

400 PRESTON AVE

OFFICE FOR LEASE

400 Preston Ave | Charlottesville, VA 22903



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RETAIL/OFFICE IN
PRIME DOWNTOWN
LOCATION!



CUSHMAN &
WAKEFIELD

THALHIMER

600 E Water Street, Suite C | Charlottesville, VA 22902 | www.thalhimer.com

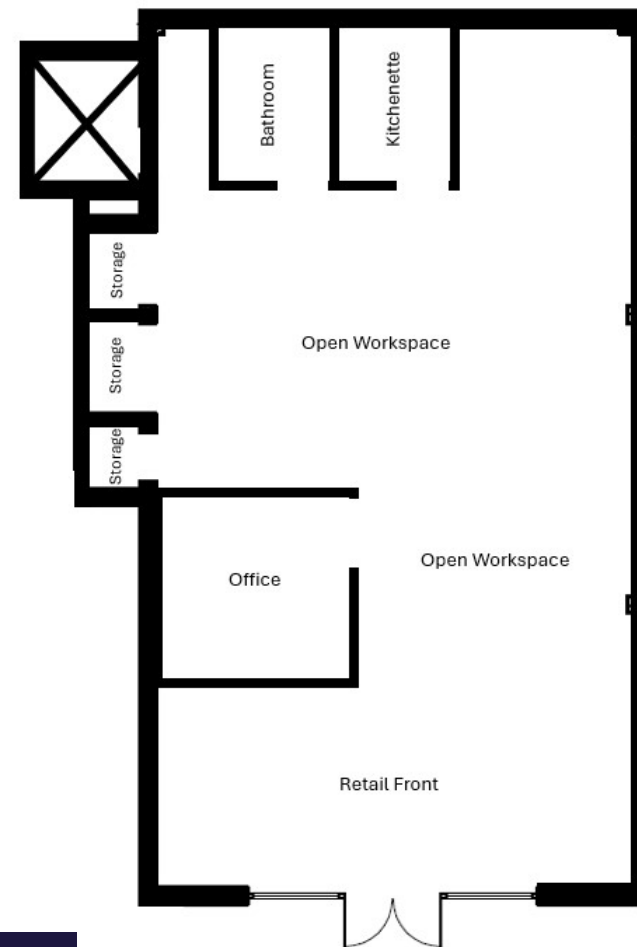
PROPERTY OVERVIEW

- Suites 200, 250, and 300 can be combined to accommodate flexible sizing
- Prime downtown location with excellent visibility
- Free onsite parking
- Bright, well-lit spaces
- Private exterior entryway for each suite
- Existing layout features a blend of closed and open office

SUITE	SQUARE FOOTAGE
Suite 100	1,756 SF
Suite 200	2,201 SF
Suite 250	3,092 SF
Suite 300	6,757 SF (Full Floor Opportunity)



