

400 PRESTON AVE

OFFICE FOR LEASE

400 Preston Ave | Charlottesville, VA 22903



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OFFICE SPACE IN
PRIME DOWNTOWN
LOCATION!

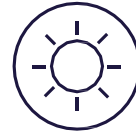


600 E Water Street, Suite C | Charlottesville, VA 22902 | www.thalhimer.com

PROPERTY OVERVIEW



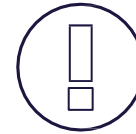
**LAST REMAINING SUITE - 6,757 SF OFFICE
TOP LEVEL, FULL-FLOOR OPPORTUNITY**



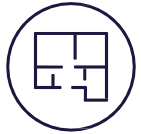
BRIGHT, WELL-LIT SPACE



**PRIME DOWNTOWN LOCATION WITH
EXCELLENT VISIBILITY**



PRIVATE ENTRYWAY AND ELEVATOR



**FUNCTIONAL LAYOUT WITH BLEND
OF CLOSED AND OPEN OFFICE
SPACES**



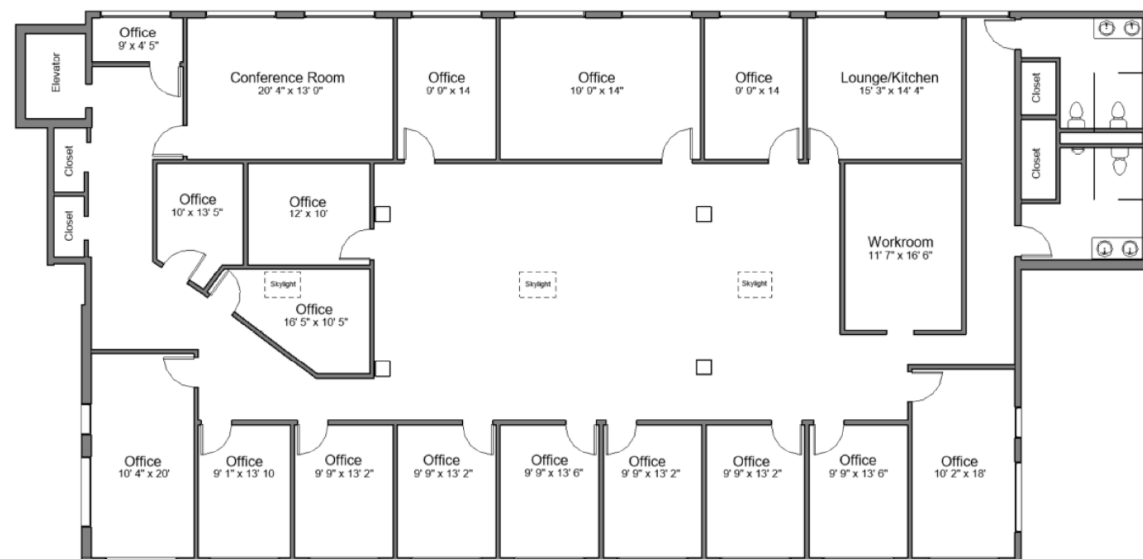
FREE ONSITE PARKING



SUITE 300 6,757 SF OFFICE



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, and others.

BIG LOTS

FOOD LION

SEMINOLE SQUARE

FERGUSON SUPER SHOES, KIDKID, SNAP, ME, OUTBACK, AZTECA, and others.

BARRACKS ROAD SHOPPING CENTER

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

CAVALIER CENTER

POPEYES, WORLD MARKET, BEST BUY, Starbucks, KFC, and petco.

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, Common House, Hamilton's, Bagby's, CVS, and others.

29

25,944 STUDENTS

UVA LAND

UVA HEALTH

400 PRESTON AVE

Perella, Doyle, Maya, acac, and others.

Wawa

CARMAX

64

64

64

5TH STREET STATION

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

IX ART PARK

BAK, and others.

PANTOPS

DUNKIN', and others.

RIVANNA RIDGE

Giant, Bojangles, Sticks, and others.

UVA CANCER CENTER

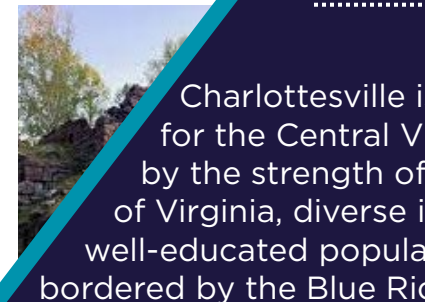
SENTARA

WILLOUGHBY SQUARE

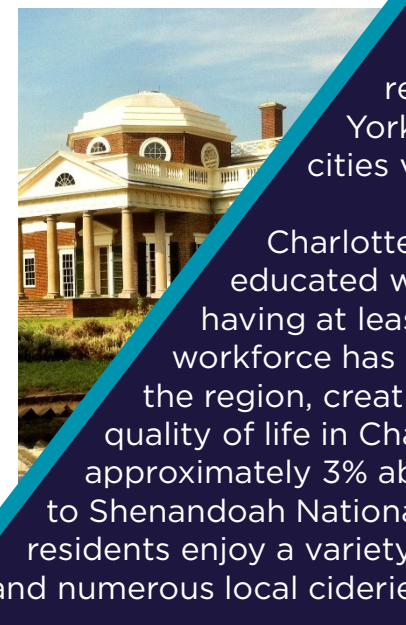
CVS, Family Dollar, and others.



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.



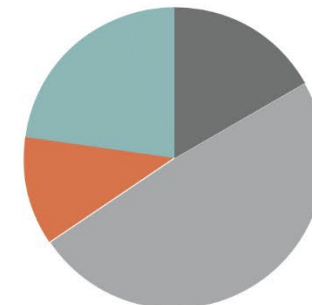
A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University consistently ranks as one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

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