



NORTH FORK
A UVA DISCOVERY PARK

FOR LEASE
TOWN CENTER THREE

995 Research Park Blvd
Charlottesville, VA 22911



JOHN PRITZLAFF
Senior Vice President
434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
First Vice President
434 234 8417
jenny.stoner@thalhimer.com





At North Fork, the University of Virginia's spirit of ingenuity leads in dynamic new directions. The thriving 562-acre discovery park is home to science and technology firms, government agencies, academic institutions, startups and nonprofits – a collaborative crossroads with state-of-the-art facilities, creative workplaces, flexible open spaces, and miles of nature trails. Powered by the University of Virginia's legacy of experimentation, North Fork is where ideas flourish and success grows.

JOIN CURRENT TENANTS AT NORTH FORK



Dynetics



BIGBEAR.AI



SOLIS | APPLIED SCIENCE



SUPER RADIATOR COILS™



UVA Health

SCHOOL of ENGINEERING & APPLIED SCIENCE



THINKING WITH TOOLS LLC



VINZANT



ICON



signature science^{LLC}

MITRE

BILL BURNETT'S **SUCCESS STUDIO** FITNESS FACILITY
Live Life On Your Own Terms

BATTELLE

CACI
EVER VIGILANT

Booz | Allen | Hamilton
delivering results that endure

UNIVERSITY of VIRGINIA

BIOCOMPLEXITY INSTITUTE

Central Virginia **PARTNERSHIP**
for ECONOMIC DEVELOPMENT



Vice President for Research National Security Programs



PERRONE ROBOTICS

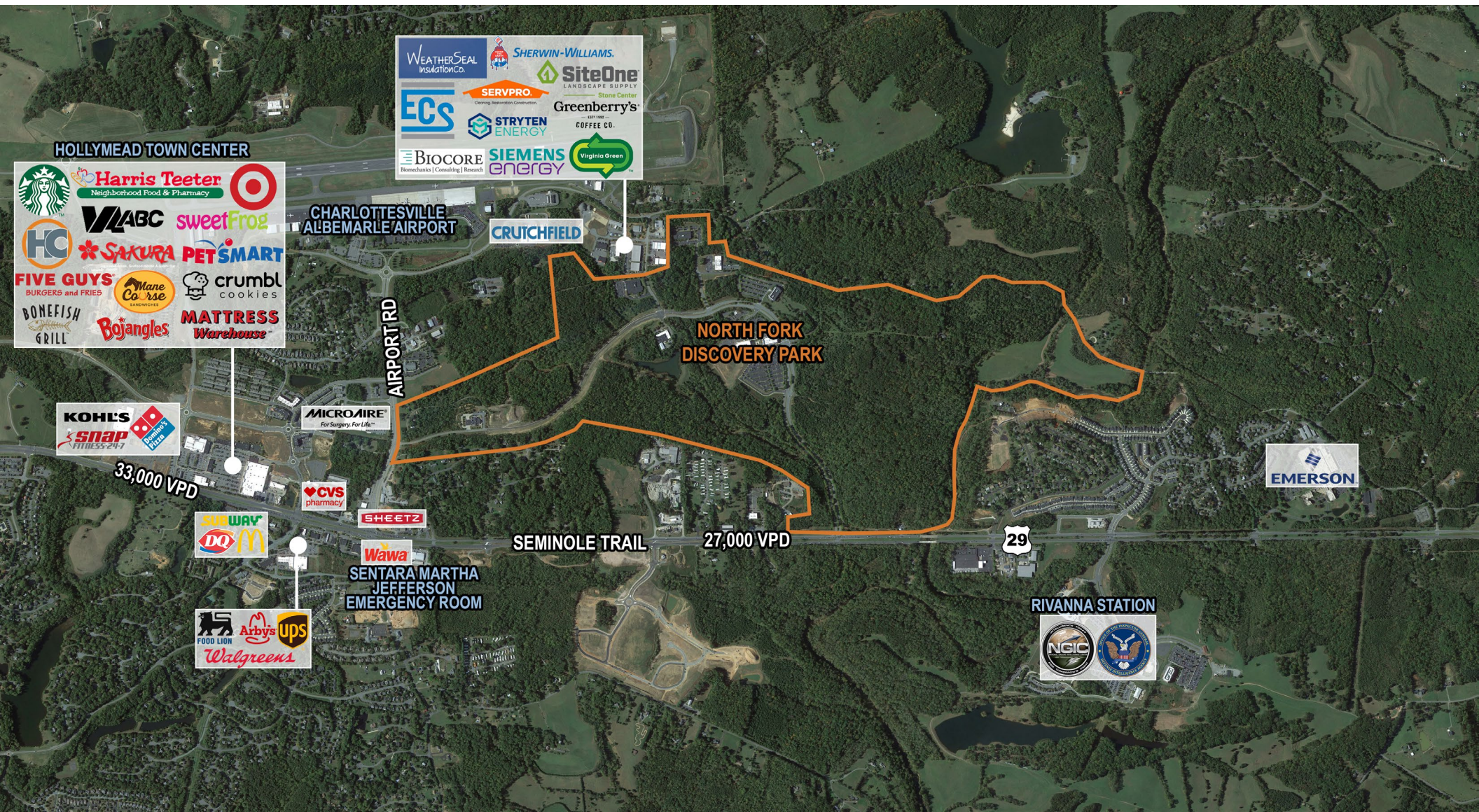
SIEMENS ENERGY



STEINLAGE INSURANCE AGENCY



PROPERTY LOCATION



TOWN CENTER THREE



CLASS A OFFICE



LEED GOLD®



ONSITE PROPERTY
MANAGEMENT



FULL OR PARTIAL
FLOORS AVAILABLE



Onsite Amenities:

- Foods of All Nations Café
- The Hub
- NAVBAR Coffee & Smoothie Kiosk & Bar
- Bill Burnett's Success Studio North
- Ample Free Parking
- North Fork Meeting Center at TC4



Built in 2009, Town Center Three was awarded LEED Gold® by the Green Building Council. Town Center Three is situated in the Town Center District, the epicenter of activity within North Fork!

- Covered patio perfect for outdoor dining or private events
- Full-service café and catering outfit operated by Foods of All Nations
- The Hub, a flexible indoor dining and gathering space
- Nearly three miles of paved and wooded walking trails