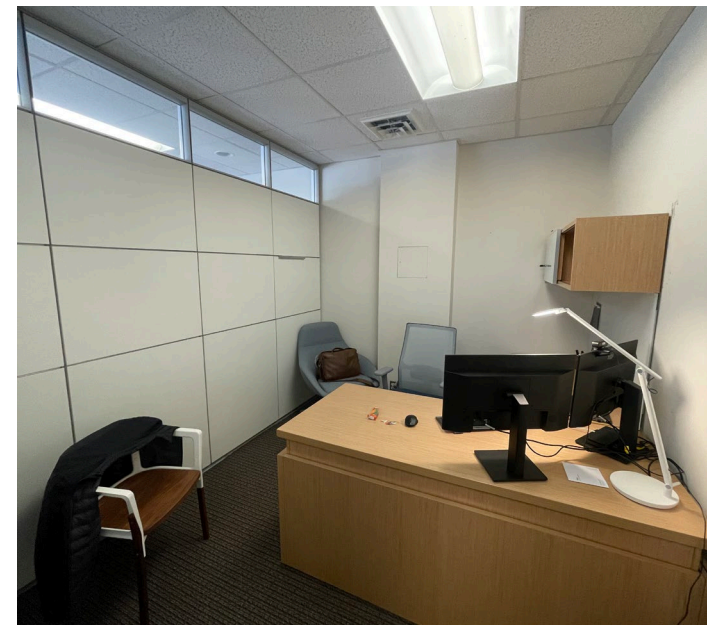
SUITE 100 1,756 SF



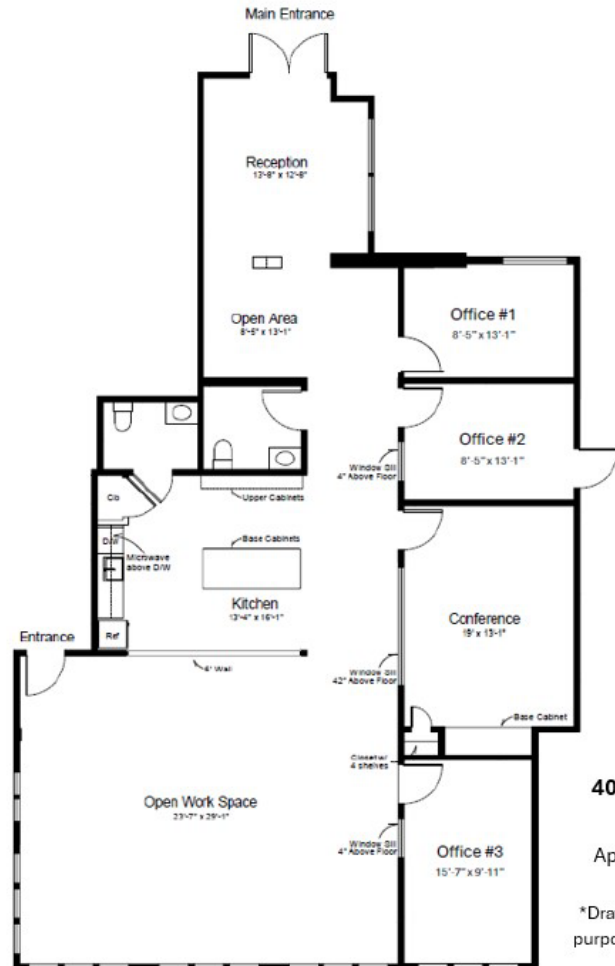
**400 Preston Ave
Suite 100**
Approx 1760 sq. ft.

