

Colliers

WATERHOUSE BUILDING

218 W Water St, Charlottesville, VA

53,066 SF of Class A Space Available For Lease, Purchase, or Joint Venture

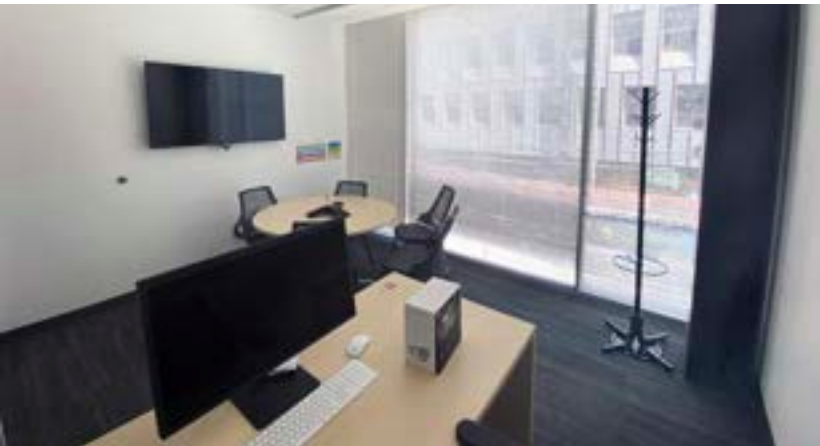


WATERHOUSE BUILDING

CLOSE PROXIMITY TO EVERYTHING The Waterhouse Building is located across from Charlottesville's Downtown Mall with multiple amenities within walking distance and beautiful views of Monticello, the Blue Ridge Mountains, and the Charlottesville skyline and only a short distance from the highly acclaimed University of Virginia, a public research university, Power 5 conference member and home to The Lawn, a famed UNESCO World Heritage site.

- 53,066 SF For Lease, purchase, or Joint Venture (additional 12,500 SF may be available)
- Minimal core factor
- Class A unique opportunity
- Efficient water source heating system (cooling tower & boiler)
- Expansive exterior patios
- Fiber optic service on-site
- Emergency generator & automatic switch gear
- Secured underground parking decks with 90 reserved spaces and bike racks
- Two hydraulic elevators
- Access control system
- High end residential condos on 6th, 7th, & 8th floors



