

OFFICE FOR LEASE

# 915 East High Street

Patterson Wing | Charlottesville, VA 22902



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**INDIVIDUAL OFFICES  
AND SUITES  
AVAILABLE!**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**



# PROPERTY HIGHLIGHTS



## SPACE FEATURES:

- 120 - 15,000 SF Available
- Individual offices and suites available
- Available now



## PROPERTY HIGHLIGHTS:

- Newly renovated historic building with individual offices or full floors available
- Free parking in onsite parking lot
- Move in ready offices or custom suites available
- All utilities and parking included
- Mountain views from Downtown Charlottesville
- Large shared conferencing spaces
- Onsite fitness center and café



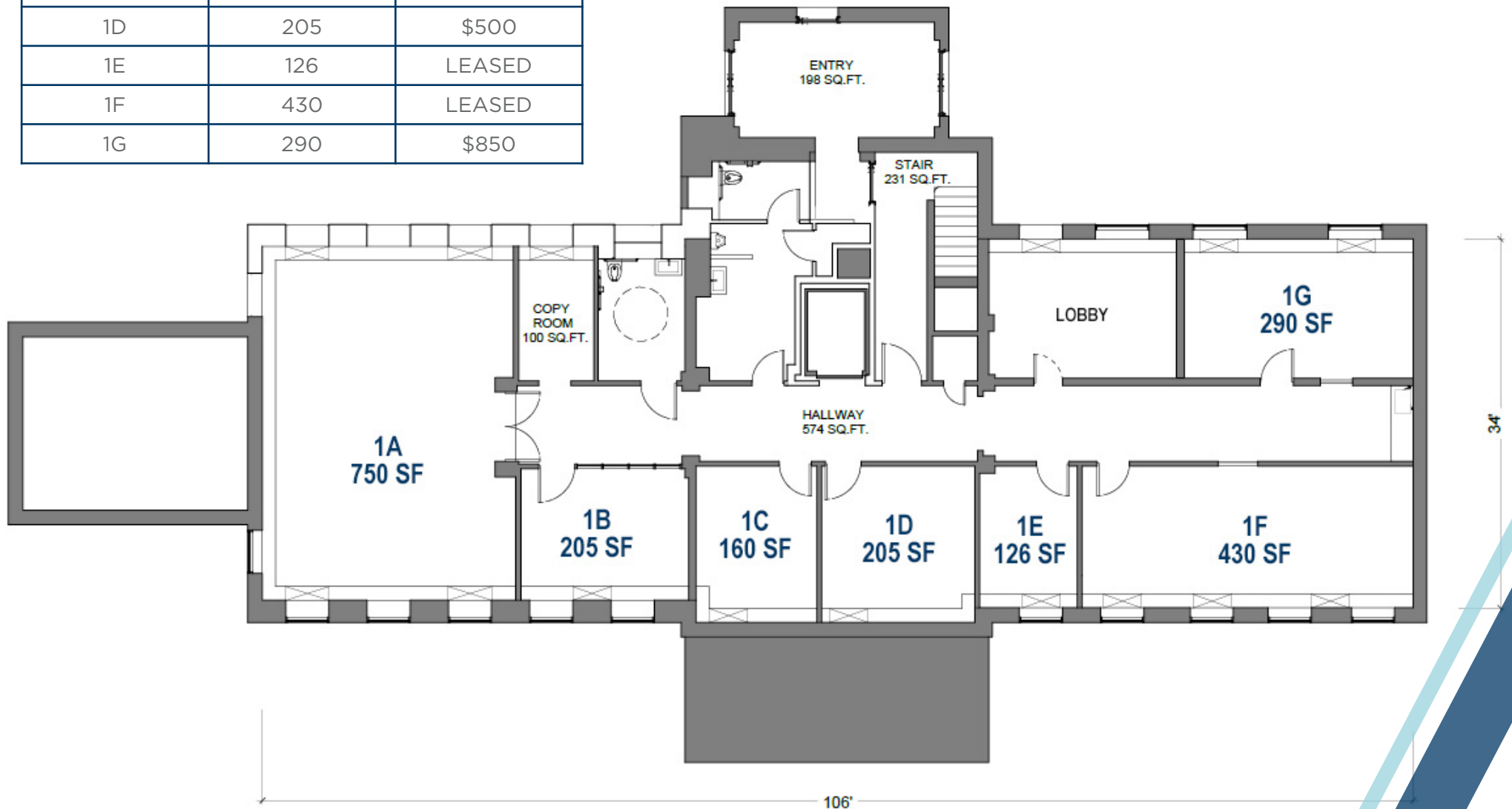