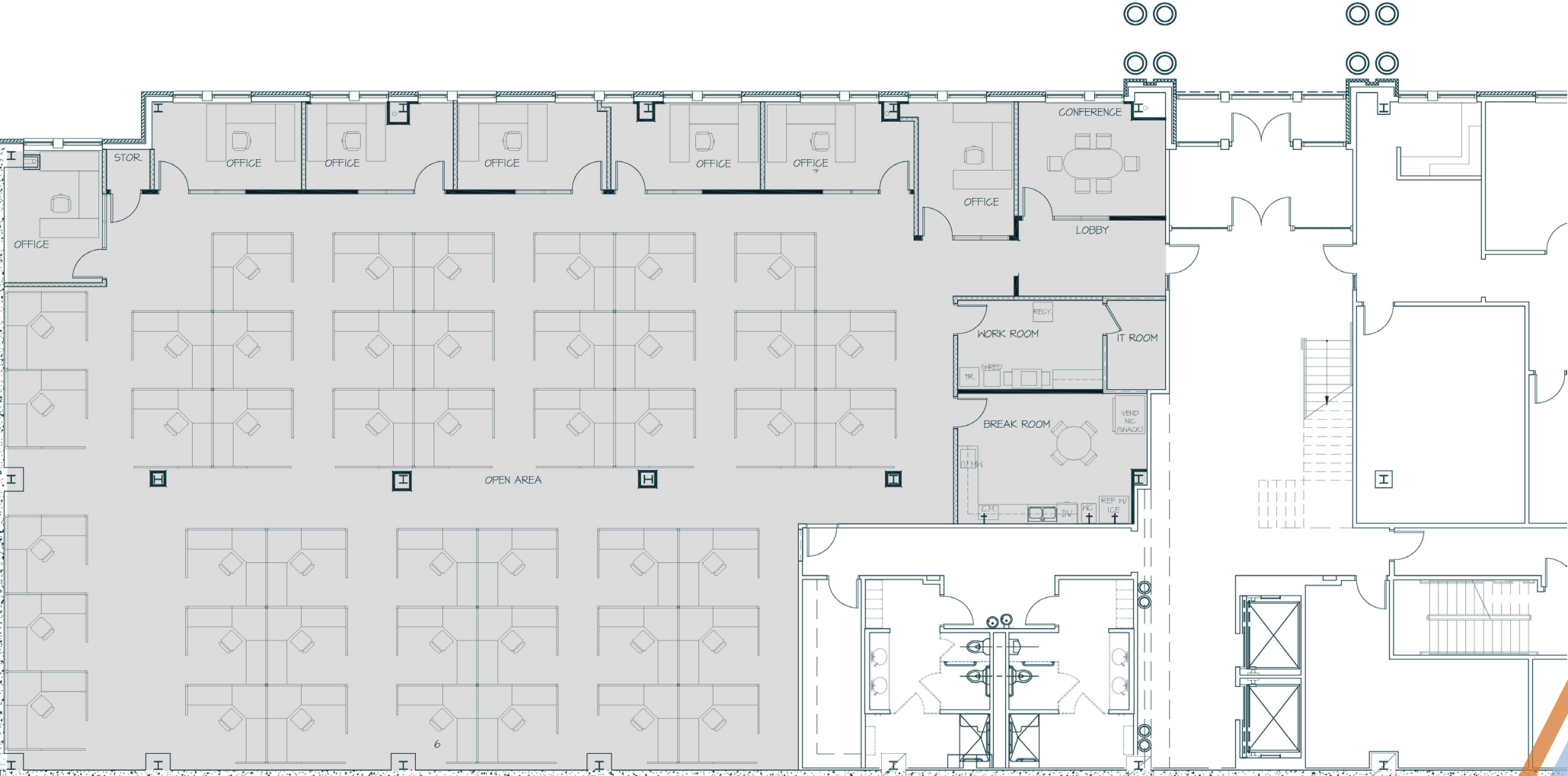




GROUND FLOOR AVAILABILITY

Perfectly suited for collaborative work, the space features both private offices and open plan work areas, in addition to a small lobby, conference room, and break room. Occupants can enjoy access to amenity spaces including a gym, café, and spacious meeting facilities.