*Drawing is for illustrative purposes only and
may not be precise

EXCELLENT OPPORTUNITY FOR OFFICE OR RETAIL



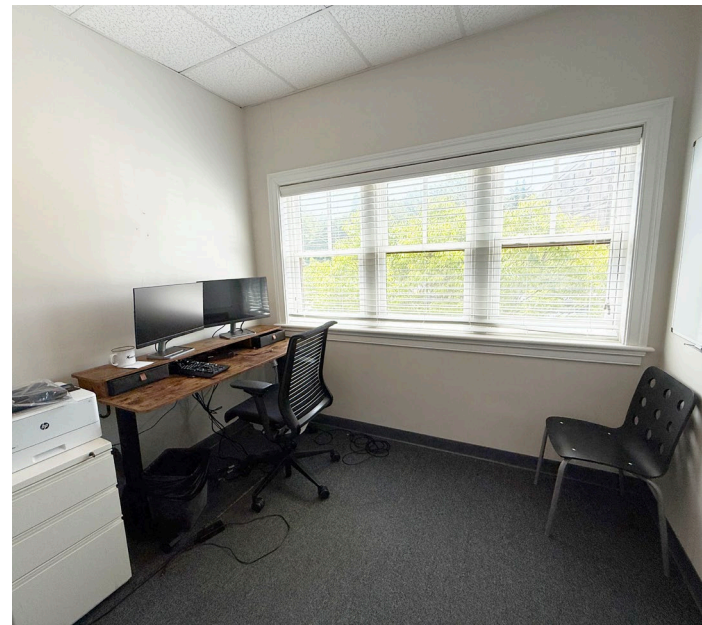
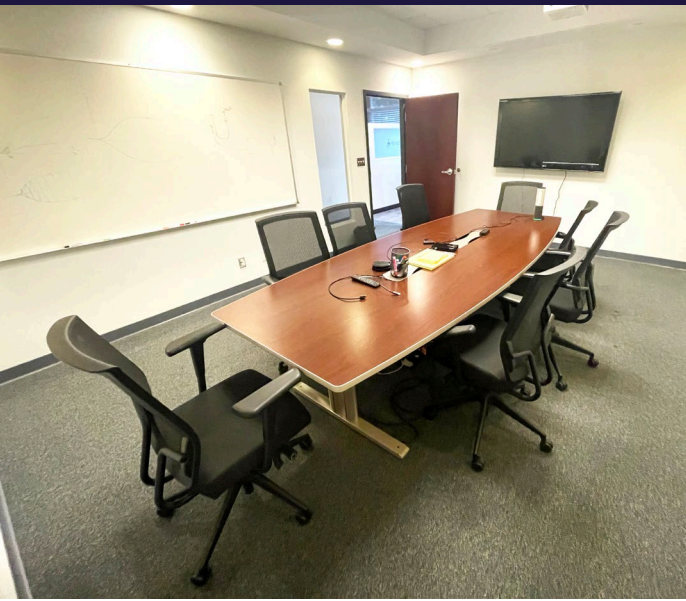
SUITE 200 2,201 SF



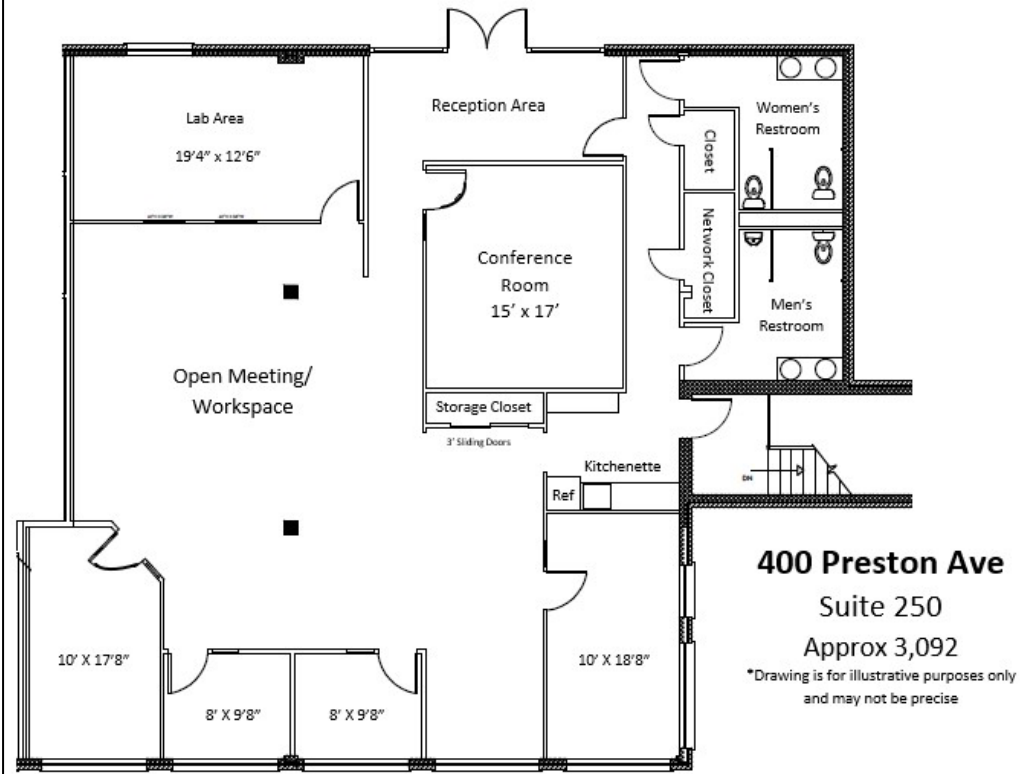
**400 Preston Ave
Suite 200**
Approx. 2,200 sq ft

