

218 W Water St, Charlottesville, VA

Waterhouse Building

New Opportunity!

25,820 SF Class A Space
Available For Sale

Colliers

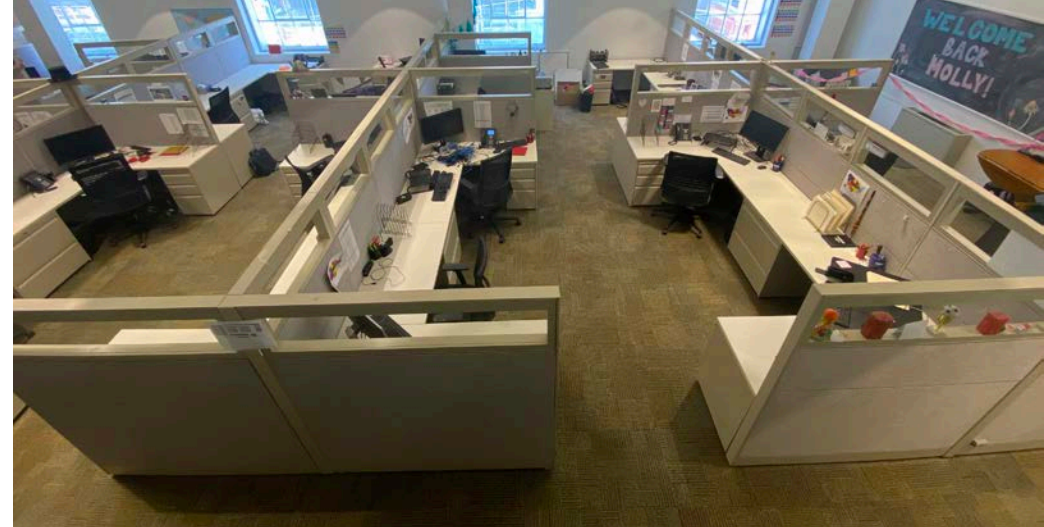
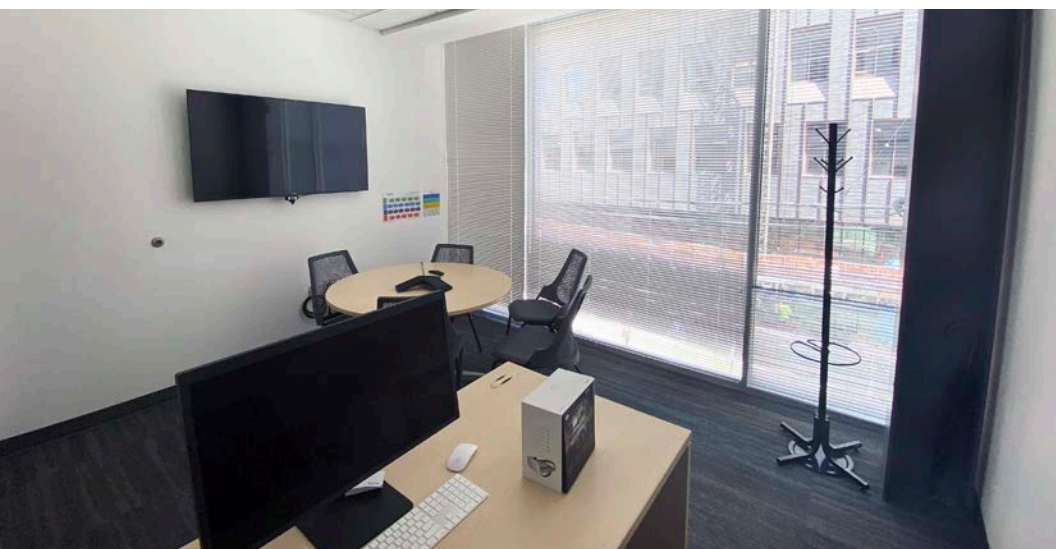
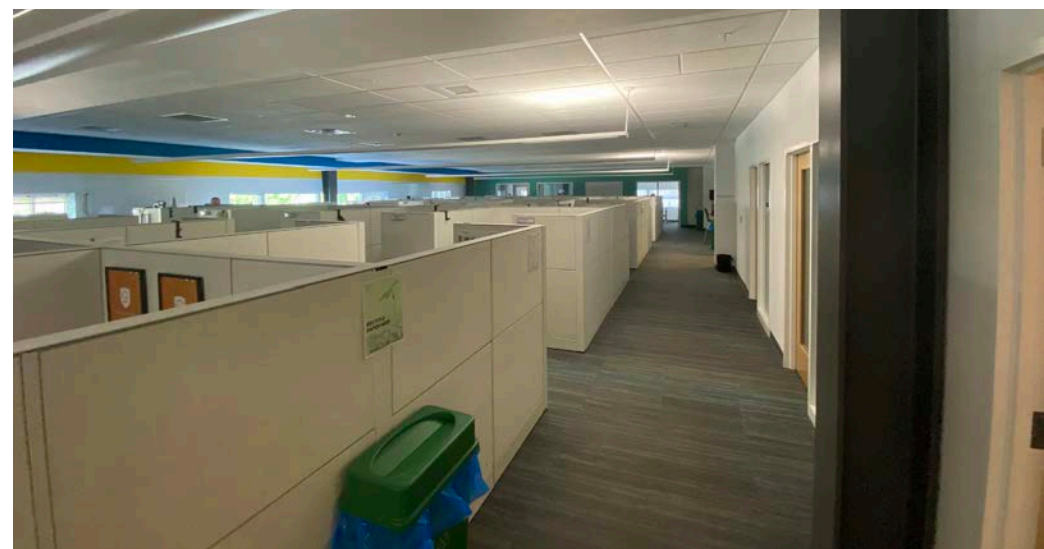
Waterhouse Building

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.