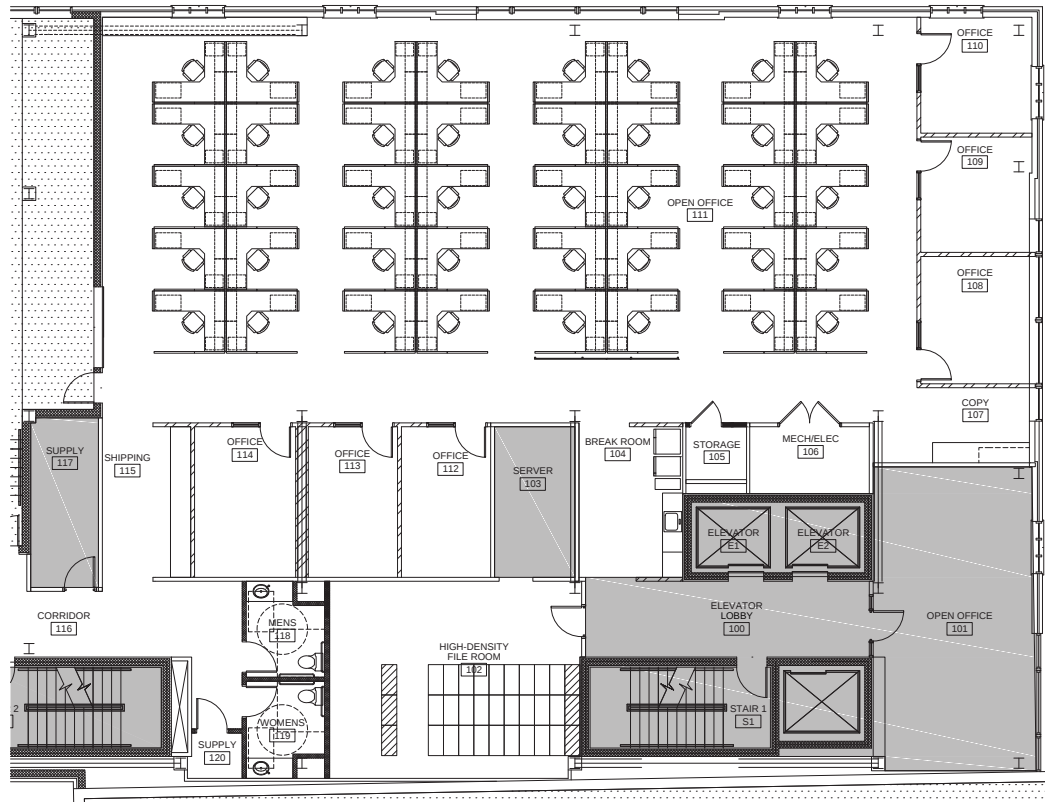


Specifications	
Parking	90 reserved spaces
No. of Stories	Three (3) levels of office over three (3) levels of parking
Elevators	Two (2) passenger
Construction	Masonry and architectural precast concrete panels with sandblasted and exposed aggregate finishes
Ceiling Heights	13' ceiling height with open ceiling and 10' finished ceiling height with drop ceiling
Lighting	Energy efficient lighting used throughout
Access	Proximity access controlled entrance systems at front and computer automated video monitoring system