*Drawing is for illustrative purposes only and may not be precise

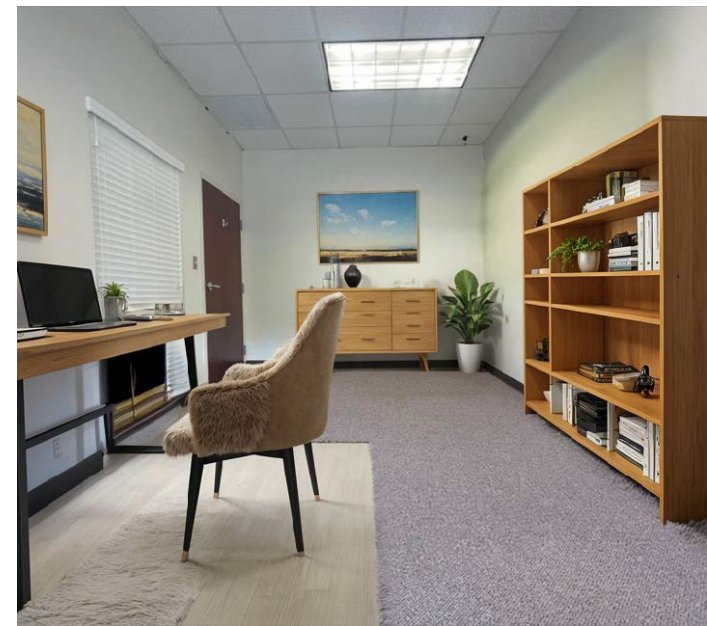
CAN BE COMBINED WITH SUITE 250 FOR 5,292 SF



SUITE 250 3,092 SF



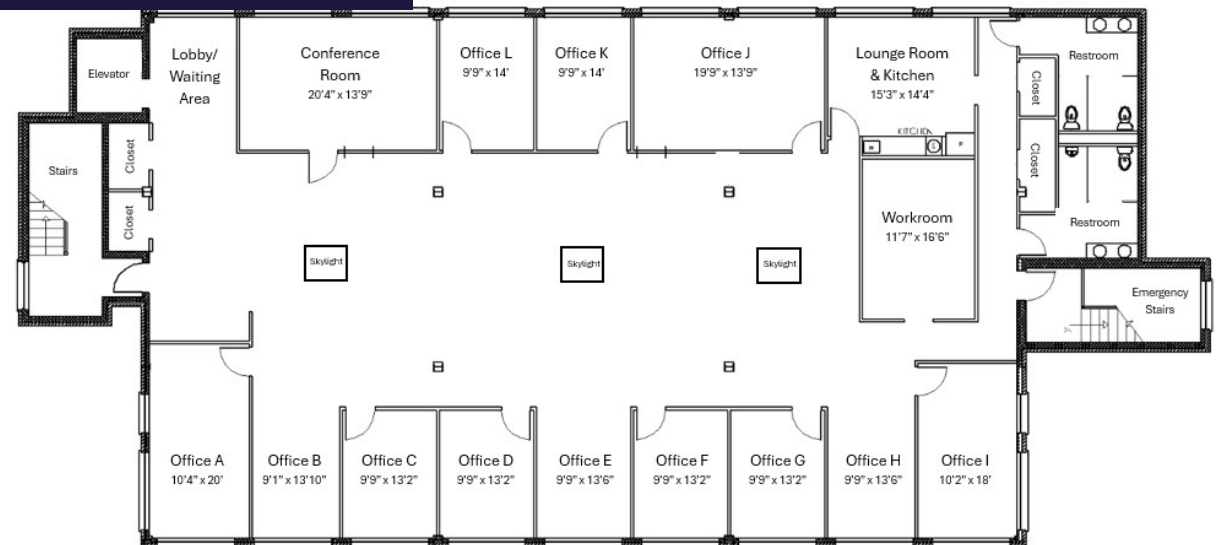
CAN BE COMBINED WITH SUITE 200 FOR 5,292 SF



