

FOR LEASE

Albemarle Business Campus

500 Old Lynchburg Rd
Charlottesville, VA



**MIXED USE
DEVELOPMENT**



ALBEMARLE
BUSINESS CAMPUS



**CUSHMAN &
WAKEFIELD**

THALHIMER



OFFICE | RETAIL | FLEX Highlights



- Retail Space Available Now
- Build to suit retail and office opportunities
- Class A Office building
- Road front retail/medical
- Thousands of square feet of outdoor parks and patios
- Short 2-minute drive to Route 64 and under 10 minutes to UVA
- Located in a designated opportunity zone
- Bio/Biotech and lab space opportunities



BUILD TO
SUIT



OWNERSHIP
OPPORTUNITIES



POSITIVE
ECONOMIC IMPACT



ON-SITE
PARKING

Located in Charlottesville

Albemarle Business Campus is a mixed-use development of five separate projects, including a progressive, modern 69,000 square foot anchor office building, 10,000 square foot of retail and restaurant space, 100,000 square foot flex/self storage building, a second 60,000 square foot office or hotel and 128-unit multifamily community.

CLASS A OFFICE

69,000 RSF

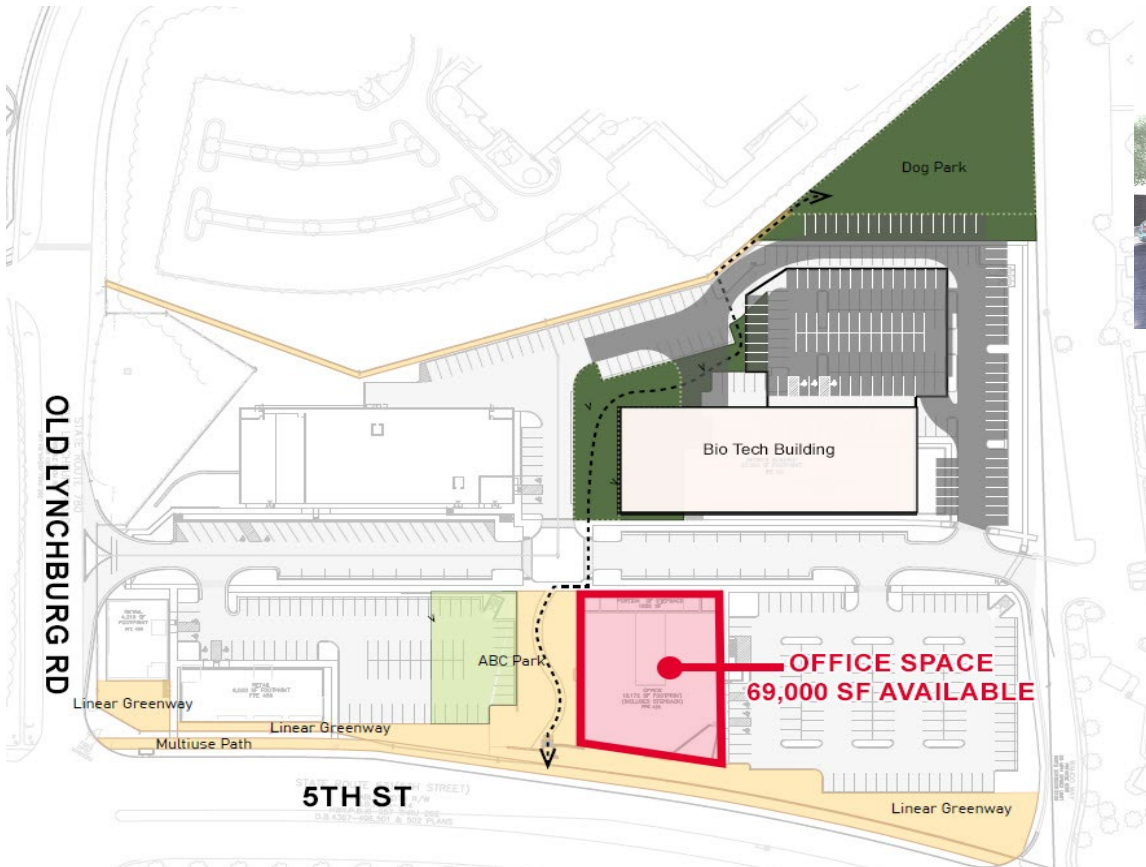


ALBEMARLE
BUSINESS CAMPUS



SPACE AMENITIES:

- Brand new, four story, Class A office building
- Build to suit opportunity
- Integrated with parks and the outdoors
- Free onsite parking
- Modern HVAC, compartment and filtration systems
- Secure access controls
- Short walk to retail businesses, apartments, and other services
- Walking trails & dog parks
- Designed for technology, biotech and other related companies



RETAIL/MEDICAL

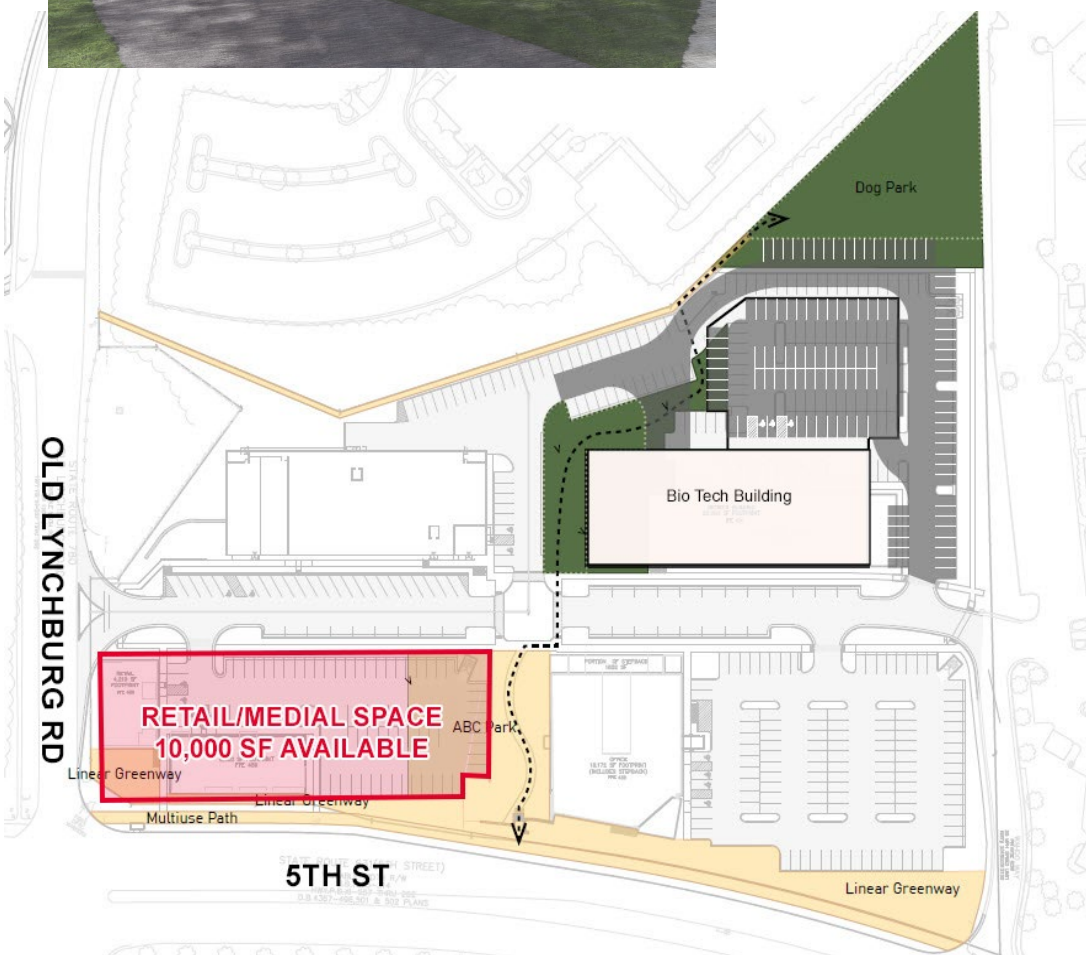
10,000 RSF



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SPACE AMENITIES:

- Road front retail
- Build to suit LEASE or SALE opportunities
- Located in an opportunity zone
- Suitable for retail/medical
- One or two buildings possible
- Fully finished or vanilla shell available
- Prominent outdoor seating patio sized over 800 and 1,200 SF
- Future traffic calming round about and a corridor that will grow to over 25,000 VPD