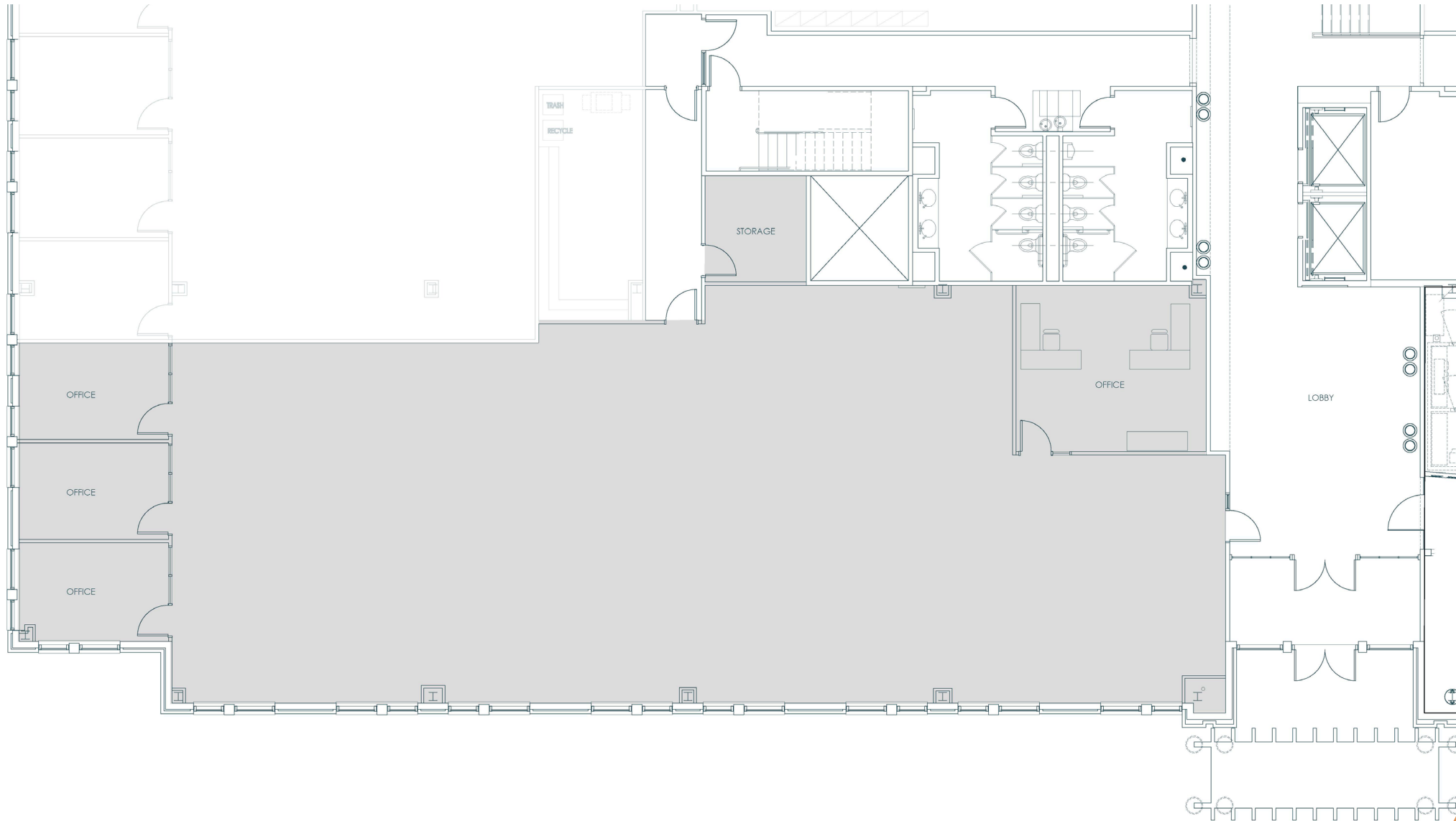
7,938 RSF
AVAILABLE



SECOND FLOOR AVAILABILITY

This space offers Town Center Three lobby exposure and signage and is just steps from the Foods of All Nations Café. With a bright, open floor plan it currently features several individual offices with the remainder collaborative space offering a wide variety of future configurations.

4,559 RSF
AVAILABLE



THIRD FLOOR AVAILABILITY

Enjoy a full floor opportunity that includes a beautifully appointed lobby, both open and private office spaces, meeting rooms, and centrally-located break room and staff copy rooms. The third floor is just steps away from North Fork's dining, fitness, and meeting amenities.