SUITE 300
6,757 SF



FULL FLOOR OPPORTUNITY



400 Preston Ave

PROPERTY LOCATION

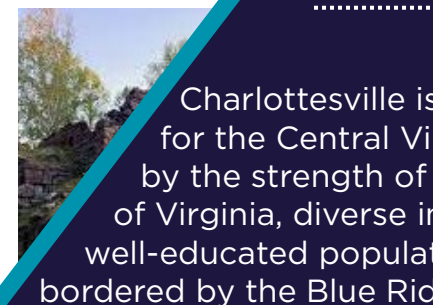
The map displays the University of Virginia (UVA) campus and its surrounding commercial and residential areas. Key locations and businesses marked include:

- University of Virginia:** 25,944 students, UVA Land, UVA Health.
- Shops at Stonefield:** Costco, Trader Joe's, L.L.Bean, Sephora, Victoria's Secret, Mission BBQ, and others.
- Cavalier Center:** Popeyes, World Market, Best Buy, KFC, and Petco.
- Barracks Road Shopping Center:** Harris Teeter, LOFT, Anthropologie, Madewell, and others.
- Dairy Market:** Starr Hill, Milkman's, RLY, and others.
- Historic Downtown Mall:** Omni Hotels, Hamilton's, CVS, and others.
- Rivanna Ridge:** Giant, Bojangles, and others.
- UVA Cancer Center:** Located near the bottom right.
- IX Art Park:** Located near the bottom center.
- 5th Street Station:** Wegmans, Dick's, and others.
- Willoughby Square:** CVS, Family Dollar, and others.

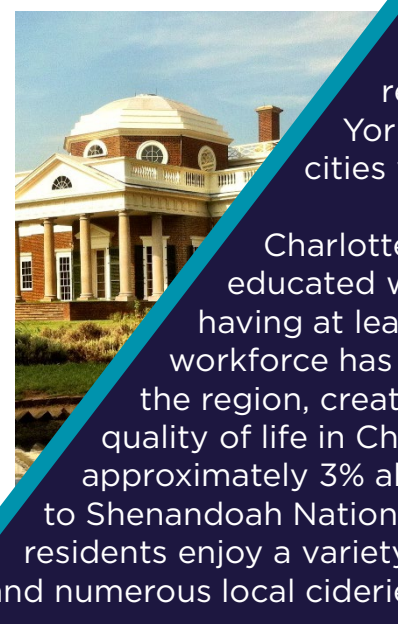
Major roads shown include I-64, I-29, and I-250. The map also features various other local businesses and landmarks, such as the UVA Health Center, UVA Cancer Center, and the UVA Art Park.



THE CHARLOTTESVILLE APPEAL



Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population. The MSA is bordered by the Blue Ridge Mountains and is comprised of eight neighboring counties and the City of Charlottesville. The area offers a modern regional airport with direct flights to Chicago, New York, and Atlanta, as well as access to surrounding cities via Interstate 64 and Route 29.



Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area residents enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants.



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 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one of the top five public universities in the country. Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.

PROPERTY LOCATION



Fast Facts & Accolades

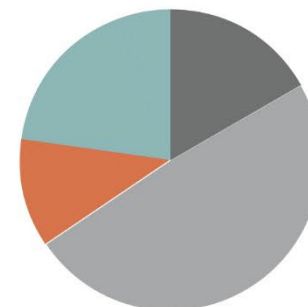
UNIVERSITY of VIRGINIA

\$12.8 BILLION
NET FINANCIAL POSITION

\$3 BILLION
OPERATING REVENUE

\$196 MILLION
PHILANTHROPIC SUPPORT

UVA MEDICAL CENTER



Budget

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

17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

WWW.VIRGINIA.EDU/FACTS

#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.



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