



Developed by:



# 3TWENTY3

323 Second Street SE | Charlottesville, Virginia

*Class A Office for Lease*

*Only 48,000 sf Remaining | 200 Parking Space Garage*

[www.thalhimer.com](http://www.thalhimer.com)

TOTAL SQUARE FEET

120,000 SF

TYPICAL FLOORPLATE

24,000 RSF

TOTAL STORIES

NINE

OFFICE FLOORS

FIVE

PARKING SPACES

200

ELEVATORS

THREE



*Class A office building with an exceptional location in the heart of downtown Charlottesville, Virginia. Office tenants will be within a short walking distance to the city's popular Downtown Mall and very convenient to all of the various restaurants, retail shops, entertainment venues, and other amenities that downtown has to offer. The building will be nine stories tall offering breathtaking views of both downtown Charlottesville and the rolling hills of the Blue Ridge Mountains.*

JOHN PRITZLAFF  
john.pritzlaff@thalhimer.com | (434) 234 8416

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600 E. Water Street  
Suite G | Charlottesville, VA 22902  
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## URBAN LIFESTYLE

Walking Distance from  
323 Second Street SE

## FARMERS MARKET

## MULTIPLE HOUSING OPTIONS

City Walk, Norcross Station,  
Locust Grove, Walker Square, First  
and Main

## RESTAURANTS

30+ Restaurants

## HOTELS

Residence Inn, Omni, Autograph,  
Courtyard Marriott, Home 2, Quirk,  
3 Bed and Breakfast Options

## ONSITE RETAIL

Blue Grass Grill, Paradox Pastry

## RETAIL SHOPS

120 Shops

## ENTERTAINMENT VENUES

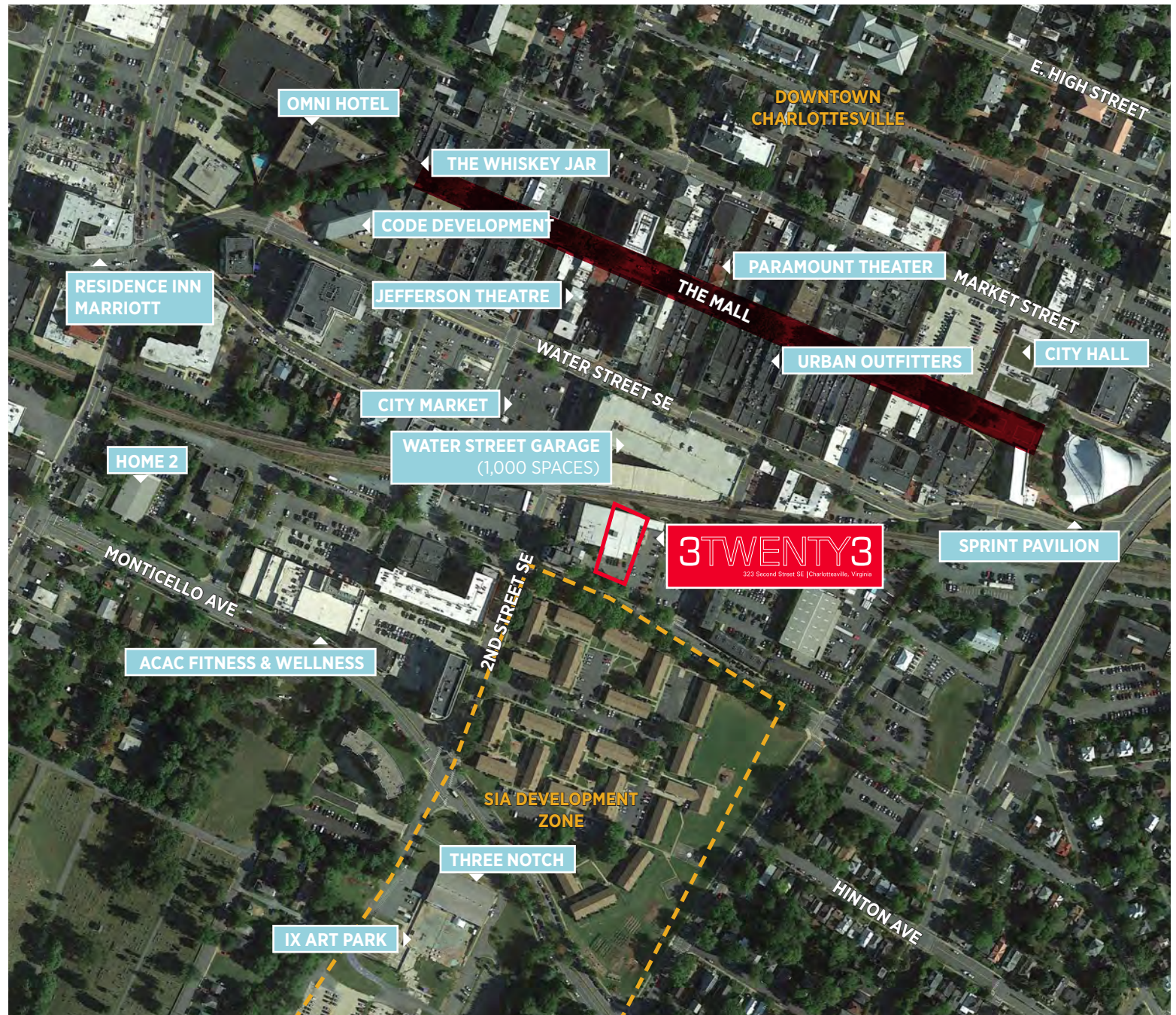
Sprint Pavillion, Jefferson  
Theatre, The Paramount, The  
Southern Café and Music Hall, Vio-  
let Crown Cinema

