



THALHIMER

OFFICE FOR LEASE
1515 Insurance Lane
Albemarle County, VA

RARE OPPORTUNITY



Large Block of Office Space – Can be Subdivided

For more information, contact:

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Property Features

- Rare opportunity to lease a large block of office space in Albemarle County
- Space available for division to suit tenant needs from 1,900 to 12,620 SF
- Close to National Ground Intelligence Center and Charlottesville Airport
- Great for data center, call center or office space
- 3 garage bays provide great storage opportunity
- Building updated within last 5 years
- Highly secure facility

Specifications	
Available SF	12,620
Min Divisible SF	1,900
Acres	3.32
Lease Rate	\$17.00 PSF, NNN
Parking	100 spaces

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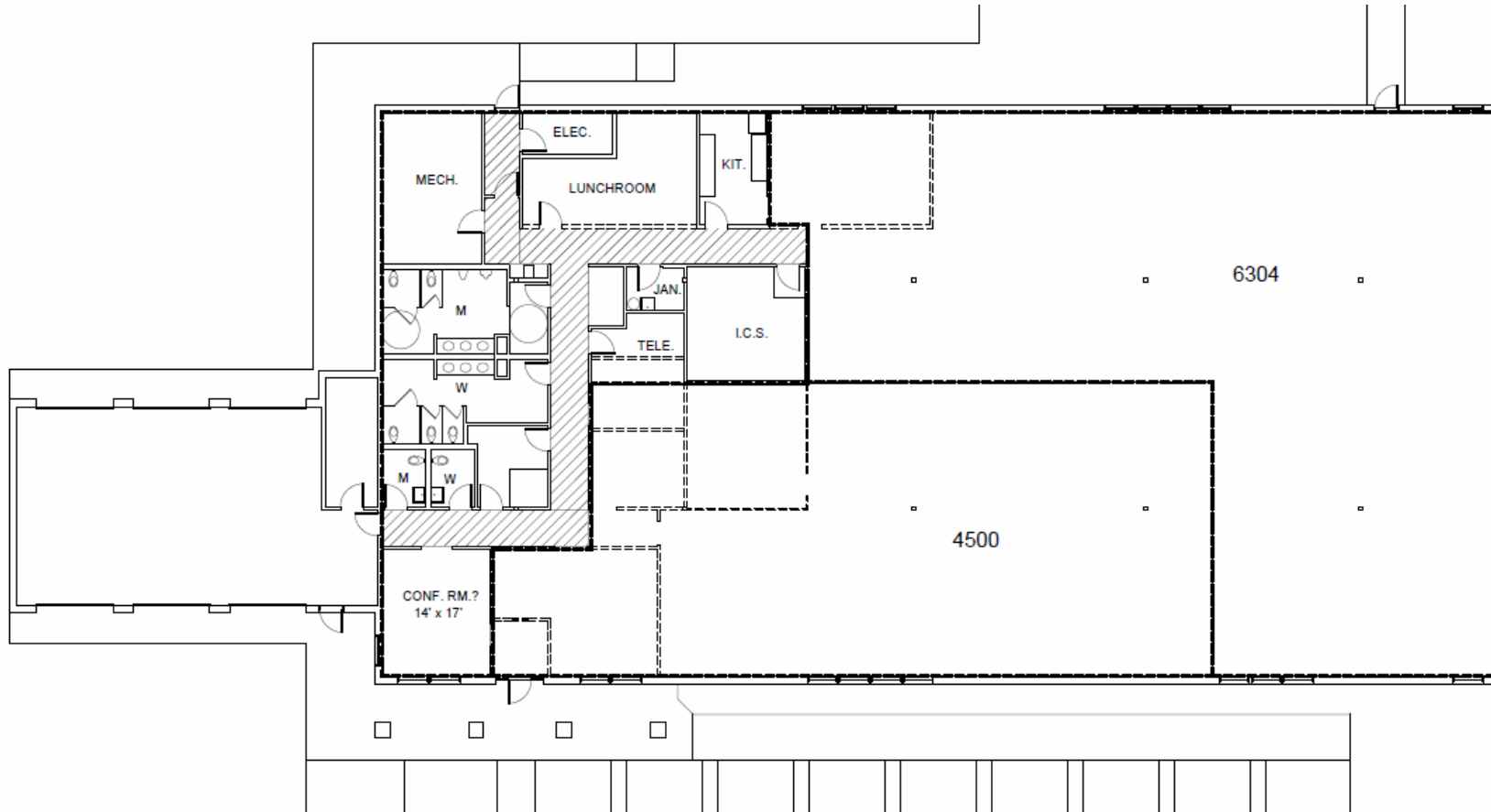
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Example Space Plan