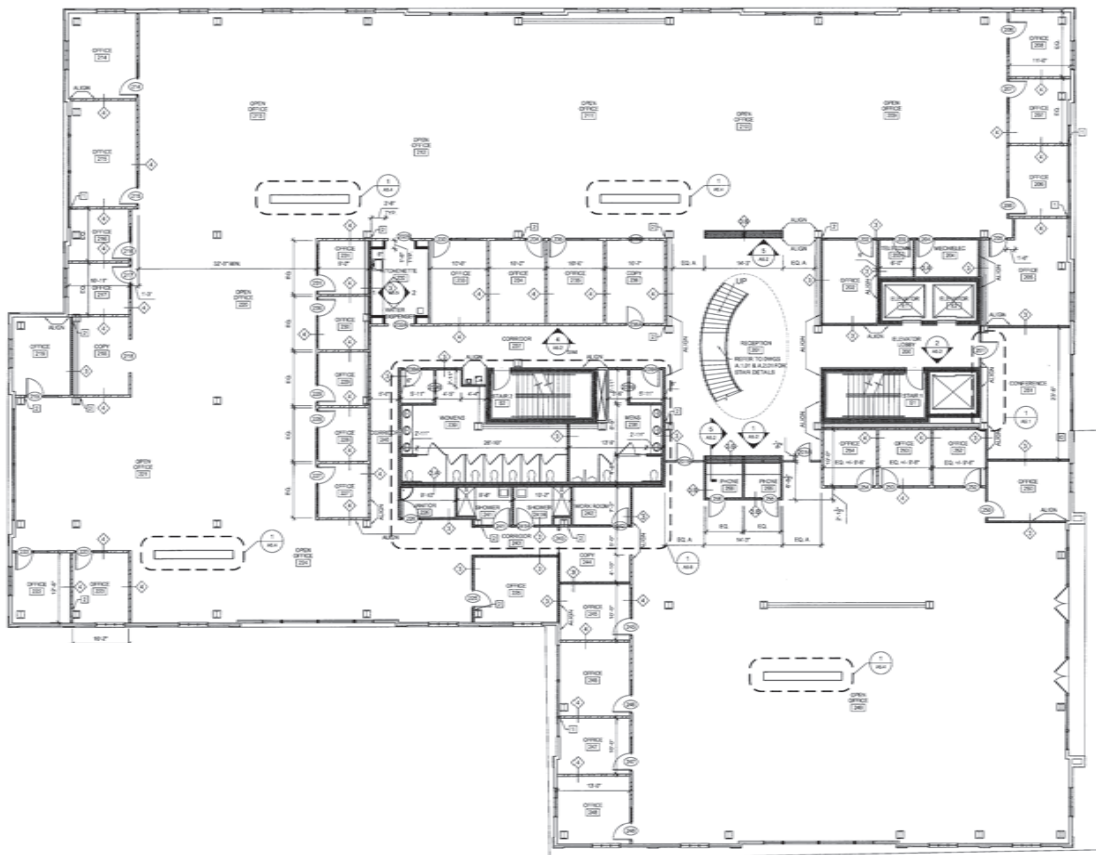
WATERHOUSE BUILDING

FLOOR PLANS

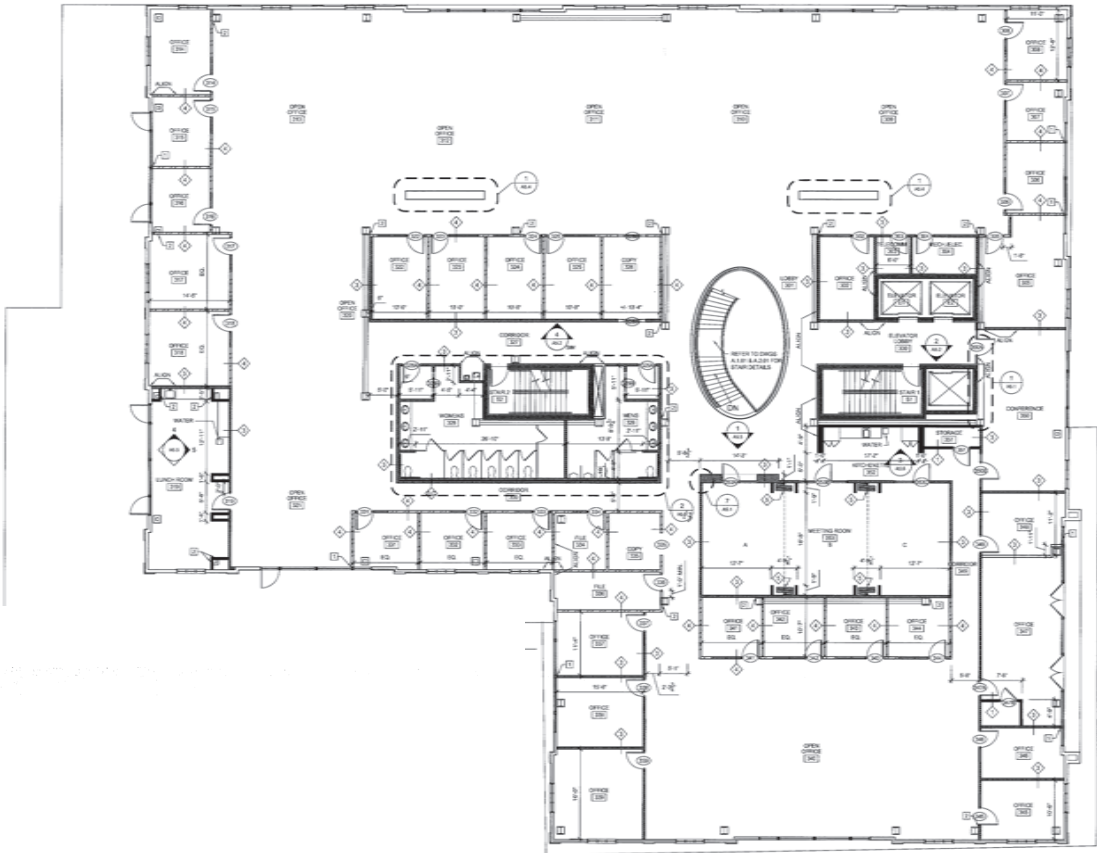
3rd Floor - 7,465 SF



4th Floor - 24,239 SF



5th Floor - 21,362 SF



Waterhouse Building

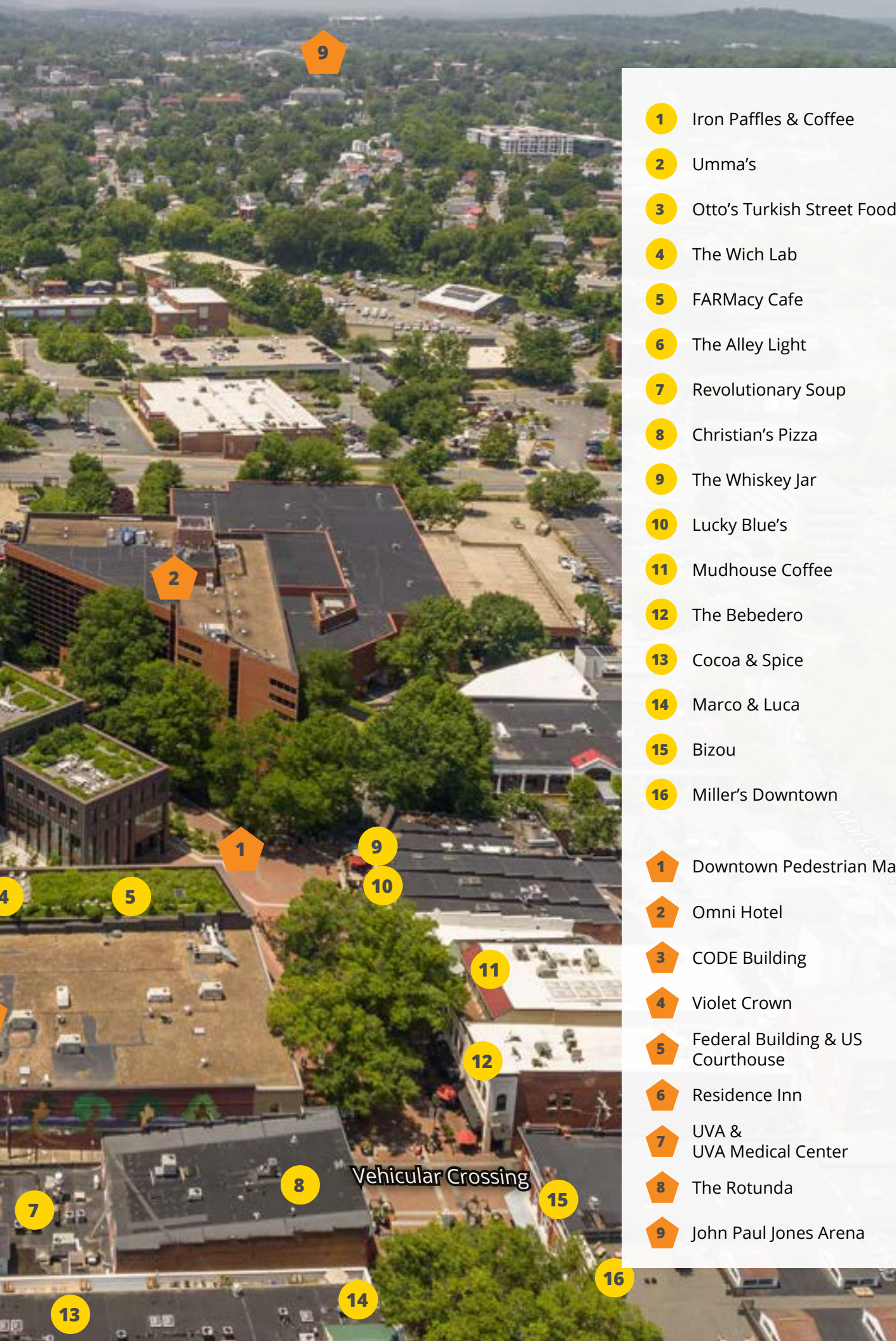


West Main Corridor

WATERHOUSE BUILDING

W. Water St.

2nd St SW



- 1 Iron Paffles & Coffee
 - 2 Umma's
 - 3 Otto's Turkish Street Food
 - 4 The Wich Lab
 - 5 FARMacy Cafe
 - 6 The Alley Light
 - 7 Revolutionary Soup
 - 8 Christian's Pizza
 - 9 The Whiskey Jar
 - 10 Lucky Blue's
 - 11 Mudhouse Coffee
 - 12 The Bebedero
 - 13 Cocoa & Spice
 - 14 Marco & Luca
 - 15 Bizou
 - 16 Miller's Downtown
-
- 1 Downtown Pedestrian Mall
 - 2 Omni Hotel
 - 3 CODE Building
 - 4 Violet Crown
 - 5 Federal Building & US Courthouse
 - 6 Residence Inn
 - 7 UVA & UVA Medical Center
 - 8 The Rotunda
 - 9 John Paul Jones Arena

CLOSE PROXIMITY TO EVERYTHING

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 100 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

"#4 Top 50 best cities for entrepreneurs"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"No. 2 Best College Town"
Southern Living

"Top 5 Best City for Entrepreneurs"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest places in the US"



"#3 Best Public National University"



"Top City For Fastest Growing Venture Capital Investment Dollars"