CAMPUS RENDERINGS



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BUSINESS CAMPUS

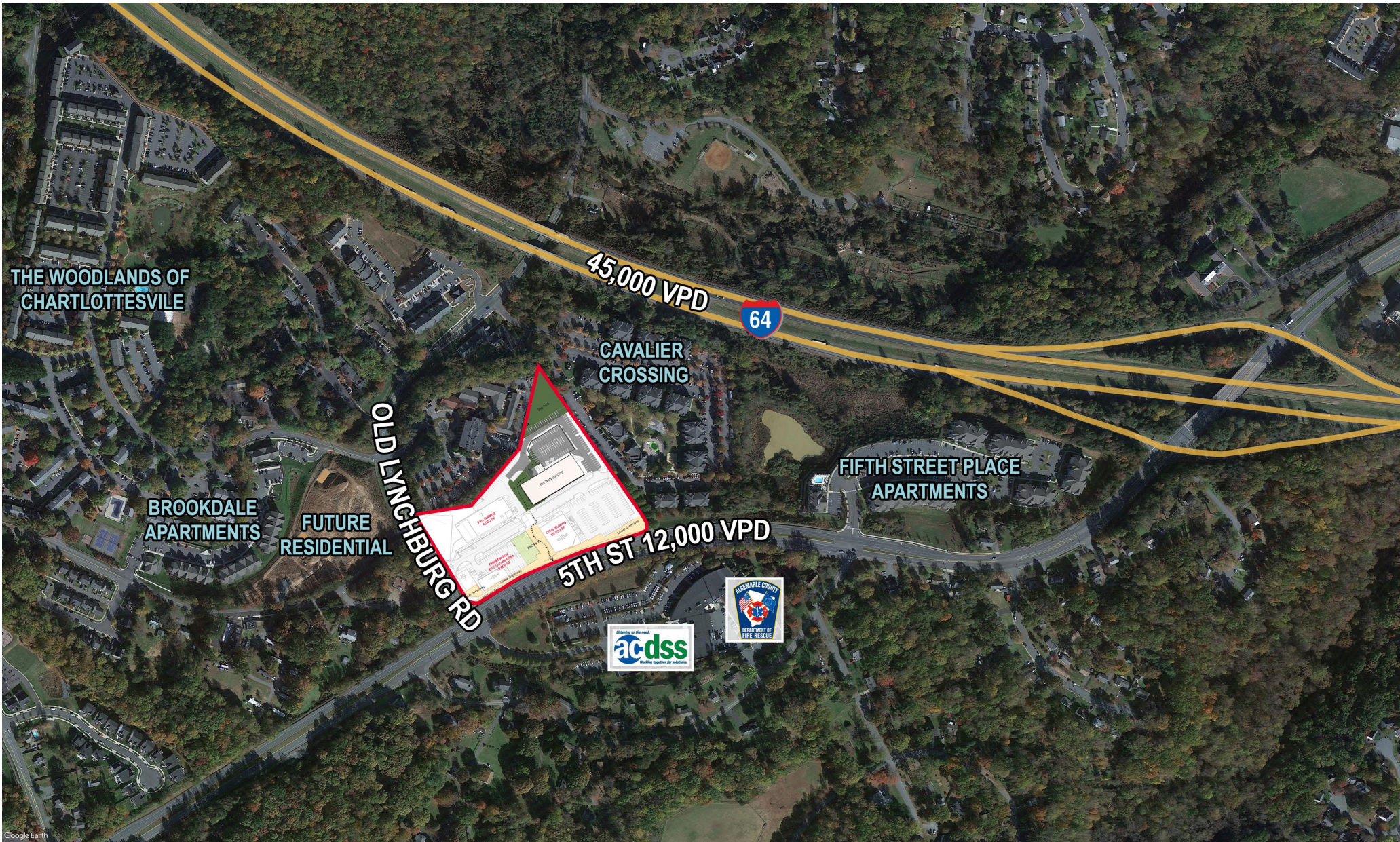


SITE PLAN

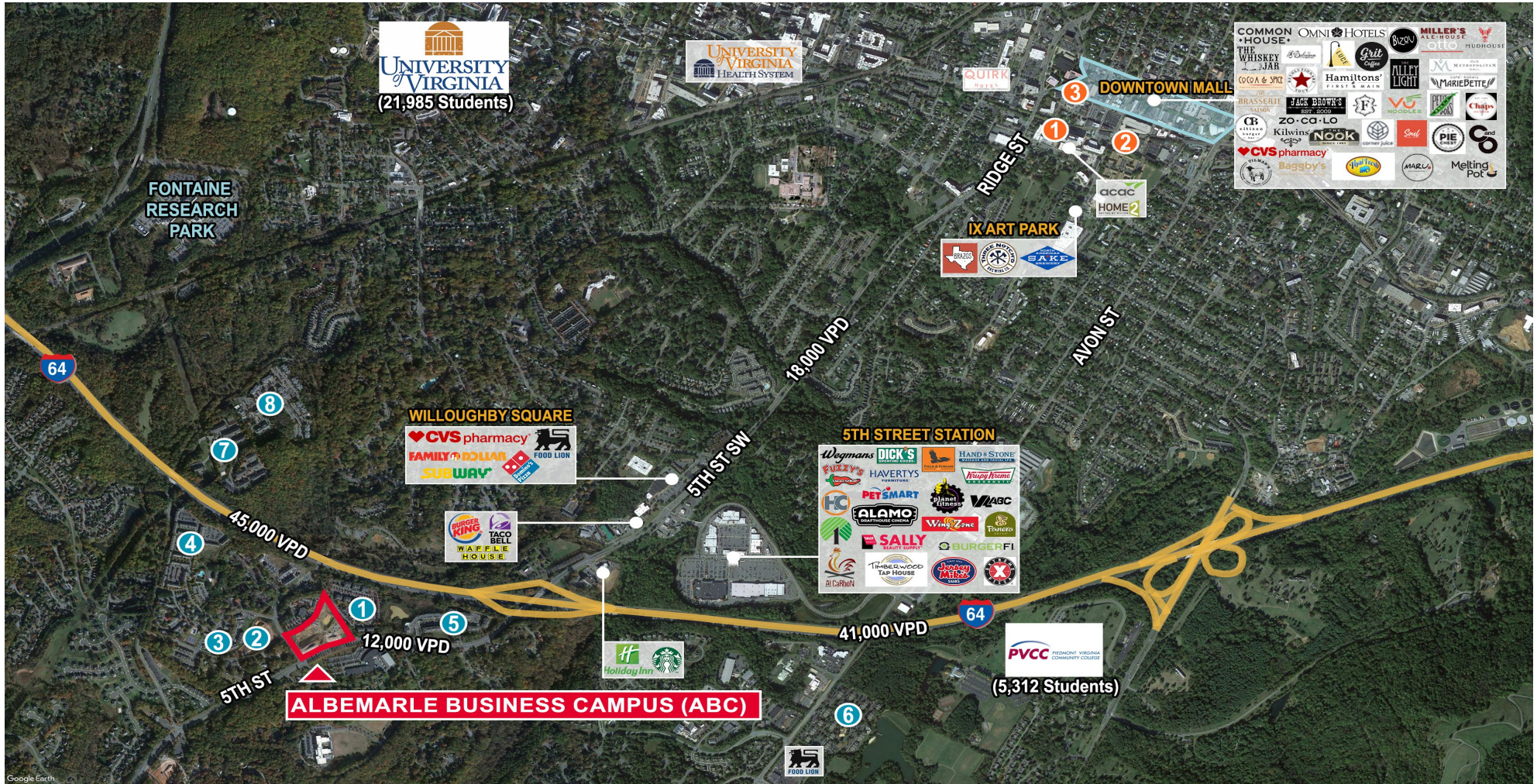
Aerial



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PROPERTY Aerial



Multi-Family:

1. Cavalier Crossing
2. Future Residential development (ABC)
3. Brookdale Apartments
4. The Woodlands of Charlottesville
5. Fifth Street Place Apartments
6. Lakeside Apartments
7. Jefferson Ridge Apartments
8. Eagle's Landing Apartments

Office:

1. Apex Plaza
2. 3TWENTY3
3. CODE

Join Local Businesses (Restaurants, breweries, etc.)





THALHIMER

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