

# 400 PRESTON AVE

## OFFICE FOR LEASE

400 Preston Ave | Charlottesville, VA 22903



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RETAIL/OFFICE IN  
PRIME DOWNTOWN  
LOCATION!



600 E Water Street, Suite C | Charlottesville, VA 22902 | [www.thalhimer.com](http://www.thalhimer.com)

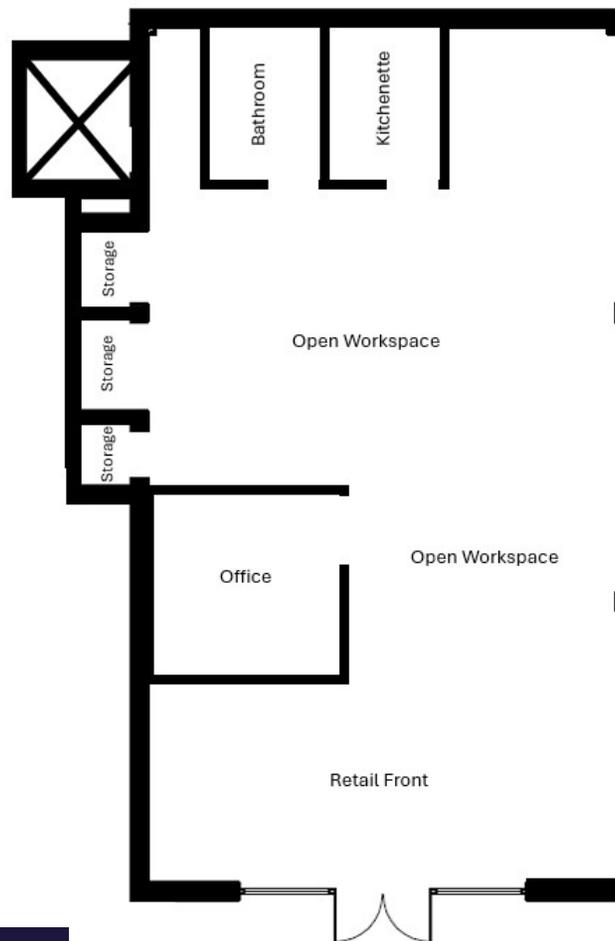
# PROPERTY OVERVIEW

- 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 300	6,757 SF (Full Floor Opportunity)

# SUITE 100 1,756 SF

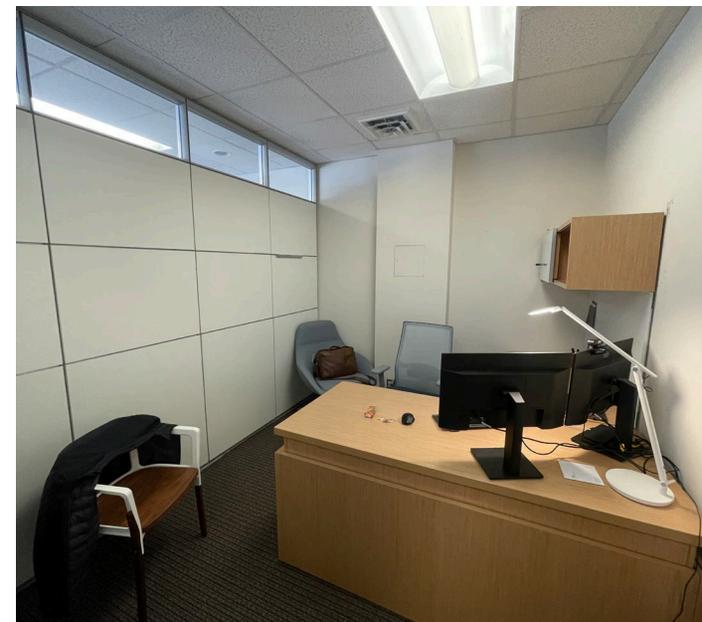


**400 Preston Ave  
Suite 100**

Approx 1760 sq ft.