Strong & Exciting Business Climate

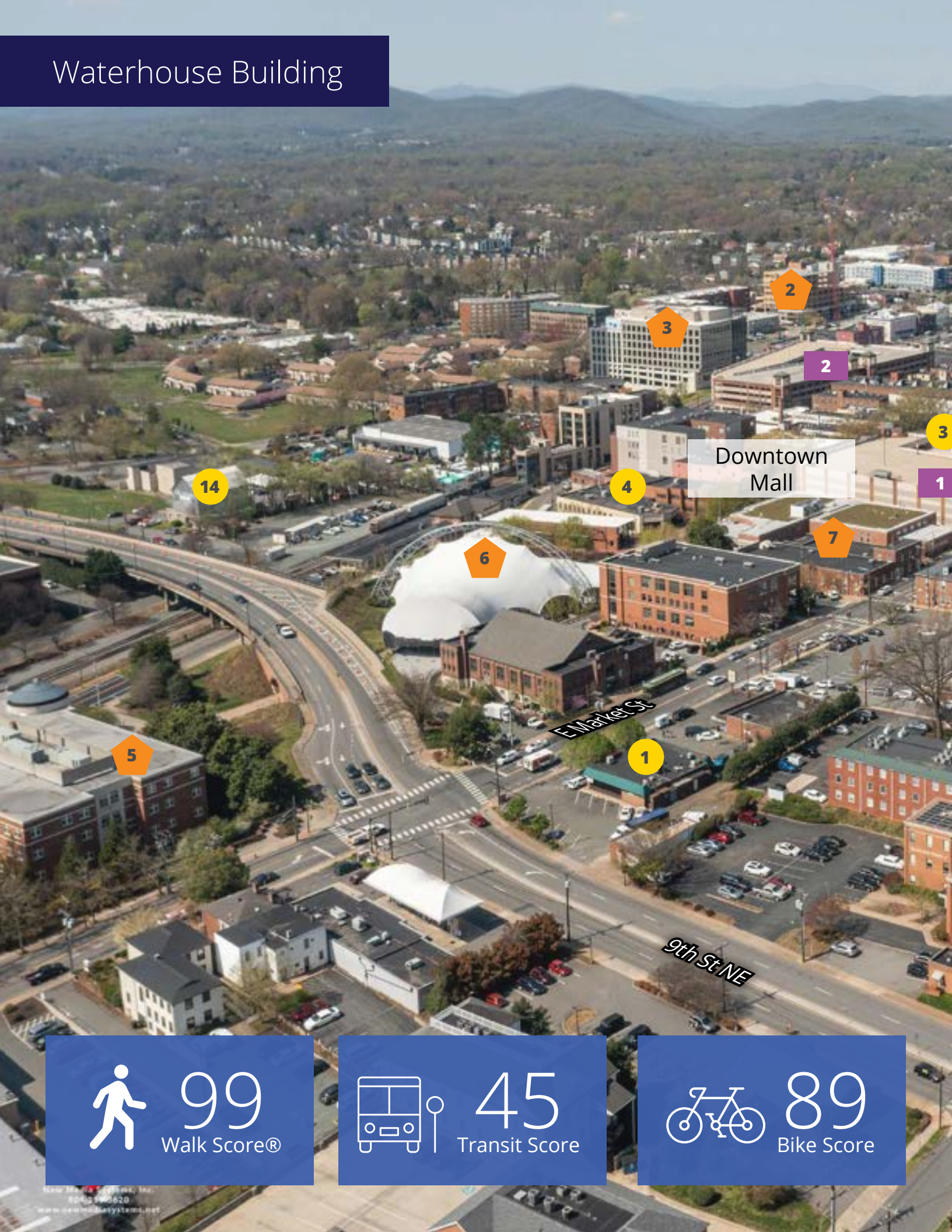
Virginia is consistently ranked one of the best places to do business by CNBC (#3 2022) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Major Employers in Charlottesville



