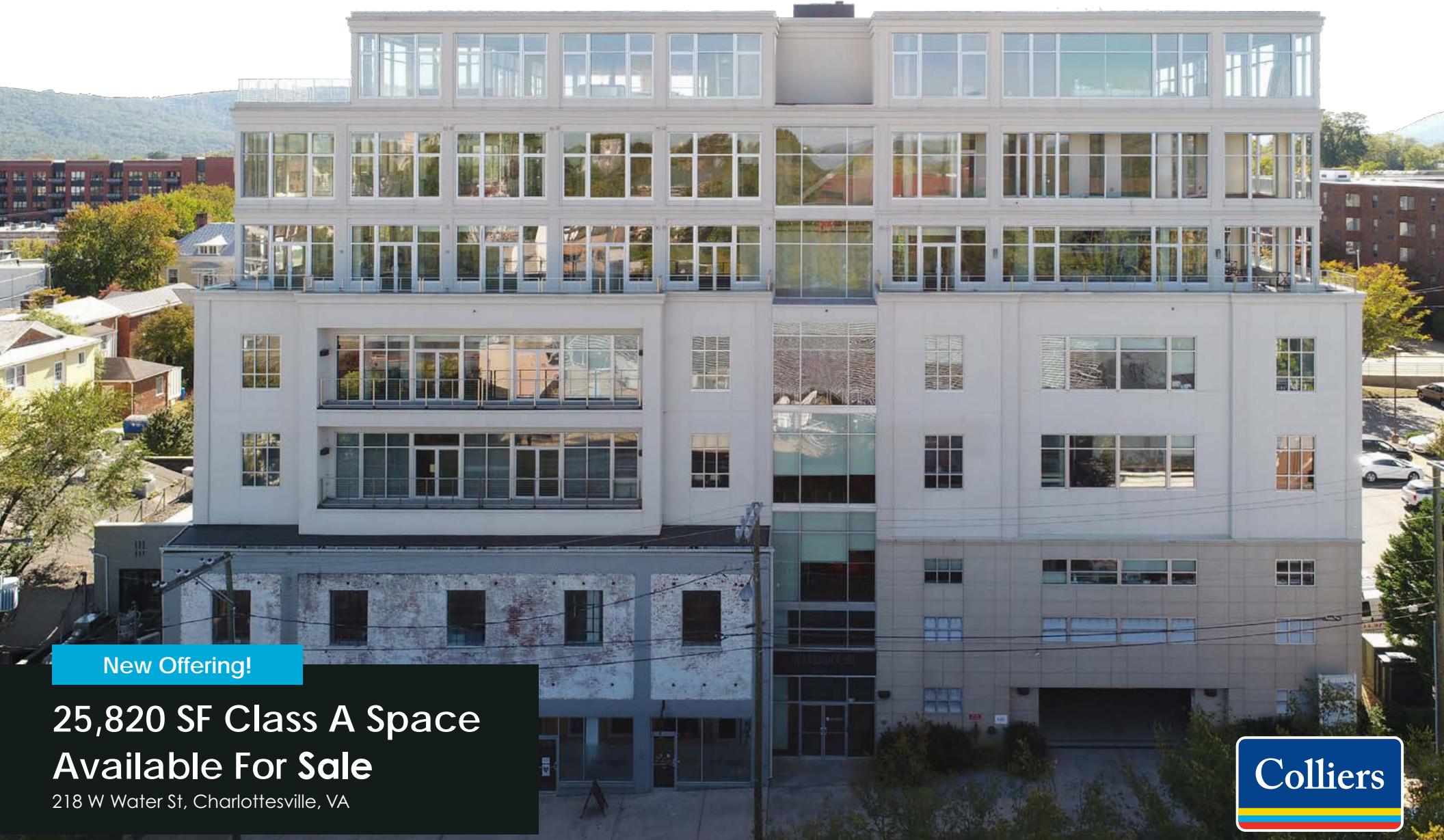


# WATERHOUSE



New Offering!

25,820 SF Class A Space  
Available For Sale

218 W Water St, Charlottesville, VA

Colliers

# WATERHOUSE

**PRIME OFFICE LOCATION - EXCEPTIONAL OPPORTUNITY** The Waterhouse Building is located across from Charlottesville's Downtown Mall with multiple amenities within walking distance and beautiful views of Monticello, the Blue Ridge Mountains, and the Charlottesville skyline and only a short distance from the highly acclaimed University of Virginia, a public research university, Power 5 conference member and home to The Lawn, a famed UNESCO World Heritage site.