# INTERIOR PHOTOS



# FIRST FLOOR PLAN

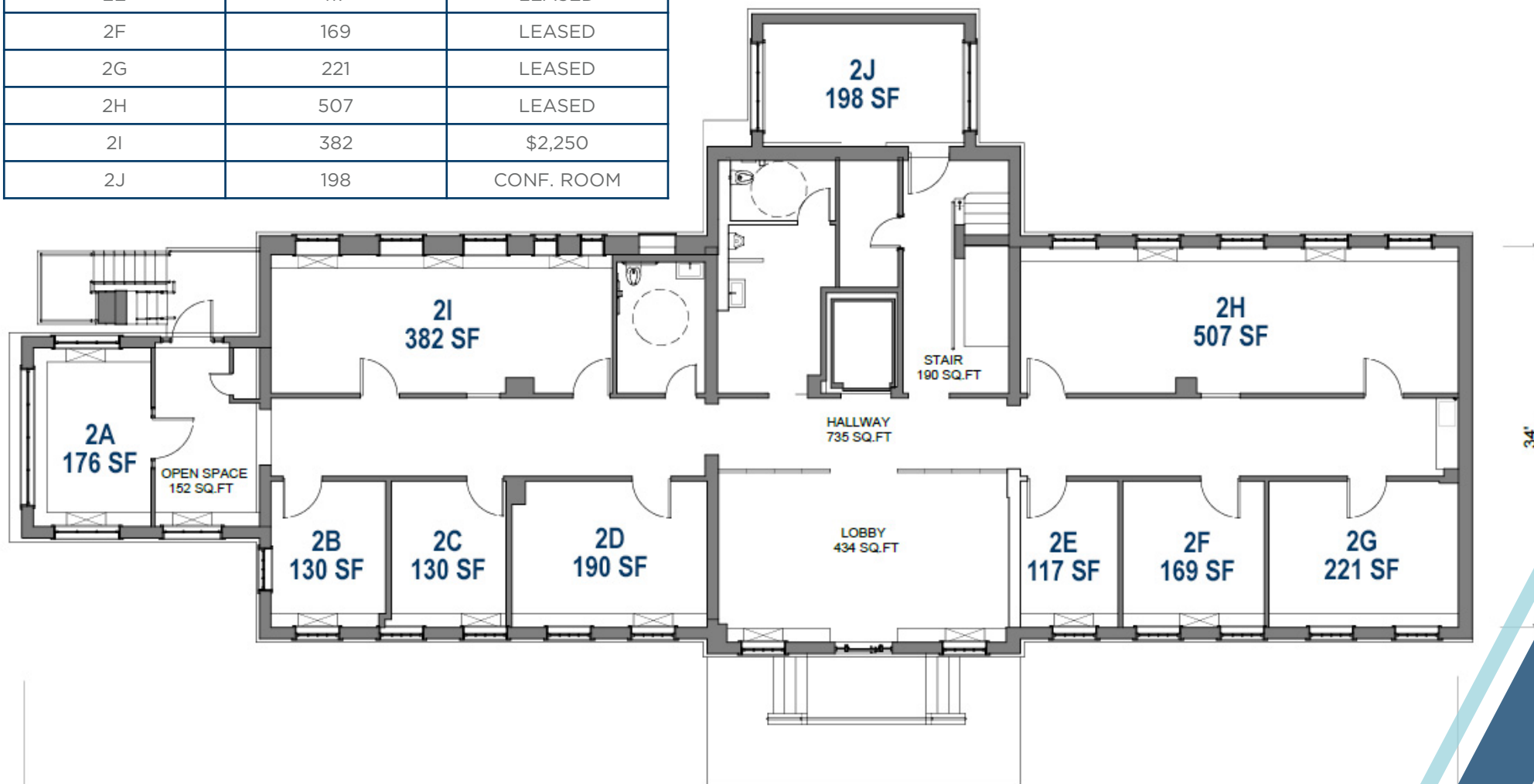
| SUITE | SF  | PRICE PER MONTH |
|-------|-----|-----------------|
| 1A    | 750 | \$1,500         |
| 1B    | 205 | \$500           |
| 1C    | 160 | LEASED          |
| 1D    | 205 | \$500           |
| 1E    | 126 | LEASED          |
| 1F    | 430 | LEASED          |
| 1G    | 290 | \$850           |





# SECOND FLOOR PLAN

| SUITE | SF  | PRICE PER MONTH |
|-------|-----|-----------------|
| 2A    | 176 | \$1,080         |
| 2B    | 130 | LEASED          |
| 2C    | 130 | \$850           |
| 2D    | 190 | LEASED          |
| 2E    | 117 | LEASED          |
| 2F    | 169 | LEASED          |
| 2G    | 221 | LEASED          |
| 2H    | 507 | LEASED          |
| 2I    | 382 | \$2,250         |
| 2J    | 198 | CONF. ROOM      |