Opportunity exists to divide large block into separate office spaces, built to tenant's space requirements. Example renderings show possible space layouts.

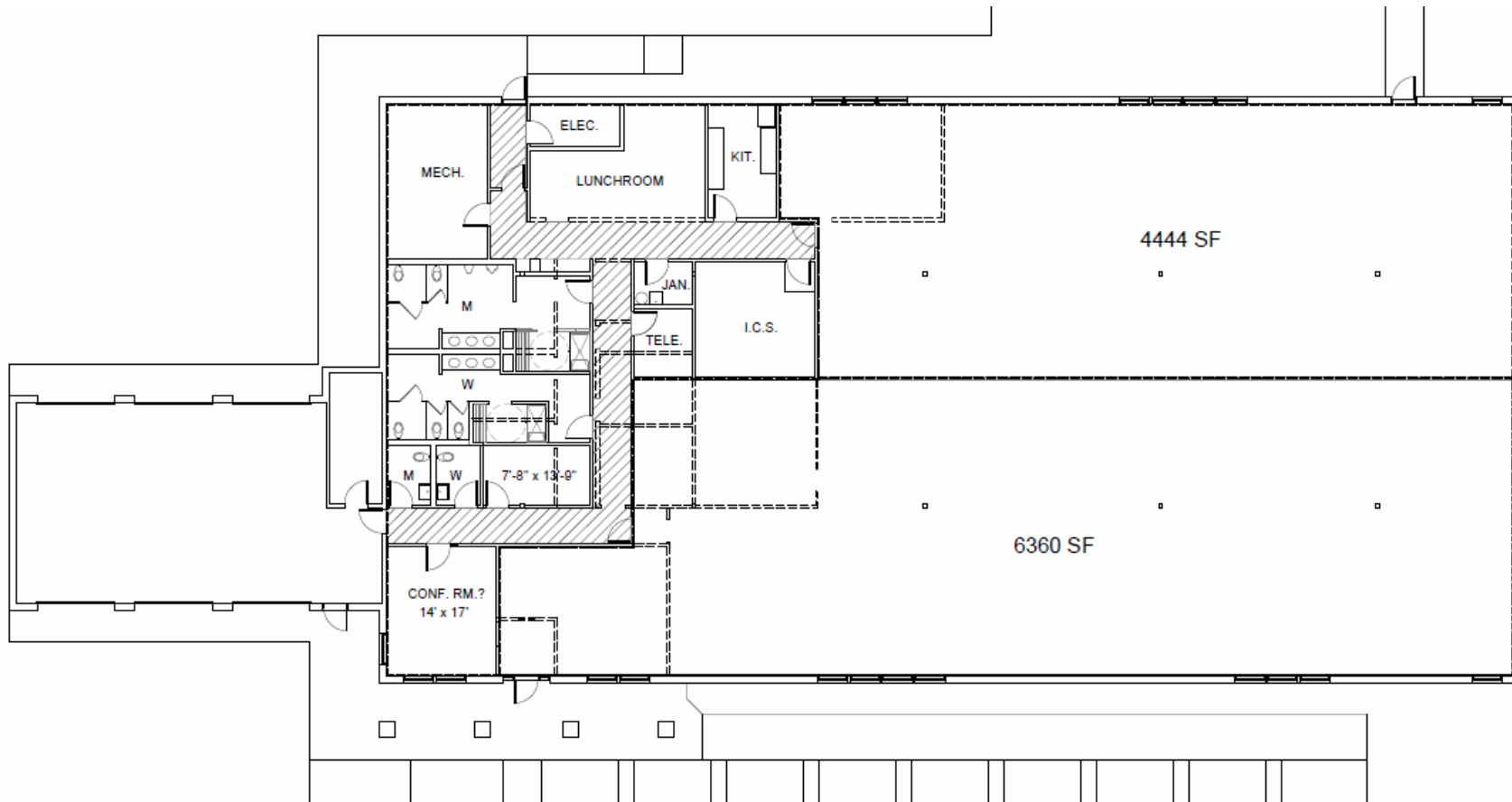
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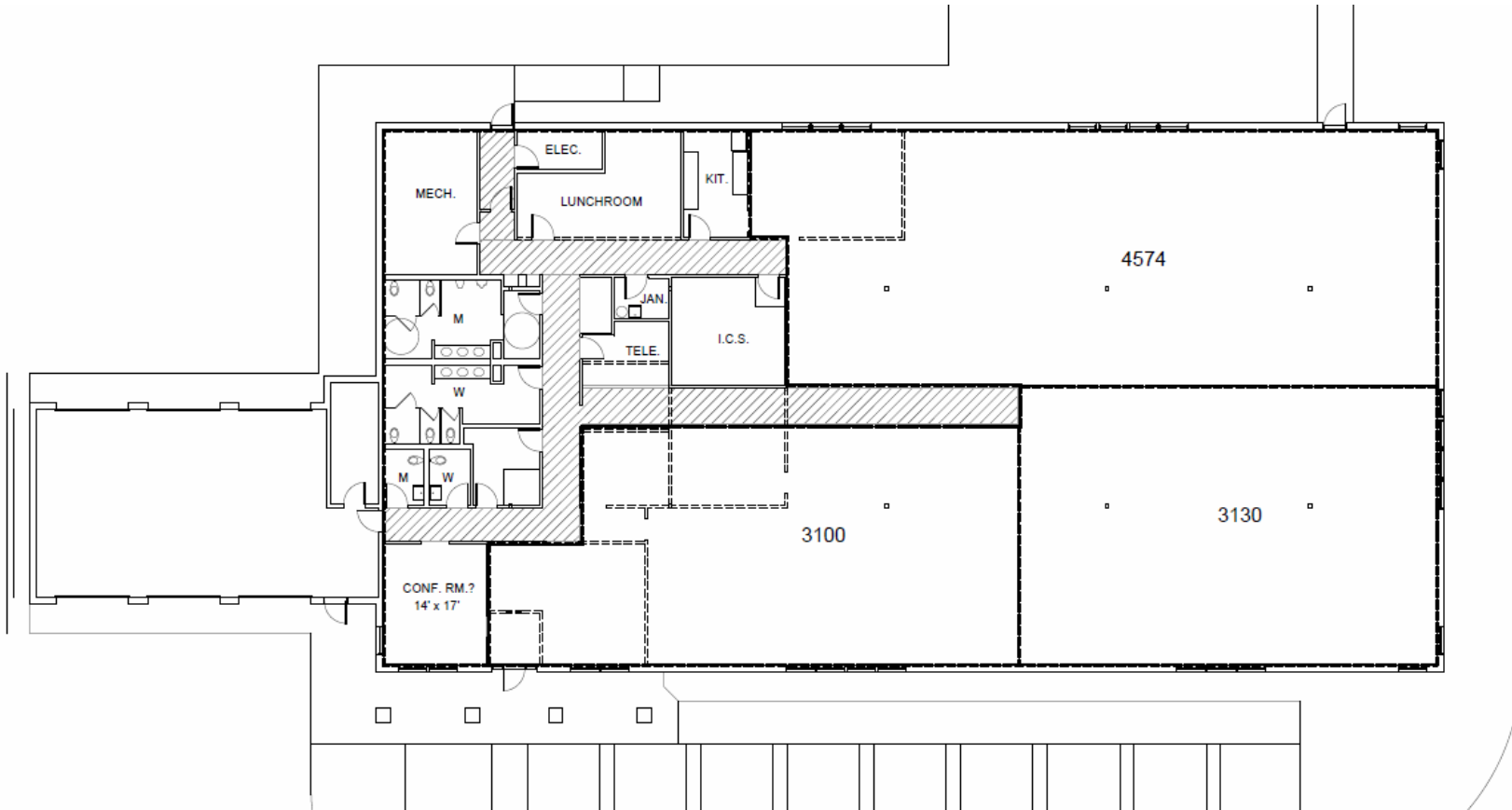
