

For Lease

Peter Jefferson Place

A Nature Connected Workplace

PJP I 675 Peter Jefferson Pkwy | PJP II 630 Peter Jefferson Pkwy
PJP VI 650 Peter Jefferson Pkwy | PJP VII 652 Peter Jefferson Pkwy

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Colliers





Property Description

Peter Jefferson Place

Colliers International is pleased to be the exclusive representative for the Peter Jefferson Place Office Portfolio

- › The Peter Jefferson Place Office Portfolio consists of four Class A Office Buildings totaling 285,000 SF on the Peter Jefferson Place mixed-use campus.
- › Conveniently located at the crossroads of Interstate 64 and the Route 250 Bypass (Richmond Road) within close proximity of downtown Charlottesville and the Grounds of the University of Virginia.
- › Peter Jefferson Place is a dynamic mixed-use campus environment with unrivaled natural beauty including lakes and walking trails, a market-leading hospital, Hilton Garden Inn, a new multi-family complex, art museum, and The ACAC Wellness & Fitness Center.
- › All four buildings feature two-story atrium lobbies with marble tile flooring, full glass panels, and stained wood paneling.
- › Each of the buildings also offers an attractive exterior patio seating area with prominent artwork to help activate outdoor tenant usage which also ties to extensive walking trails throughout the park.
- › Ample on-site surface parking
(Ratio of 4.24 spaces per 1,000 rentable square feet)
- › The buildings are institutionally managed and maintained with consistent attention to detail and on-site building services
- › The Pantops submarket is a thriving mixed-use commercial corridor with a deep amenity base including restaurants, hotels, and health care facilities.
- › Nearby the office park are numerous additional restaurant-choices including Chick-Fil-A, Chipotle, Guadalajara, Jersey Mike's Subs, and Starbucks.

BLUE RIDGE MOUNTAINS

The Jefferson
MONTICELLO

 **UNIVERSITY
of VIRGINIA**

**DOWNTOWN
MALL**

250

INTERSTATE
64

**STATE FARM
BUILDING**


**SENTARA[®]
MARTHA JEFFERSON
CAMPUS**

 **Hilton
Garden Inn[®]**

**PANTOPS
SHOPPING CENTER**


**Westminster+Canterbury
OF THE BLUE RIDGE**



PETER JEFFERSON PLACE II
630 Peter Jefferson Pkwy



PETER JEFFERSON PLACE VII
652 Peter Jefferson Pkwy



PETER JEFFERSON PLACE VI
650 Peter Jefferson Pkwy



PETER JEFFERSON PLACE I
675 Peter Jefferson Pkwy

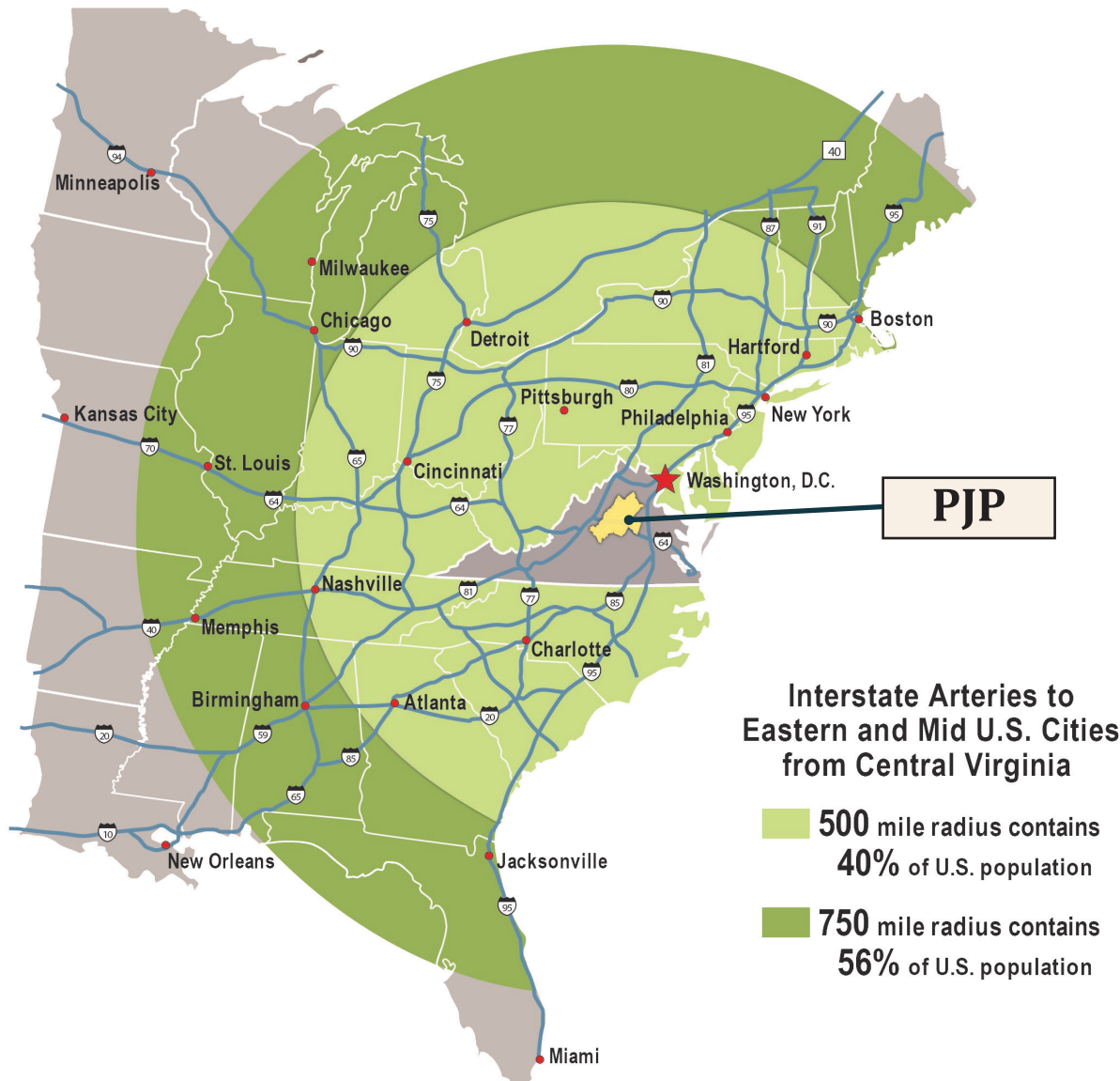
250

PETER JEFFERSON PKWY

Why Charlottesville

Strategic Location

Charlottesville offers a central Virginia location within 1 hour of Richmond, Virginia and 2 hours of Washington, D.C. Midway between Boston and Atlanta, 40% of the U.S. population is within a 500-mile radius including both of those cities as well as New York, Philadelphia, Charlotte, and Nashville.



No. 5

TOP 100 PLACES TO LIVE

LIVABILITY, 2021

No.25

BEST NATIONAL UNIVERSITY (UVA)

US NEWS & WORLD REPORT, 2022

No. 12

BEST SMALL PLACES FOR BUSINESS & CAREERS

FORBES, 2019

No. 3

TOP 5 HAPPIEST CITIES IN THE US

NATIONAL GEOGRAPHIC, 2017

TOP MEDIUM TOWN

TOP ADVENTURE TOWN

BLUE RIDGE OUTDOORS, 2020



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