## FITNESS CENTERS

ACAC, 10+ yoga and fitness  
studio options

## BANKS

Wells Fargo, Virginia National Bank,  
Union Bank



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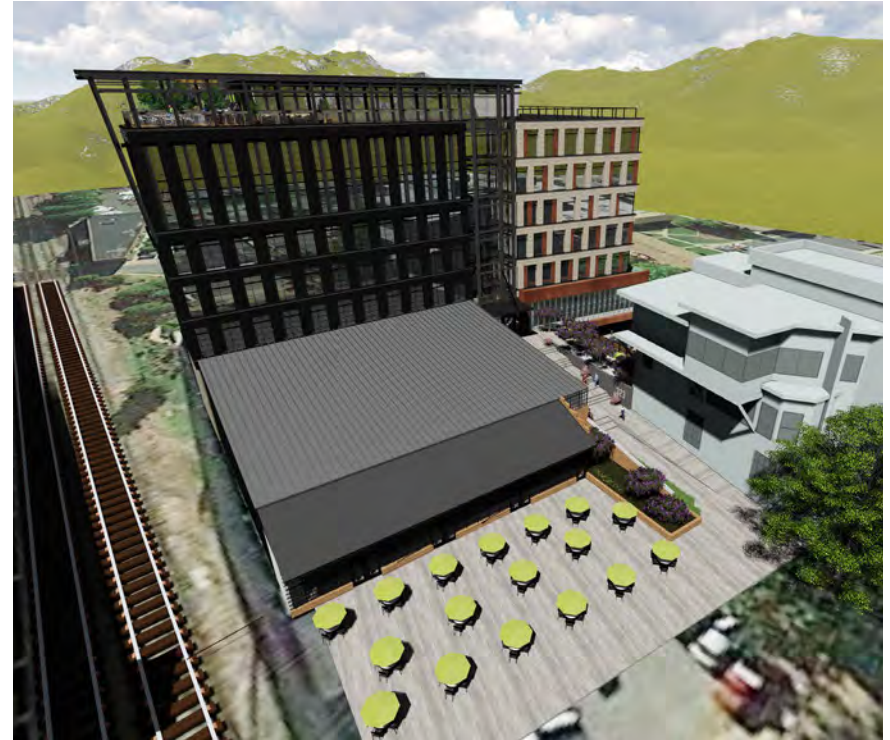
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## SPECIFICATIONS


<b>TOTAL RBA</b>	Only 48,000 SF Remaining Under Construction - Delivery Second Quarter 2020
<b>TYPICAL FLOORPLATE</b>	24,000 SF
<b>PARKING</b>	200 spaces
<b>NO. OF STORIES</b>	Five (5) levels of office over four (4) levels of parking
<b>ELEVATORS</b>	Three (3) passenger
<b>CONSTRUCTION</b>	Masonry and architectural precast concrete panels with sandblasted and exposed aggregate finishes
<b>CEILING HEIGHTS</b>	13' ceiling height with open ceiling and 10' finished ceiling height with drop ceiling
<b>LIGHTING</b>	Energy efficient lighting used throughout
<b>CORE FACTOR</b>	15.0%
<b>HVAC</b>	<p>A boilerless closed circuit cooling tower would be located on the roof with a circulating pump. The pumps will circulate the condenser water through riser pipes located in the core area and looping through a SWUD. The SWUD will deliver through high and medium pressure ductwork conditioned air out to the VAV boxes. These boxes will be installed by Landlord at the following rates:</p> <ul style="list-style-type: none"> <li>• 750 SF per box for perimeter zones</li> <li>• 1500 SF per box on interior zones</li> </ul>
<b>ACCESS</b>	Proximity access controlled entrance systems at front and computer automated video monitoring system
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Pedestrian plaza/walkway will provide tenants walkable access to amenities on 2nd Street and to the downtown mall. Entry to pedestrian plaza shall be directly from office building</li> <li>• Rooftop terrace with patio area serviced by elevators</li> <li>• Additional building amenities include bike rack, appurtenance level conference/presentation/entertainment facility with wet bar and kitchenette, views of Monticello, the Blue Ridge Mountains, and the Charlottesville skyline</li> </ul>