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

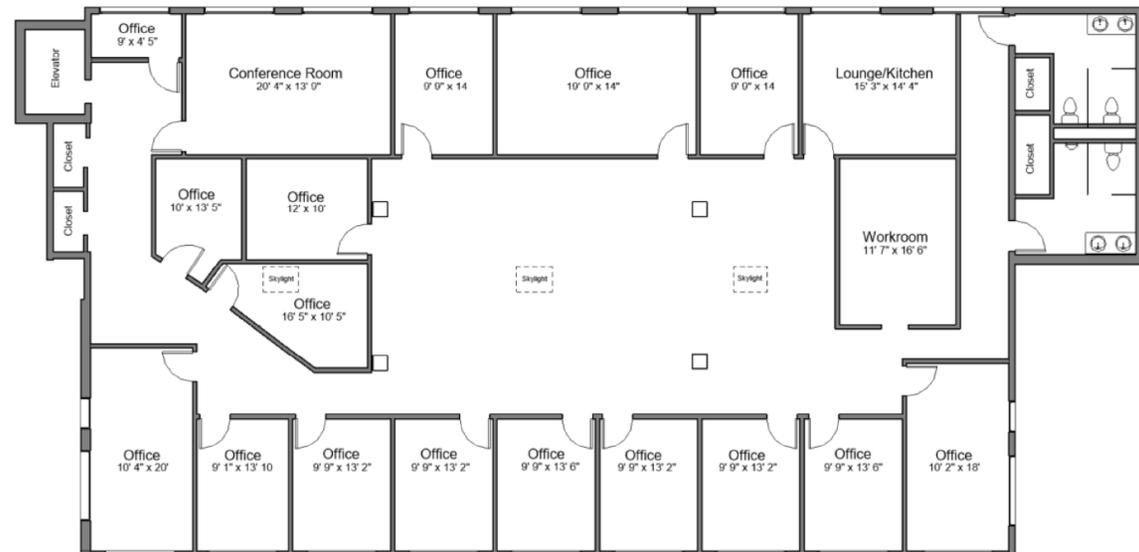
**EXCELLENT OPPORTUNITY FOR OFFICE OR RETAIL**



SUITE 300  
6,757 SF



FULL FLOOR OPPORTUNITY



400 Preston Ave  
Approx. 5311 SF

# PROPERTY LOCATION



**SHOPS AT STONEFIELD**

Costco, Trader Joe's, L.L.Bean, Sephora, Victoria's Secret, Pure Barre, Lululemon, Burtons, Mission BBQ, Untuckit, Kendra Scott, Noodles, Jared, Mezz, Vineyard Vines, Blue Mercury, Pottery Barn, Pottersville, and others.

**FASHION SQUARE**

acac, TRUIST FH, and others.

**BIG LOTS**

FOOD LION

**SEMINOLE SQUARE**

FERGUSON SUPER SHOES, KIDKID, SNAP, UPTOWN, AZTECA, and others.

**CAVALIER CENTER**

POPEYES, WORLD MARKET, BEST BUY, STARBUCKS, KFC, PETCO, and others.

**BARRACKS ROAD SHOPPING CENTER**

Harris Teeter, LOFT, OrangeTheory, Chick-fil-ee, VABC, Anthropologie, South Moon Under, First Watch, ULTA, Old Navy, Peter D'Angelo, and others.

Whole Foods, Kroger, Days Inn, VABC, Dominion Energy, and others.

250

250

**DAIRY MARKET**

STARR HILL MILKMAN'S, RLY., QUATTRO TIZI, and others.

**THE CORNER**

Cafe Tru, Trinity, CVS, Thyme & Co. Graduate, and others.

**HISTORIC DOWNTOWN MALL**

OMNI Hotels, Hamilton's, Bagby's, Common House, Whiskey Bar, CVS, Nook, and others.

29

**25,944 STUDENTS**

**UVA LAND**

**UVA HEALTH**

**400 PRESTON AVE**

Perilla, Doggie Maya, acac, and others.

Wawa

CARMAX

64

64

64

**5TH STREET STATION**

Wegmans, Dick's, GNC, Marshalls, Cold Stone, VABC, Verizon, Alamo, PetSmart, BurgerFi, and others.

**IX ART PARK**

BAK, and others.

**PANTOPS**

DUNKIN', and others.

**RIVANNA RIDGE**

Giant, Bojangles, Sticks, and others.

**UVA CANCER CENTER**

SENTARA

**WILLOUGHBY SQUARE**

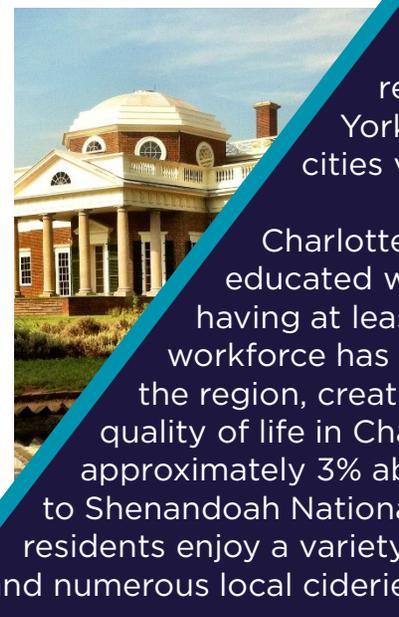
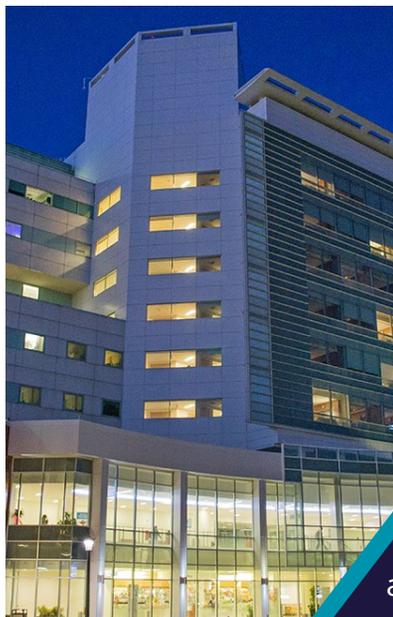
CVS, Family Dollar, SUBWAY, and others.



# 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.



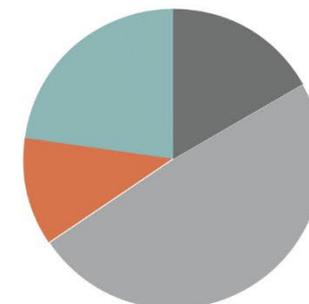
A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one 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



ROTUNDA AT UVA

*Fast Facts & Accolades*  
 UNIVERSITY of VIRGINIA



*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



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