- 25,820 SF For Lease, purchase, or Joint Venture
- Flexible suite sizes 4,000 SF – 20,450 SF
- High end residential condos on 5th, 6th, 7th & 8th floors
- 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

Specifications

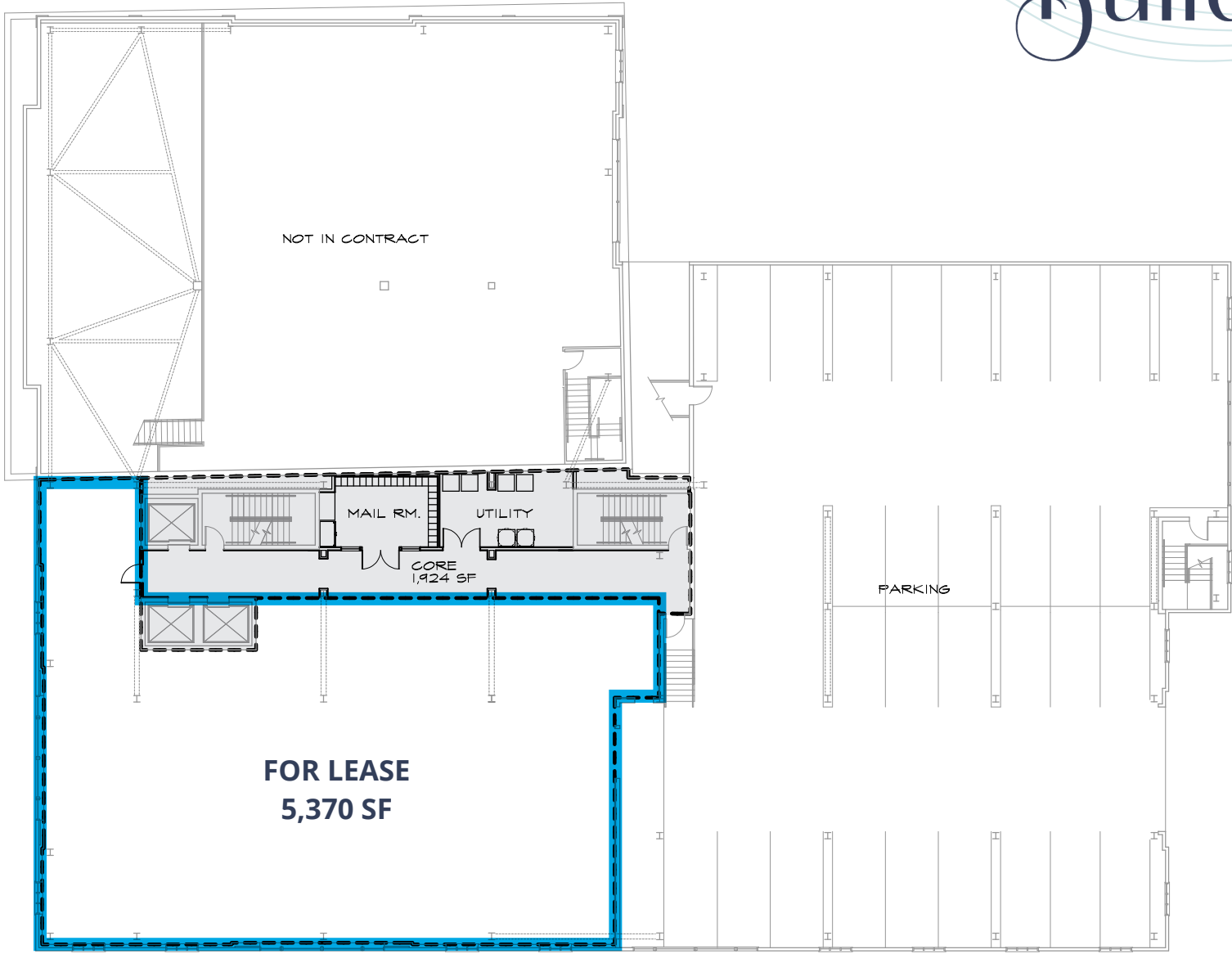
Parking	90 reserved spaces
No. of Stories	Three (3) levels of office over three (3) levels of parking
Elevators	Two (2) passenger
Construction	Masonry and architectural precast concrete panels with sandblasted and exposed aggregate finishes
Ceiling Heights	13' ceiling height with open ceiling and 10' 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



