

OPENING FALL 2021

CODE

BUILDING



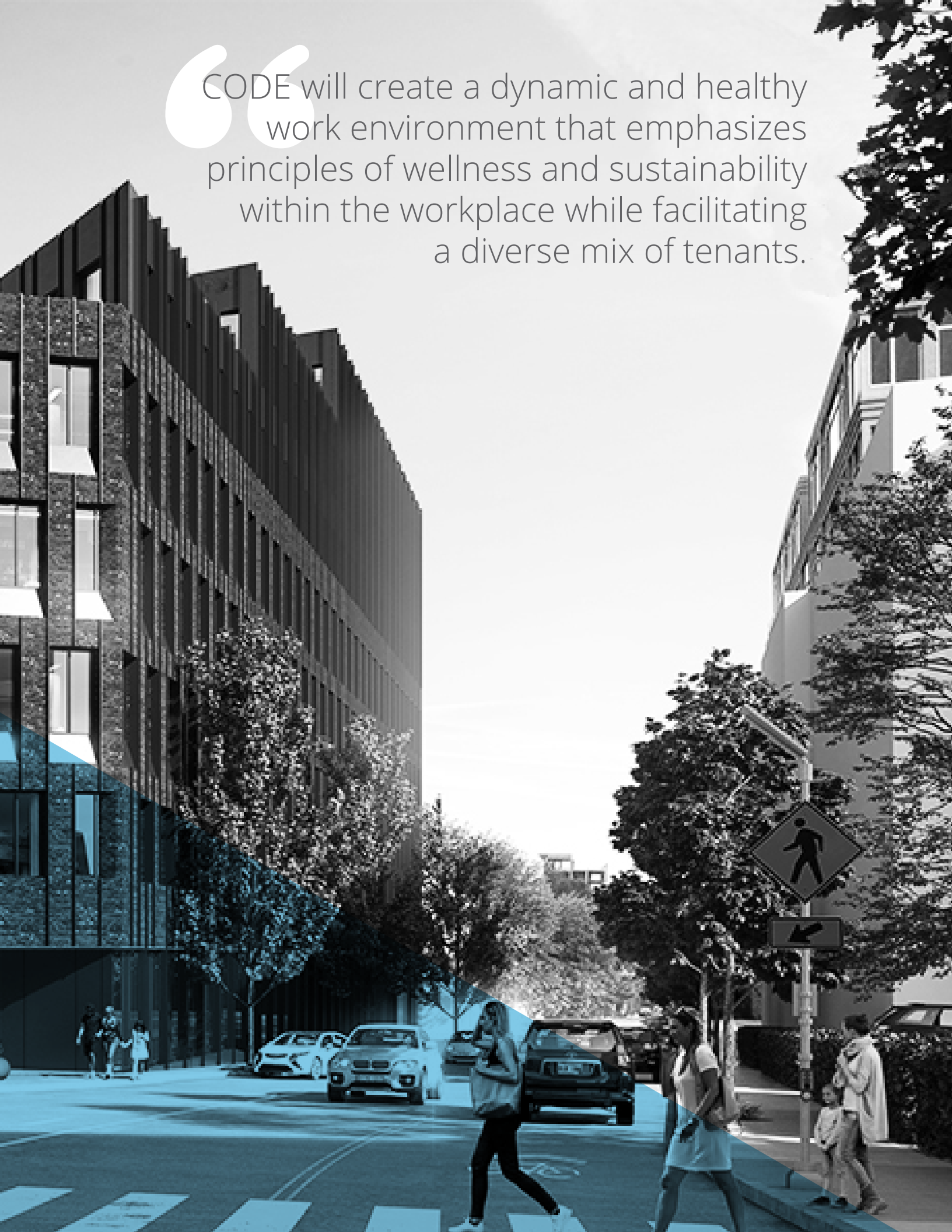
Colliers

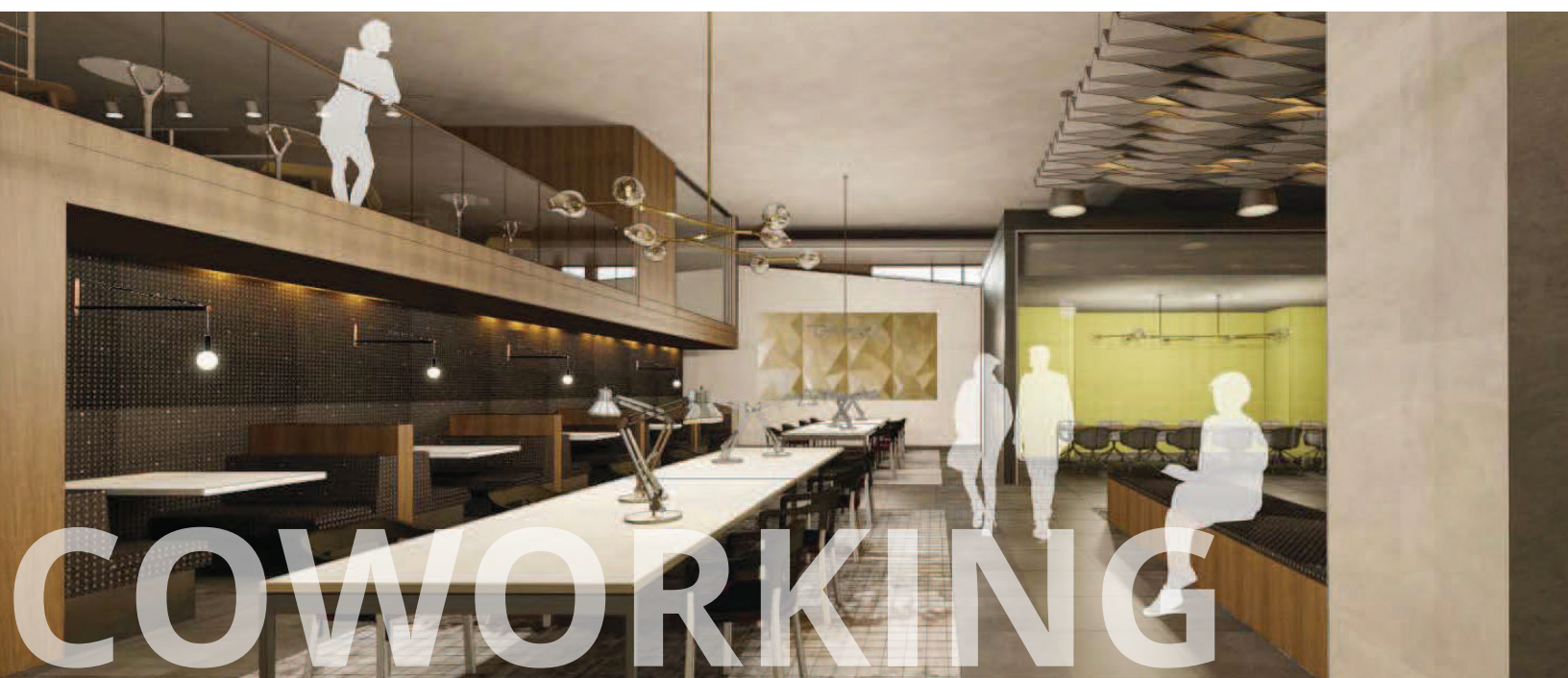


CODE



“CODE will create a dynamic and healthy work environment that emphasizes principles of wellness and sustainability within the workplace while facilitating a diverse mix of tenants.”