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**I-B+**  
ARCHITECT

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RENDERINGS



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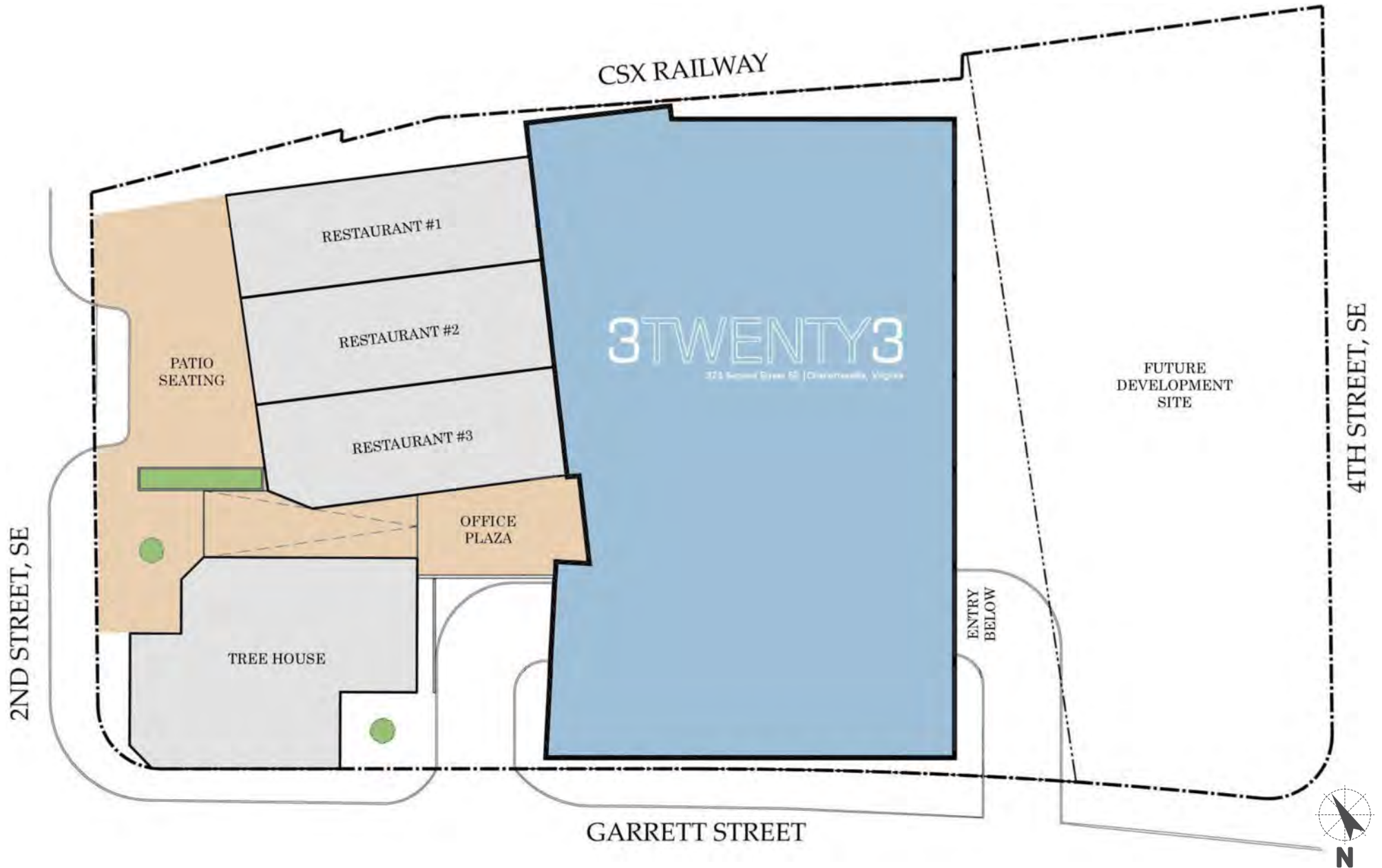
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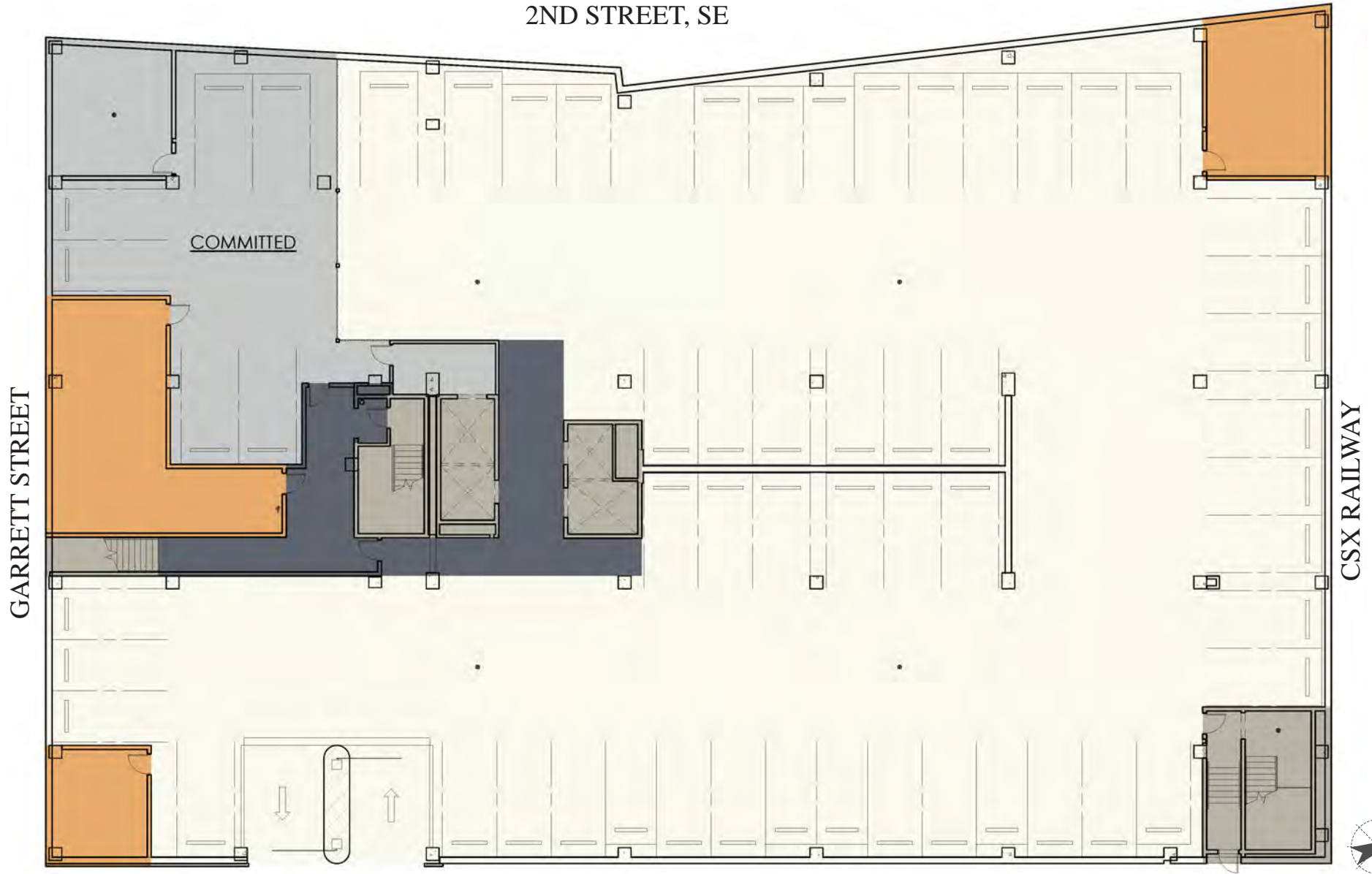
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SITE PLAN