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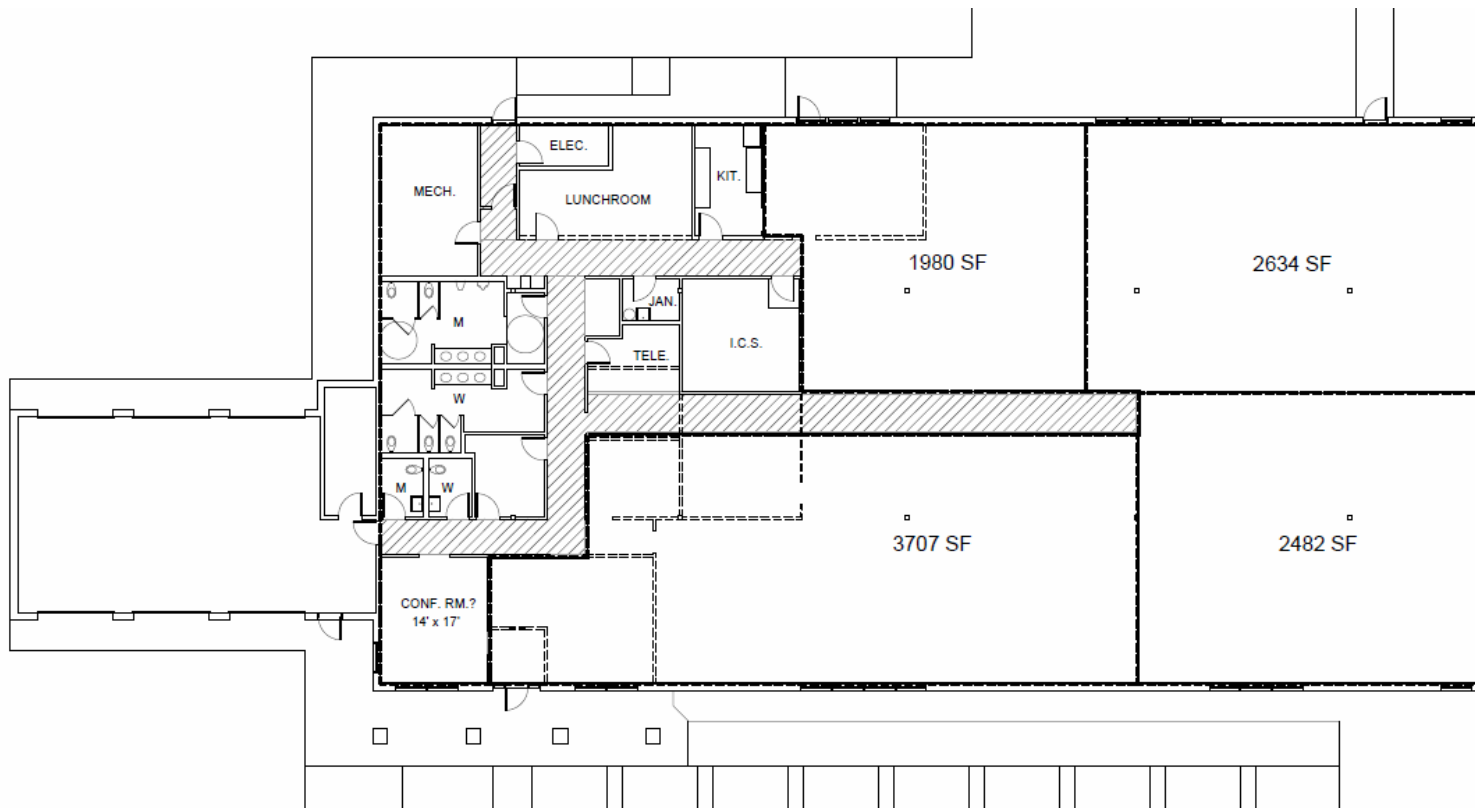
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