BUILDING FEATURES



**TENANT
SPACE**



**OPERABLE
WINDOWS**



**PUBLIC
COURTYARD**



**FOOD &
BEVERAGE**



**PARKING
ON/OFF SITE**



**PODCAST
RECORDING**



CO-WORKING



**LOBBY
CONCIERGE**



**GREEN ROOF
TERRACES**



AUDITORIUM



**ELECTRIC
CAR CHARGING**



**BIKE
STORAGE**



**CATERING
SPACE**

CENTER OF DEVELOPING ENTREPRENEURS

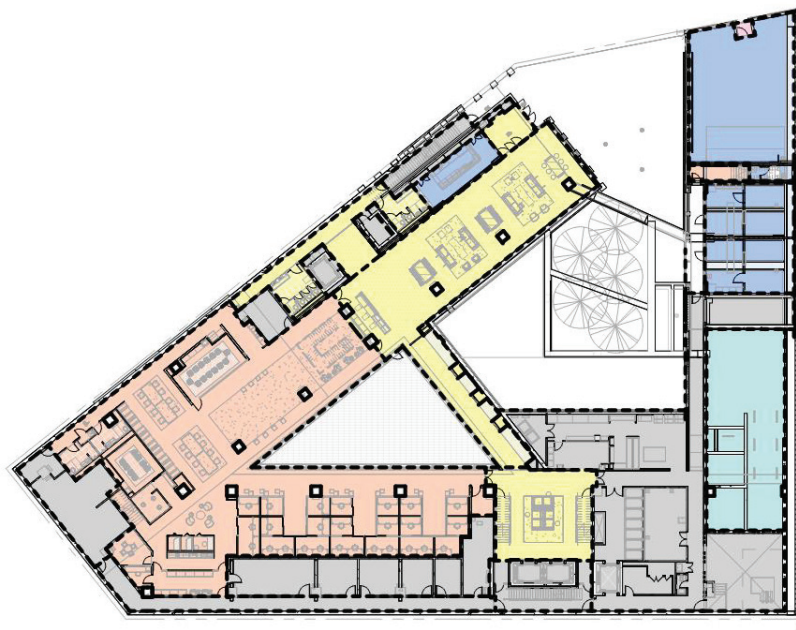
CODE is a unique and innovative retail and commercial office development featuring flexible space alternatives. The building will include retail space and support both emerging and established businesses. The building will achieve a LEED Gold certification and will include high efficiency systems. Rooftop terraces will provide expansive green space for tenant use.

CODE will create a dynamic and healthy work environment that emphasizes principles of wellness and sustainability within the workplace while facilitating a diverse mix of tenants. This will be a signature building with an iconic architectural design, supporting the historical context of the Downtown Mall and providing a strong connection between West Main, Water Street and the Mall. It will provide innovative companies with a new kind of work environment in Charlottesville that reflects the energy and vitality of our community and aims to become the nexus of entrepreneurial activity in central Virginia.

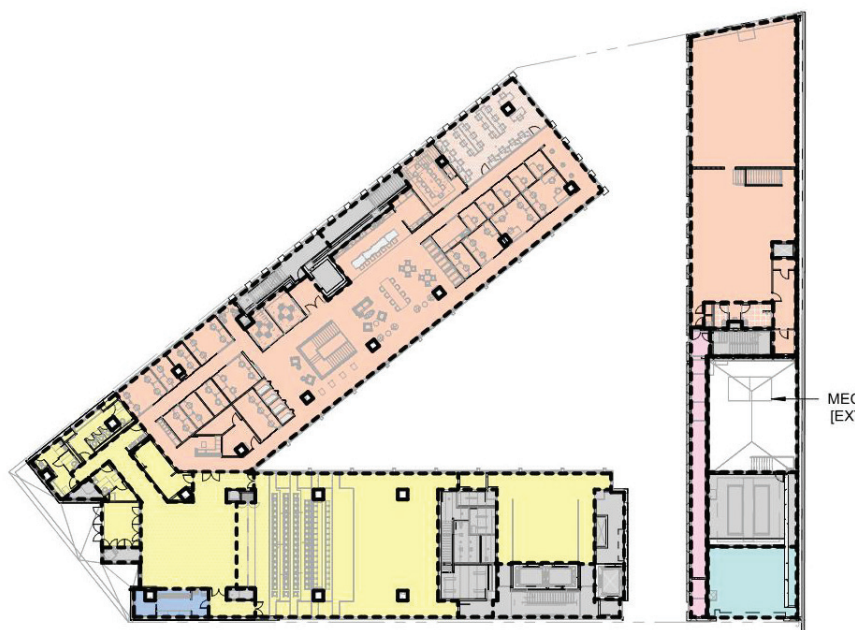
The project features an open-air, pedestrian gallery that will promote public circulation from the Mall to Water Street. This will be a dynamically engaging new approach to the west end of our Mall. At the center of the site, there will be an exterior courtyard, with a sunken water feature and amphitheater for public and private outdoor events. As the building gently climbs from the Mall to Water Street, you will see a series of beautiful rooftops populated with intensive green plantings. Each of these outdoor terraces will serve as work and gathering spaces for tenants on each floor. The building will also include one level of subgrade parking that will feature electric vehicle charging stations. The project will also provide a variety of retail spaces on its ground floor along with the main lobby entry on the Downtown Mall. A secondary entrance to the lobby will also be provided on Water Street. The Water Street side lobby is spacious and may serve as a co-working studio when not being used as a state of the art 200+ seat auditorium. The auditorium will serve both tenant specific uses and local community events.