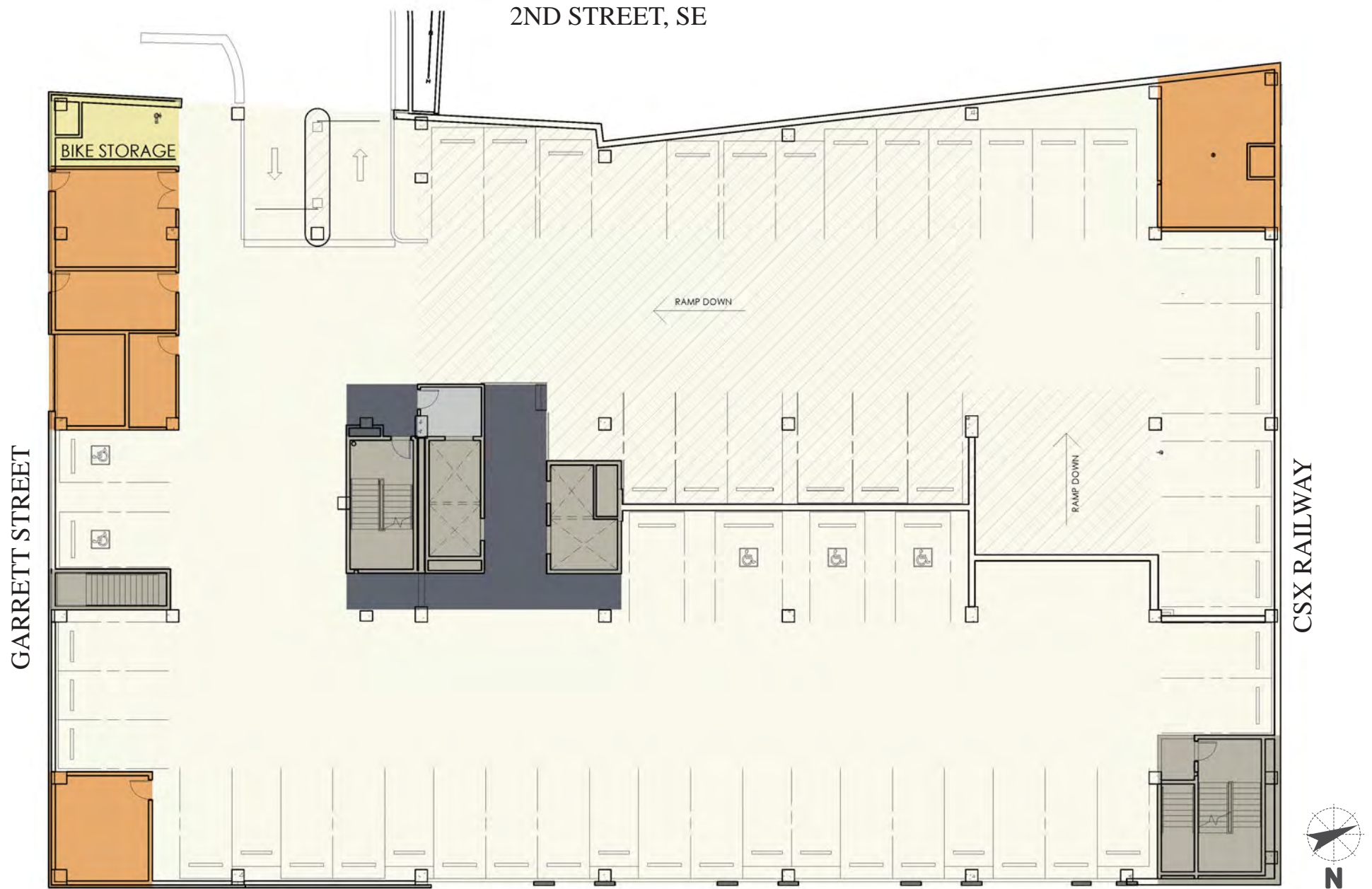
PARKING DECK - LEVEL 1

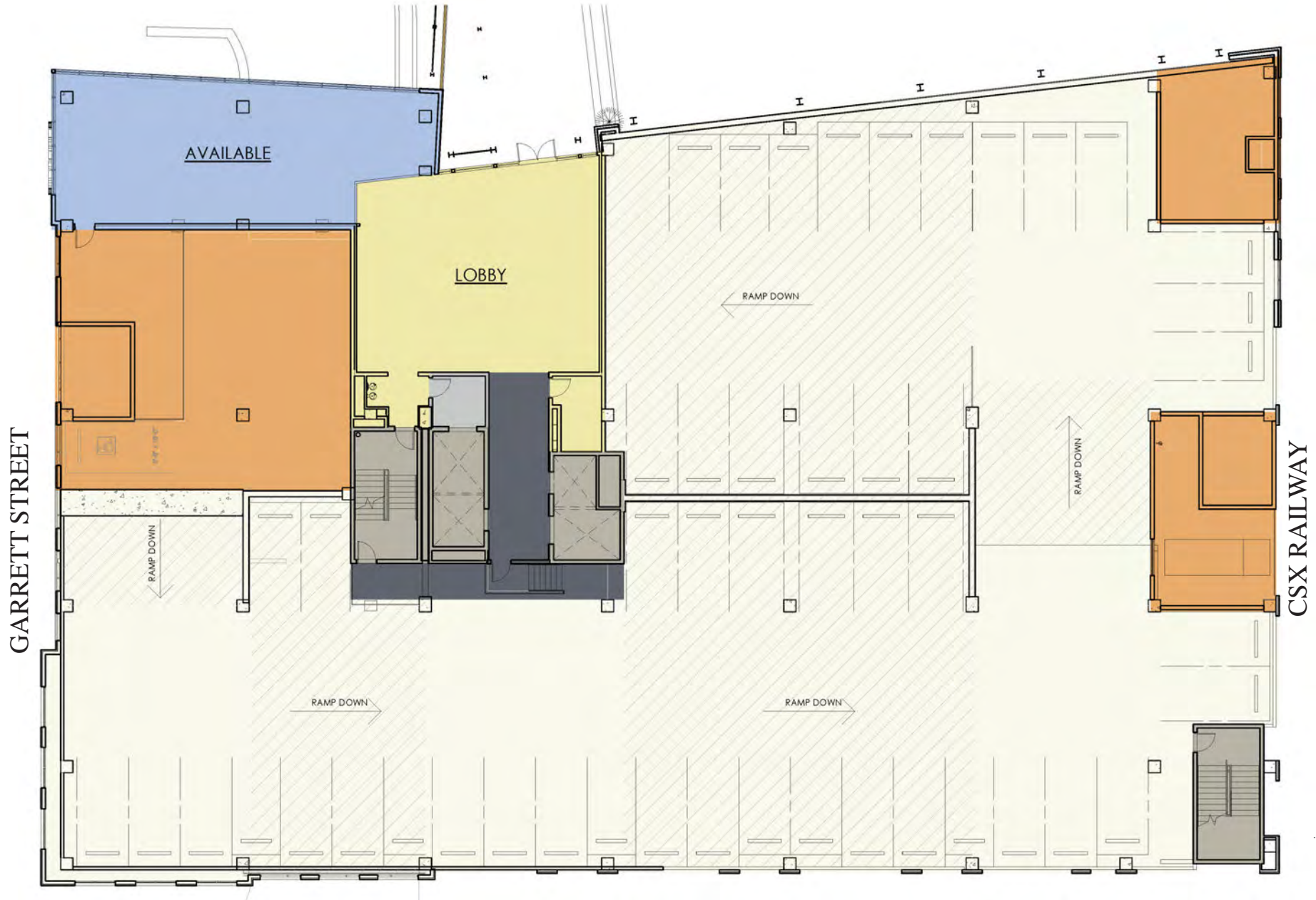
2ND STREET, SE

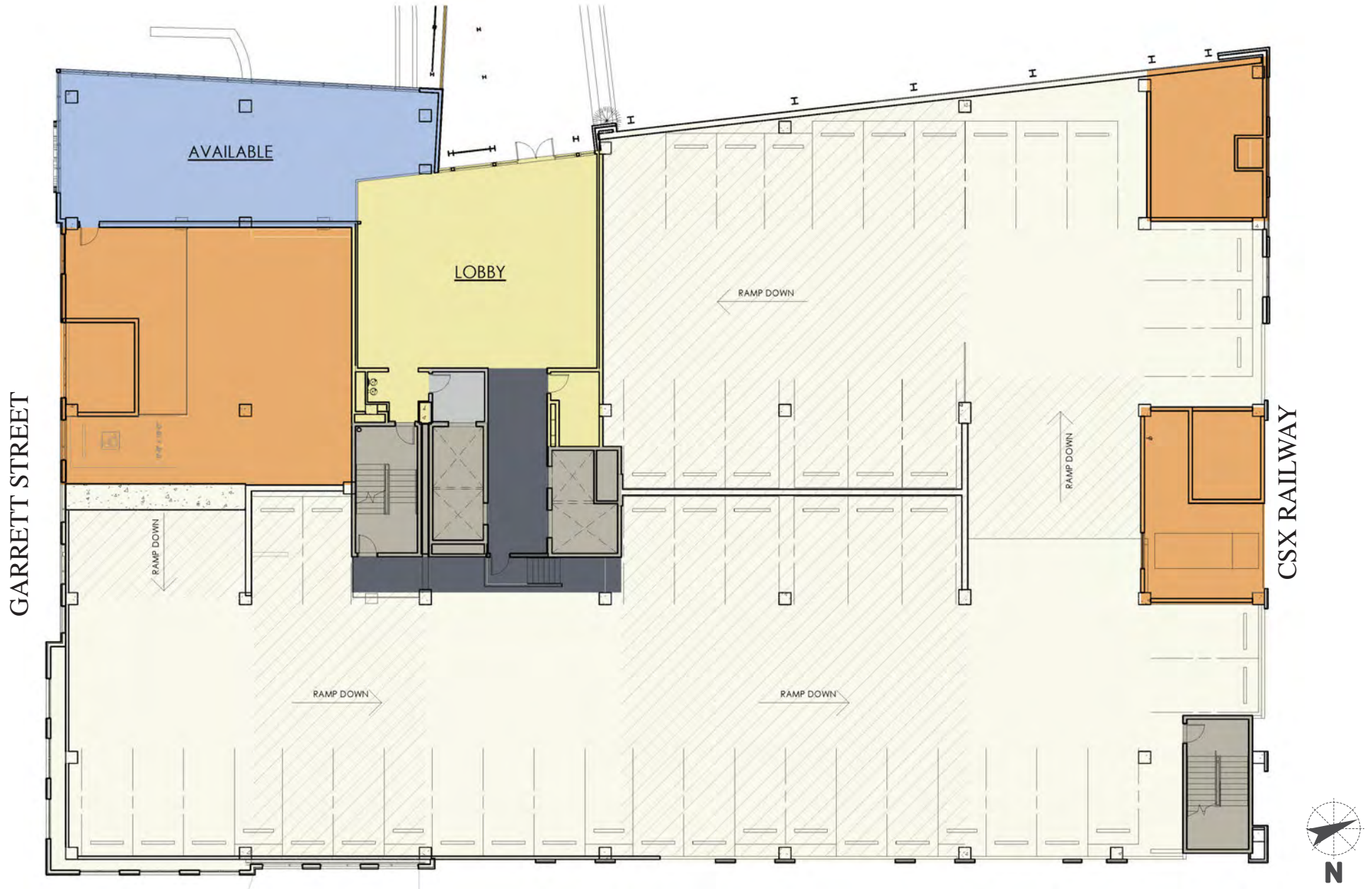




PARKING DECK - LEVEL 2







OFFICE BUILDING - FIRST OFFICE LEVEL FLOOR PLAN  
24,000 RSF

2ND STREET, SE



OFFICE BUILDING - SECOND OFFICE LEVEL FLOOR PLAN  
24,000 RSF