FLOOR PLANS

3rd Floor - 5,370 SF

Waterhouse
Building

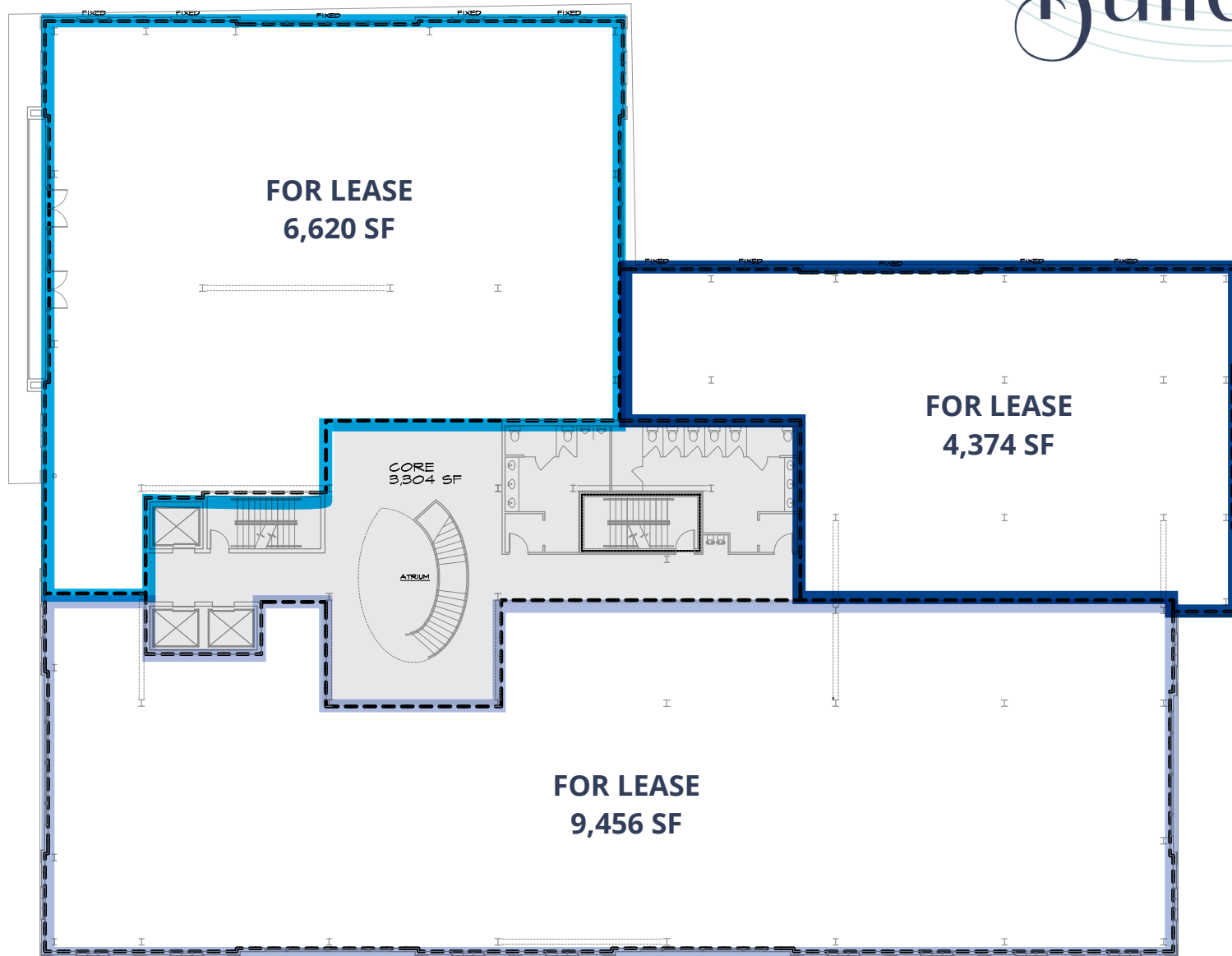


FLOOR PLANS

4th Floor - 23,754 SF*

**Possible suite configuration*

Waterhouse Building



Waterhouse Building



18 West Main Corridor

WATERHOUSE BUILDING

2nd St SW

Vehicular Crossing

- 1 Iron Paffles & Coffee
- 2 Popitos Pizza
- 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
- 17 Grit Coffee
- 18 Feast Market & Café
- 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
- 10 The Doyle Hotel

Waterhouse Building



- 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 Caffe 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 UVIMCO Hantzmon Wiebel
- 6 Ting Pavilion
- 7 City Hall
- 8 Paramount Theater

- 1 Market Street Parking
- 2 Water Street Parking



99
Walk Score®



45
Transit Score



89
Bike Score

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



U.S. Department of Defense



Educational Travel & Experiences



WILLOWTREE®



CFA Institute



CPA and Advisory Services



Thoughtful Investing.



"#4 Top 50 best cities for entrepreneurs"



"Top five destinations in the country"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"One of the country's favorite mountain towns"



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



"No. 2 Best College Town"



"Top 5 Best City for Entrepreneurs"



"Top City For Fastest Growing Venture Capital Investment Dollars"



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