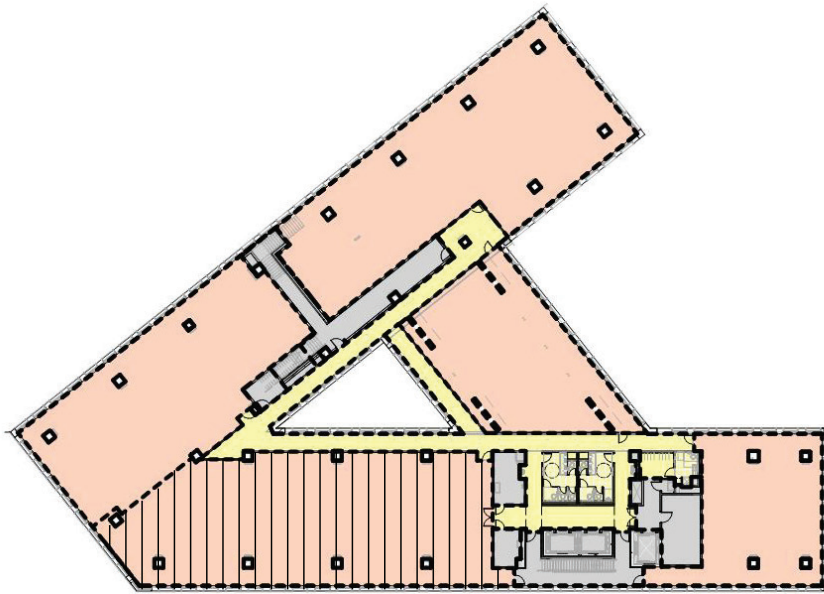
CODE is designed to be a LEED Gold + certified building. The design employs systems and technologies even beyond LEED standards, that will increase the fresh air exchange, provide fine-tuned environmental controls allowing for natural ventilation and daylighting. Additionally, the building has been designed to harvest and reuse rainwater for green roof irrigation. The entire building's envelope is being designed to meet the AIA's 2030 challenge for efficiency and thermal performance.

1ST FLOOR PLAN
AVAILABLE SPACE
COMMUNITY SPACE
& COWORKING

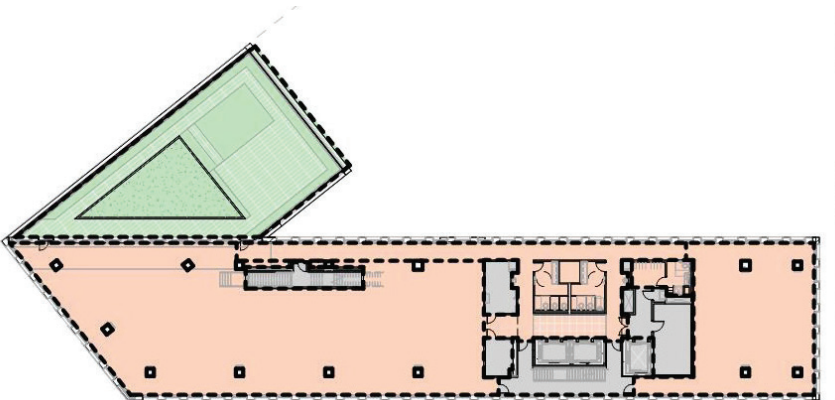


2ND FLOOR PLAN
AVAILABLE SPACE
COWORKING &
AUDITORIUM

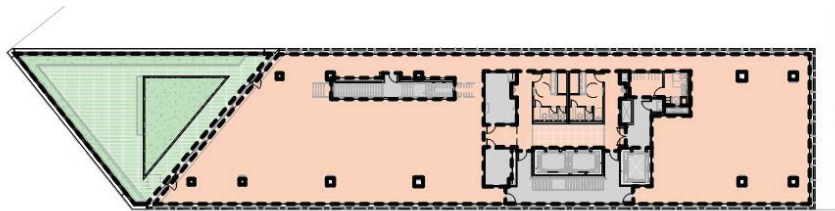




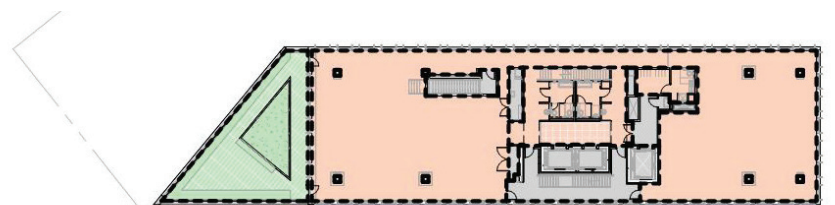
3RD FLOOR PLAN
AVAILABLE SPACE
 9 SUITES RANGING
 FROM 1,139 SF, 2,139 SF
 & 13,588 SF