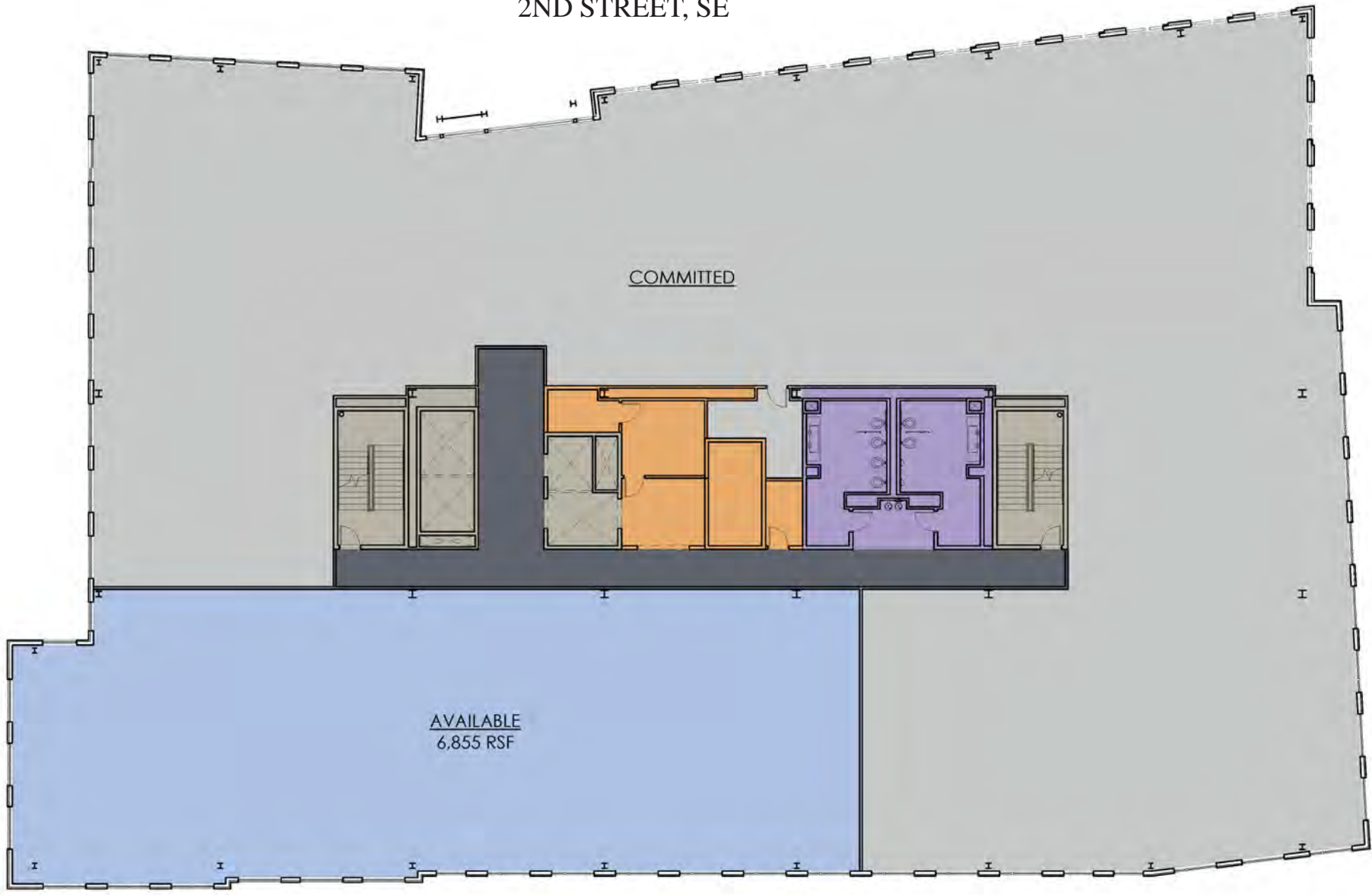


OFFICE BUILDING - THIRD OFFICE LEVEL FLOOR PLAN  
24,000 RSF

2ND STREET, SE

GARRETT STREET

CSX RAILWAY



OFFICE BUILDING - FOURTH OFFICE LEVEL FLOOR PLAN  
24,000 RSF



OFFICE BUILDING - FIFTH OFFICE LEVEL FLOOR PLAN  
24,000 RSF

2ND STREET, SE



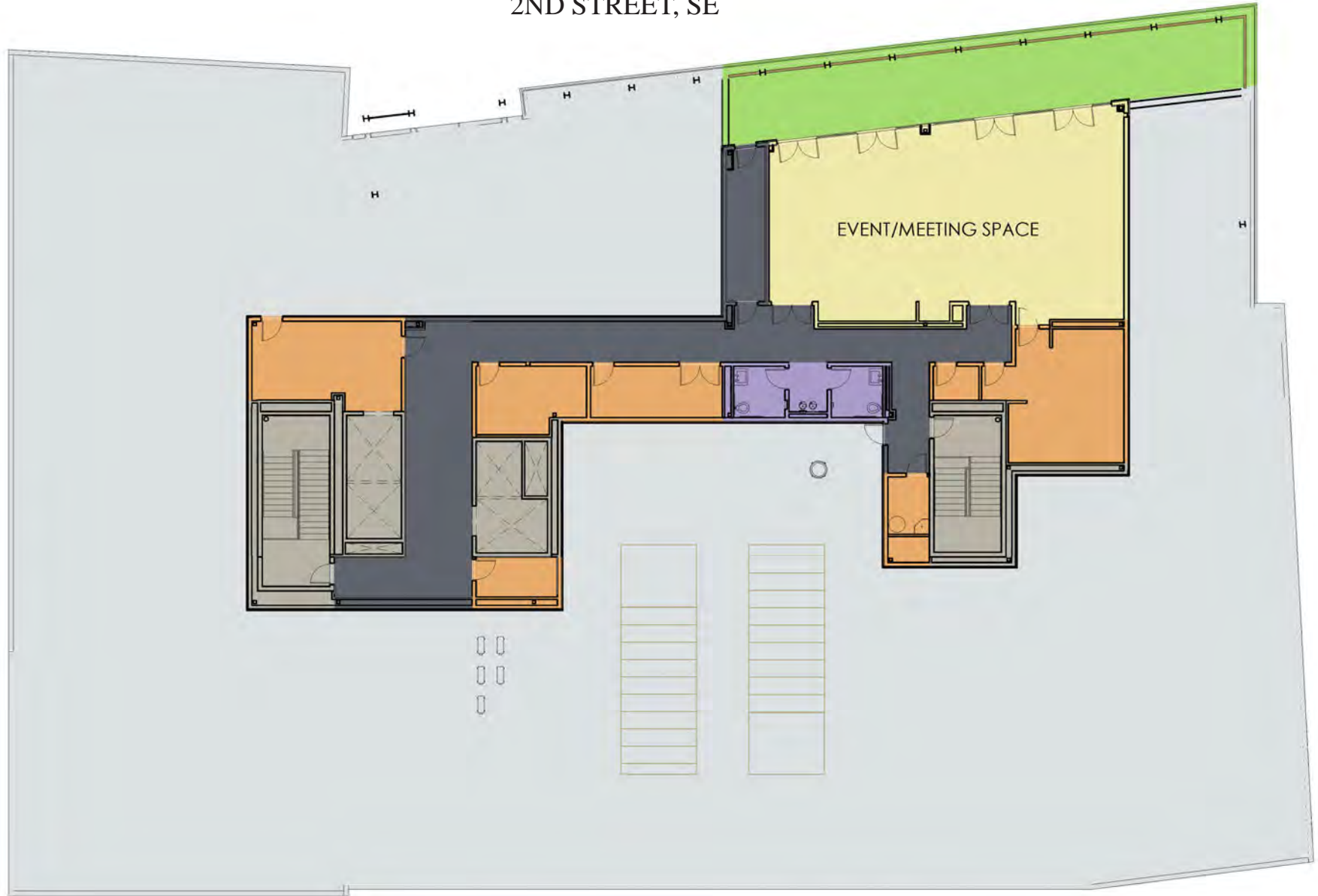


OFFICE BUILDING - APPURTENANCE/ROOF LEVEL FLOOR PLAN

2ND STREET, SE

GARRETT STREET

CSX RAILWAY



CHARLOTTESVILLE, VIRGINIA



Nº.23

TOP 30 AMERICA'S FAVORITE TOWNS

TRAVEL + LESIURE, 2016

ONE OF AMERICA'S BEST SMALL CITIES FOR FOODIES

TRAVELOCITY, 2016

Nº. 2

MOST EXCITING CITY IN VIRGINIA

GOGOBOT, 2015

TOP 8

8 SOUTHERN CITIES FOR YOUR BUCKET LIST

VISIT SOUTH, 2015

TOP 10

10 HIPPEST MID-SIZED CITIES IN AMERICA

GOGOBOT, 2016

Nº.21

TOP 100 BEST PLACES TO LIVE

LIVABILITY.COM, 2016

Nº. 3

15 BEST PLACES TO LIVE IN THE U.S.

NY POST, 2016

HEALTHIEST SMALL TOWN IN THE U.S.

HEALTH LINE, 2016

Nº. 7

50 BEST COLLEGE TOWNS

COLLEGE RANK, 2016

Nº. 4

TOP 50 BEST CITIES FOR ENTREPRENEURS

ENTREPRENEUR MAGAZINE & LIVABILITY.COM, 2016