- 25,820 SF For Lease, purchase, or Joint Venture
- Flexible suite sizes 4,000 SF – 20,450 SF
- High end residential condos on 5th, 6th, 7th & 8th floors
- Class A unique opportunity
- Efficient water source heating system (cooling tower & boiler)
- Expansive common area patios with downtown views
- Fiber optic service on-site
- Emergency generator & automatic switch gear
- Secured underground parking decks with reserved spaces and bike racks
- Two hydraulic elevators
- Access control system

## Specifications

<b>Parking</b>	Reserved spaces
<b>No. of Stories</b>	Two (2) levels of office over three (3) levels of parking
<b>Elevators</b>	Two (2) passenger
<b>Construction</b>	Masonry and architectural precast concrete panels with sandblasted and exposed aggregate finishes
<b>Ceiling Heights</b>	13' ceiling height with open ceiling and 10' finished ceiling height with drop ceiling
<b>Lighting</b>	Energy efficient lighting used throughout
<b>Access</b>	Proximity access controlled entrance systems at front and computer automated video monitoring system

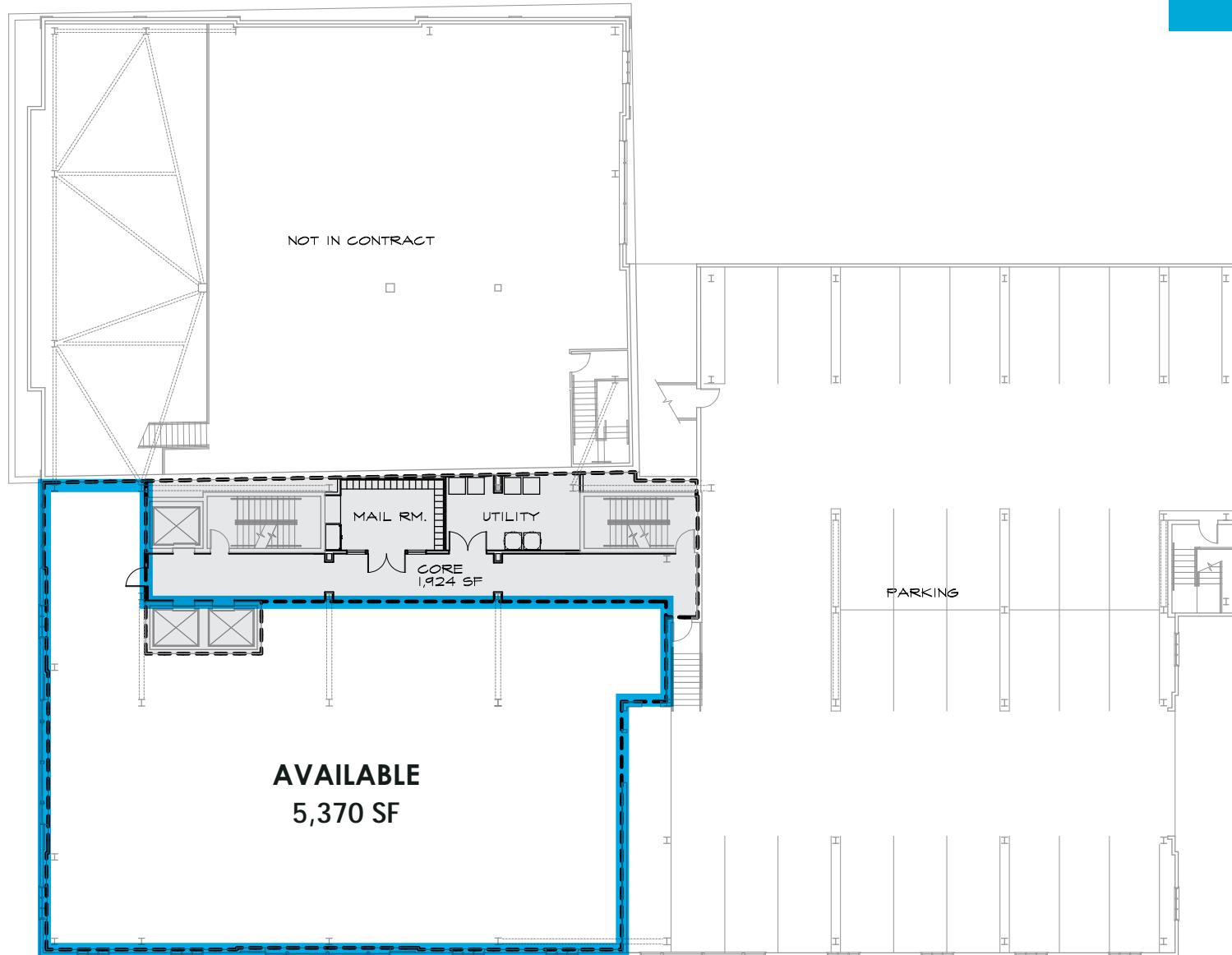
WATERHOUSE



**WATERHOUSE**

# FLOOR PLANS

3rd Floor - 5,370 SF

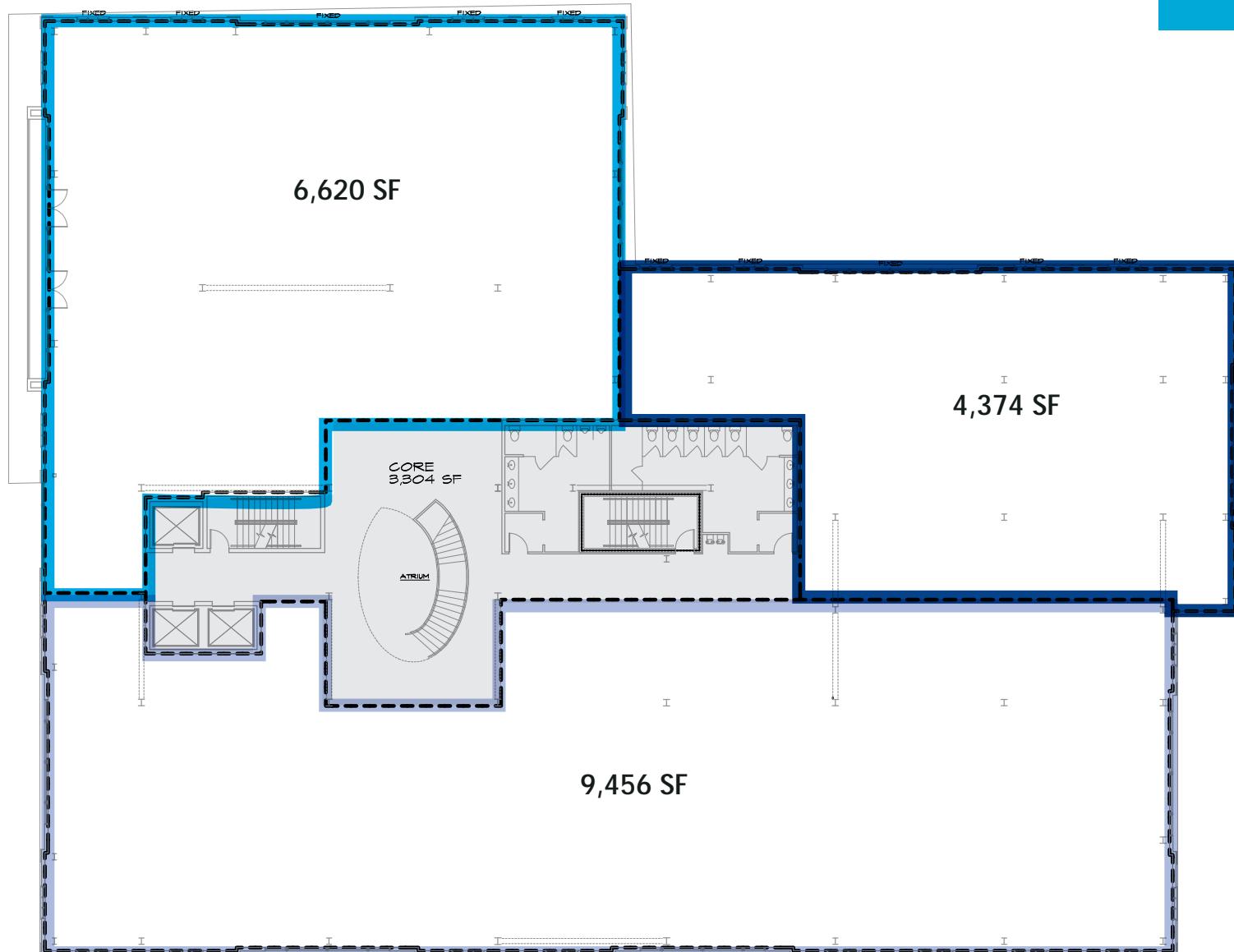


WATERHOUSE

# FLOOR PLANS

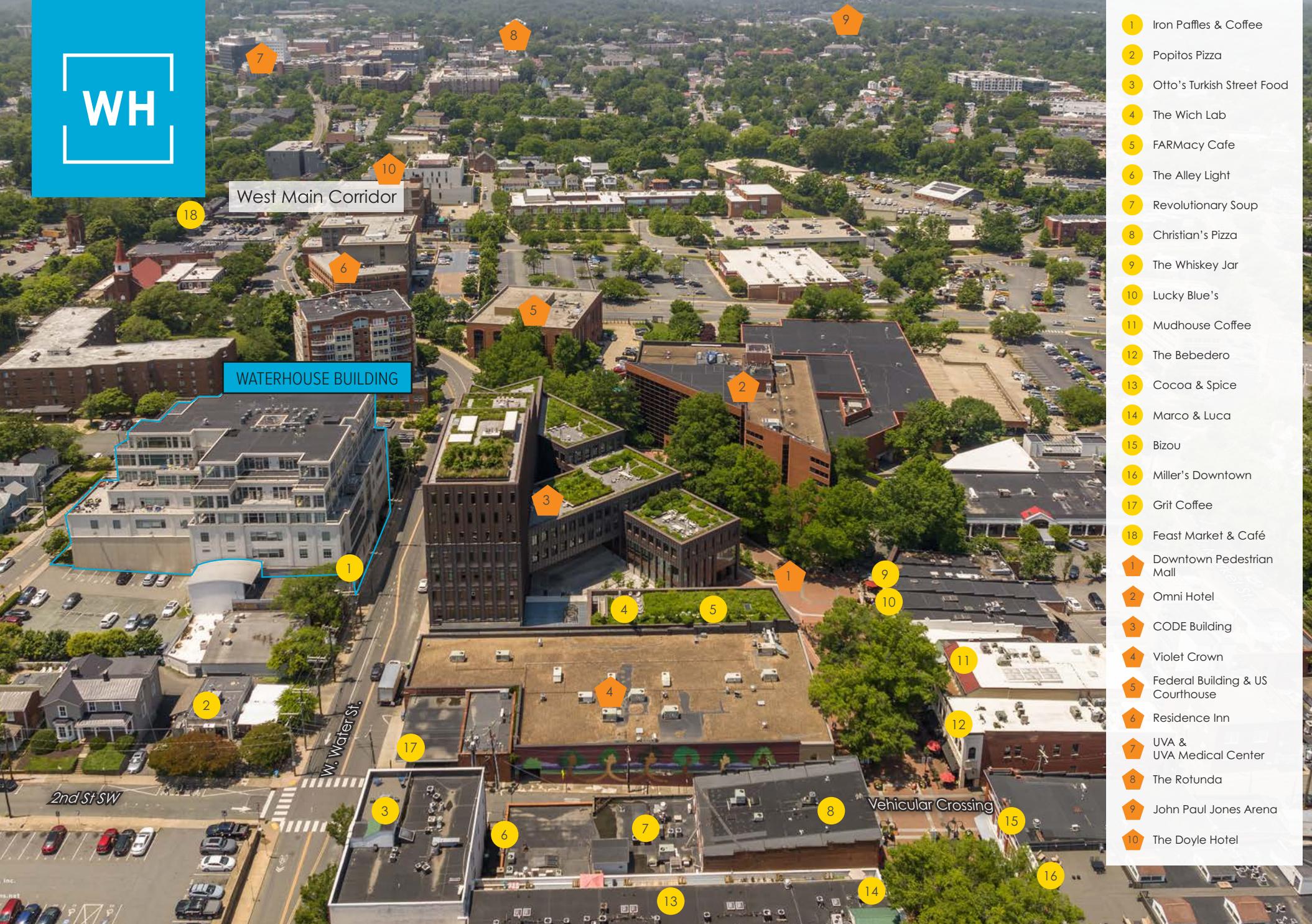
4th Floor - 23,754 SF\*

\*Possible suite configuration



WATERHOUSE

# WH



# WATERHOUSE

WH



WATERHOUSE

# WATERHOUSE

## Strong & Exciting Business Climate

Virginia is consistently ranked one of the best places to do business by CNBC (#3 2022) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

"#4 Top 50 best cities for entrepreneurs"



"Top 10 Best Places to Retire"



"No. 2 Best College Town"

Southern Living

"Top five destinations in the country"



"One of the country's favorite mountain towns"



"Top 5 Best City for Entrepreneurs"



## Major Employers in Charlottesville



U.S. Department of Defense



Educational Travel & Experiences



WILLOWTREE®



CFA Institute



CPA and Advisory Services



Thoughtful Investing.



"10 hippest Mid-Sized Cities in America"



"One of the happiest and healthiest places in the US"



"Top City For Fastest Growing Venture Capital Investment Dollars"



WATERHOUSE

# WATERHOUSE

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