6TH FLOOR PLAN
AVAILABLE SPACE
 10,576 SF
GREEN ROOF AREA
 3,617 SF



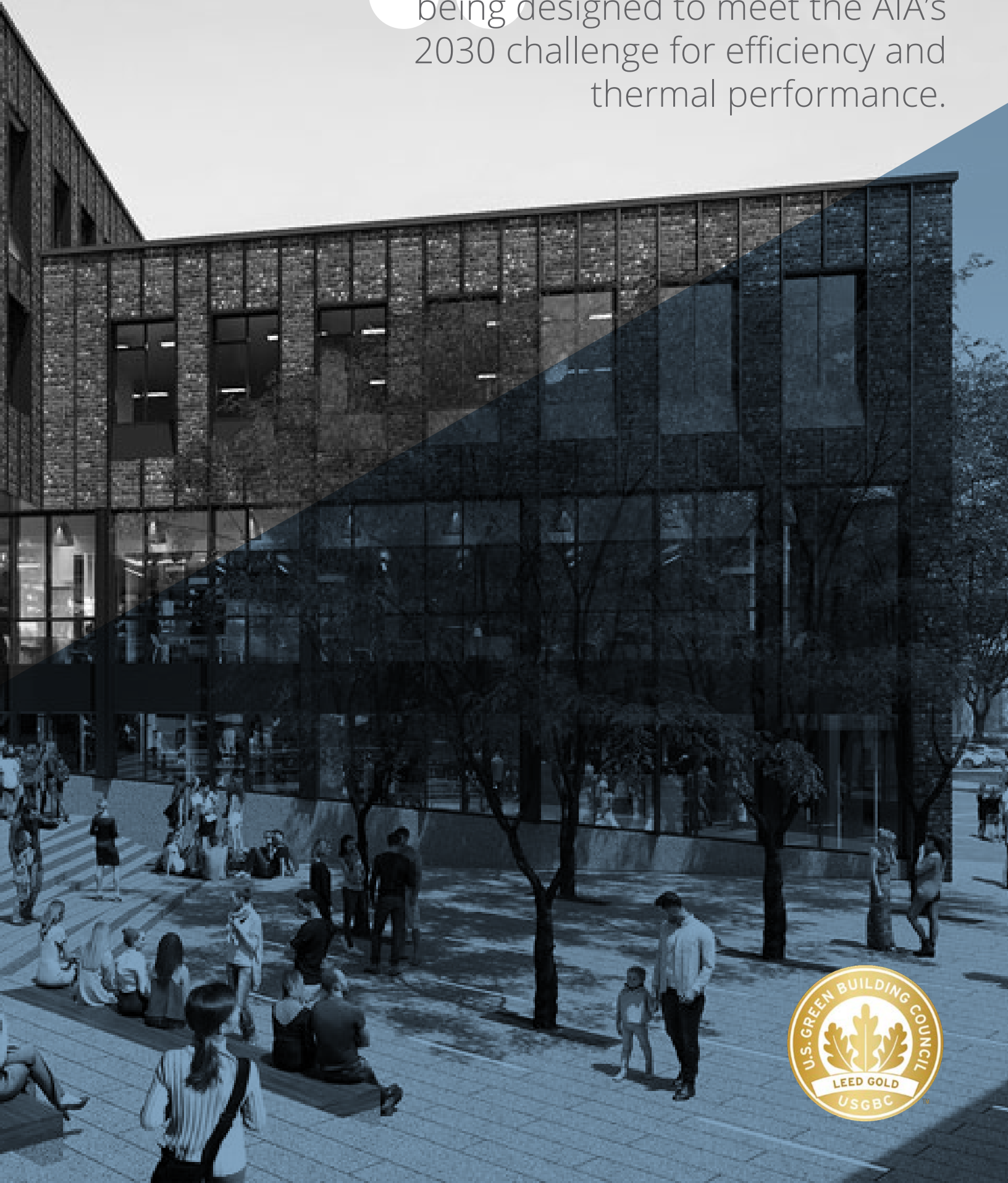
7TH FLOOR PLAN
AVAILABLE SPACE
 8,455 SF
GREEN ROOF AREA
 2,334 SF



8TH FLOOR PLAN
AVAILABLE SPACE
 7,235 SF
GREEN ROOF AREA
 1,462 SF



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FOR MORE INFORMATION

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