Waterhouse Building



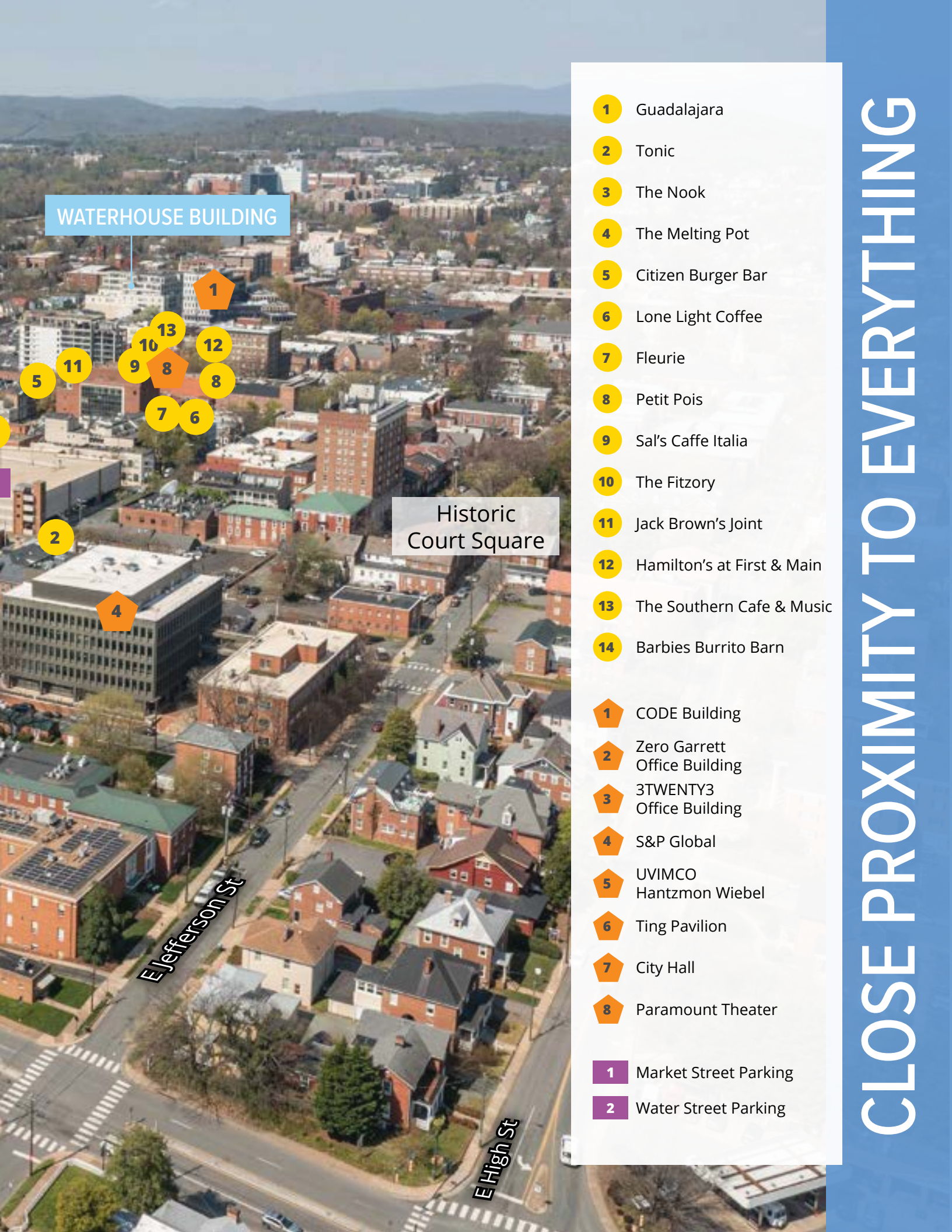
99
Walk Score®



45
Transit Score



89
Bike Score



WATERHOUSE BUILDING

Historic
Court Square

E Jefferson St

E High St

- 1 Guadalajara
- 2 Tonic
- 3 The Nook
- 4 The Melting Pot
- 5 Citizen Burger Bar
- 6 Lone Light Coffee
- 7 Fleurie
- 8 Petit Pois
- 9 Sal's Caffè Italia
- 10 The Fitzory
- 11 Jack Brown's Joint
- 12 Hamilton's at First & Main
- 13 The Southern Cafe & Music
- 14 Barbies Burrito Barn

- 1 CODE Building
- 2 Zero Garrett Office Building
- 3 3TWENTY3 Office Building
- 4 S&P Global
- 5 UVMCO Hantzmon Wiebel
- 6 Ting Pavilion
- 7 City Hall
- 8 Paramount Theater

- 1 Market Street Parking
- 2 Water Street Parking

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