# THIRD FLOOR PLAN

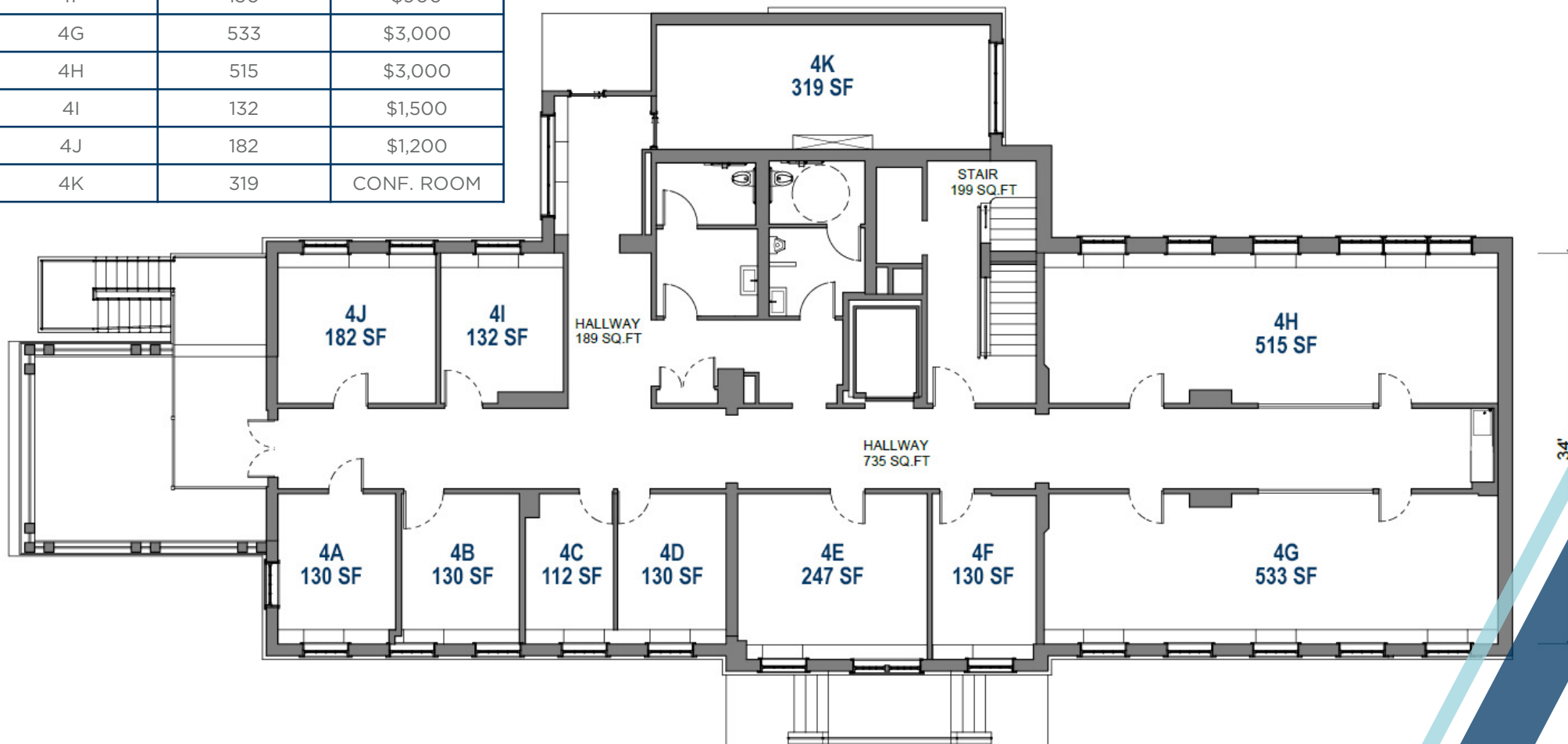
| SUITE  | SF  | PRICE PER MONTH |
|--------|-----|-----------------|
| 3A     | 285 | \$1,800         |
| 3B     | 192 | \$850           |
| 3C & D | 299 | \$2,200         |
| 3E     | 188 | \$1,350         |
| 3F     | 152 | \$1,000         |
| 3G     | 117 | \$900           |
| 3H & I | 397 | \$2,400         |
| 3J     | 130 | \$900           |
| 3K     | 182 | \$1,020         |

| SUITE | SF  | PRICE PER MONTH |
|-------|-----|-----------------|
| 3L    | 117 | \$900           |
| 3M    | 201 | \$1,350         |
| 3N    | 177 | \$900           |
| 3O    | 198 | CONF. ROOM      |



# FOURTH FLOOR PLAN

| SUITE | SF  | PRICE PER MONTH |
|-------|-----|-----------------|
| 4A    | 130 | \$1,350         |
| 4B    | 130 | \$1,100         |
| 4C    | 112 | \$900           |
| 4D    | 130 | \$900           |
| 4E    | 247 | \$1,500         |
| 4F    | 130 | \$900           |
| 4G    | 533 | \$3,000         |
| 4H    | 515 | \$3,000         |
| 4I    | 132 | \$1,500         |
| 4J    | 182 | \$1,200         |
| 4K    | 319 | CONF. ROOM      |





# 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**

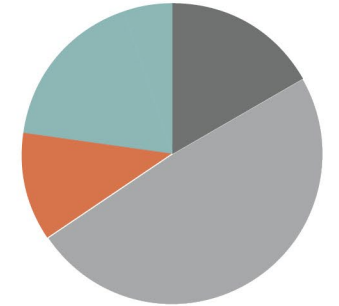
**MOST GORGEOUS  
COLLEGE TOWNS  
IN AMERICA**

MAKE IT BETTER





ROTUNDA AT UVA



**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









**THALHIMER**

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