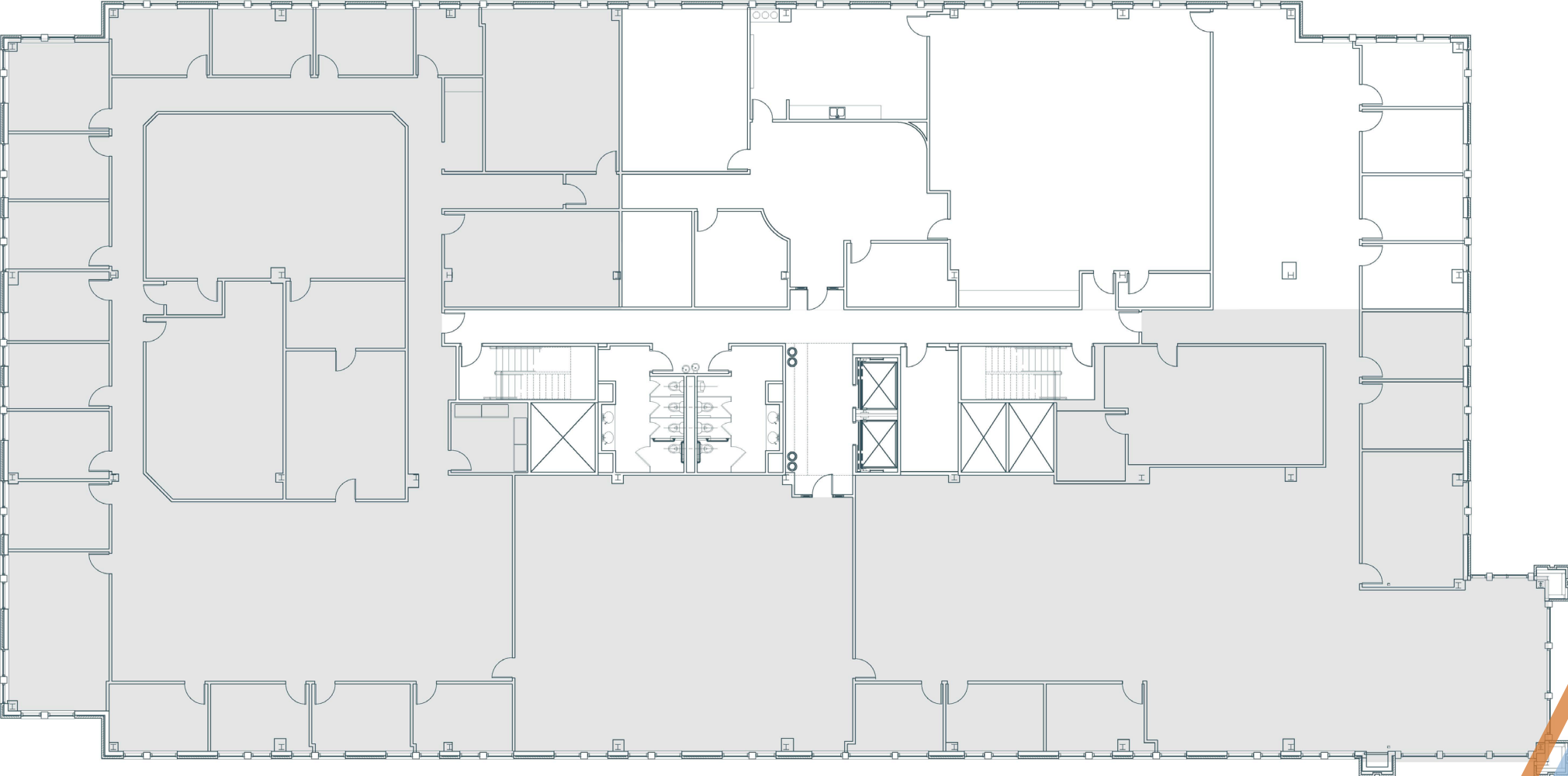
26,641 RSF
AVAILABLE



FOURTH FLOOR AVAILABILITY

Enjoy mountain views from the top floor. This space has been recently renovated and is in pristine condition. The space features both private offices and open plan work areas, in addition to training rooms, a break room, and SCIF.

18,497 RSF
AVAILABLE





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



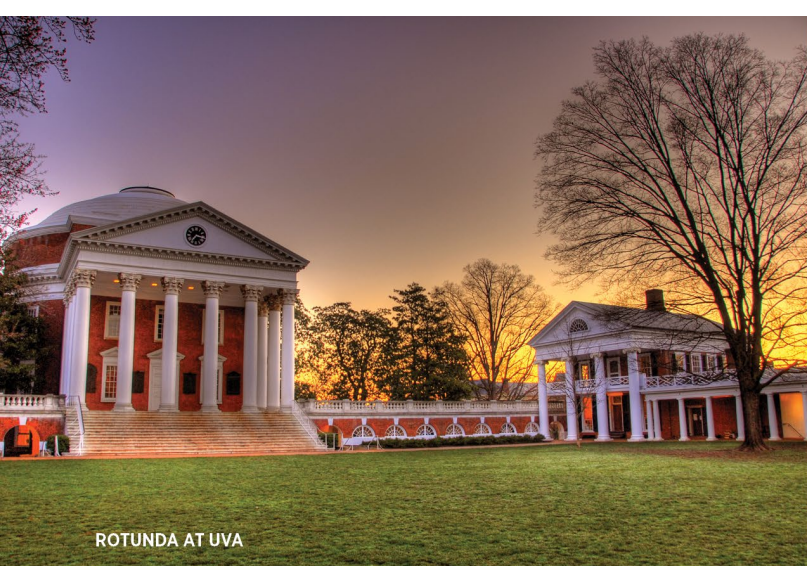
SMALL CITIES IN THE U.S

NATIONAL GEOGRAPHIC TRAVEL

TOP
5

MOST GORGEOUS COLLEGE TOWNS IN AMERICA

MAKE IT BETTER



ROTUNDA AT UVA

Fast Facts & Accolades
 UNIVERSITY of VIRGINIA

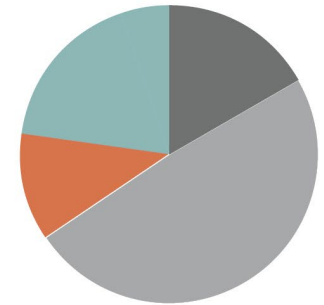


\$12.8 BILLION
NET FINANCIAL POSITION

\$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

- #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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CUSHMAN &
WAKEFIELD

THALHIMER

JOHN PRITZLAFF
Senior Vice President
434 234 8416
john.pritzlaff@thalhimer.com

JENNY STONER
First Vice President
434 234 8417
jenny.stoner@thalhimer.com

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

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