



ALBEMARLE
BUSINESS CAMPUS

CHARLOTTESVILLE, VA

**DEVELOPMENT
OPPORTUNITY**

120,000 SF

BIOTECH | OFFICE | MEDICAL



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

WELCOME TO...

ALBEMARLE BUSINESS CAMPUS

Albemarle Business Campus is a mixed-use development of **five** separate projects, including a **120,000 square foot development opportunity**, a modern 69,000 square foot office building, 10,000 square feet of retail and restaurant space, a 100,000 square foot self storage building (Storage Sense), and a 128-unit multifamily community.

PROJECT WEBSITE

OFFICE/
RETAIL
COMING SOON

VISION LN

120,000 SF
BUILD-TO-SUIT
DEVELOPMENT OPPORTUNITY

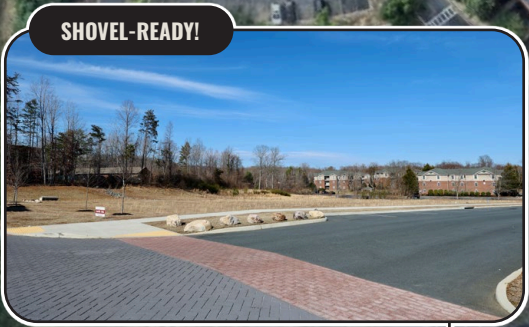
631

5TH ST

SITE PLAN



5 ROW
128 UNITS



120,000 SF ±
BUILD-TO-SUIT

VISION LN

OFFICE/RETAIL
COMING SOON



PROPOSED ROUNDABOUT

631

5TH ST



631



BIOTECH | OFFICE | MEDICAL

OPPORTUNITY

- 120,000 SF build-to-suit development opportunity
- Purpose built mixed-use/walkable community
- Flexible partnership opportunities
- Shovel-ready

120,000 SF
BUILD-TO-SUIT
DEVELOPMENT OPPORTUNITY

**CLICK FOR CONCEPTUAL
BUILDING ANIMATION VIDEO**

Conceptual



LOCATIONAL ADVANTAGE

- Short 2 min. drive to **Interstate 64**
- Located in a designated **Opportunity Zone**
- The presence of **UVA** and other institutions, along with a growing economy, provides ample **job opportunities**
- **Charlottesville, VA** consistently ranks high in “**best places to live**” lists, due to its blend of college-town energy, excellent restaurants and vineyards, historical significance, a celebrated intellectual and cultural lifestyle, and proximity to both urban amenities and outdoor activities

A GROWING BIOTECH/MEDICAL MARKET

Charlottesville, Virginia is emerging as a strategic location for biotech businesses, driven by a confluence of factors centered around its strong partnership between UVA, industry-led organizations, and state and local governments. This collaborative approach is creating a dynamic environment for biotech businesses to thrive, with access to research, talent, funding, and infrastructure.

Ranked #10 for U.S. medical device seed investments in 2023

Existing infrastructure in place to foster growth in biotech/medical industry

Highly educated talent pool driven by proximity to UVA

Since 2023, \$270M in capital investment, 400+ new jobs

World-class academic research pipeline

Local and state initiatives provide significant funding and support for biotech development

Ranked Top 15 Best Places for Businesses by Forbes Magazine

Ranked #4 city for entrepreneurs



2016



Ecosystem builders for biotech community established



Receives FDA approval for wireless vital sign monitoring system

contraline

Novel male contraceptive device
Seed \$2.3M

2019-2020



Novel ag tech for safe pesticides
\$8.8M Series A



Drug discovery platform, Ph1 trials for solid tumors, Series A \$25.1M



SLATEBIO

Autoimmune Drug Platform
Seed \$2M

2022



Novel ag tech for safe pesticides
\$22M Series B



Alcohol use disorder drug
Filed IPO



Formerly Medical Automation Systems
Acquired by Abbott, \$4.9B



Acquired by DexCom, undisclosed terms



Acquired by Pear Therapeutics



Acquired by Jazz Pharmaceuticals
\$350M in total return opportunity



Receives FDA clearance for Ph2 clinical study in rare metabolic disease
Raised \$40M Series A

contraline

Novel male contraceptive device, Series A \$10M



Epilepsy Drugs
Seed \$1.5M



Analytical Chemistry Tools for pharma applications
Series B \$18.4M



Metabolic Syndrome Therapeutics
Series B \$132M

2021

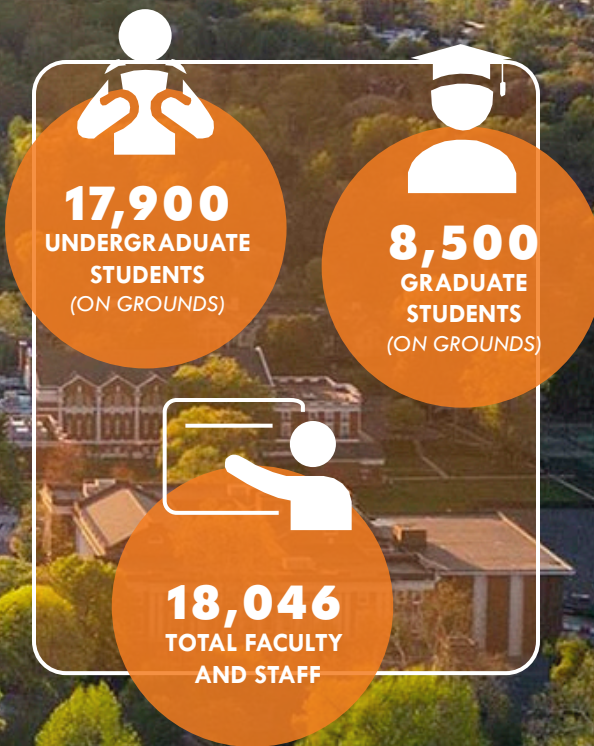
2017-2018

UNIV. OF VA ACCOLADES

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked **University of Virginia**. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an **exceptionally skilled and educated workforce**, due to the presence of two community colleges and the University of Virginia.

Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both **startups and major businesses** to the region, creating a **vibrant and diverse economy**. A city deep in historic value, Charlottesville raised three Presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1825 and consistently listed as one of the top five public universities in the country.

Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's largest **healthcare facilities**, further **commercial and residential growth** has continued to expand outward from the core of the city.



 **TOP COLLEGE
IN VIRGINIA**
FORBES, 2024-25

 **BEST PUBLIC COLLEGE
FOR FINANCIAL AID**
PRINCETON REVIEW, 2024

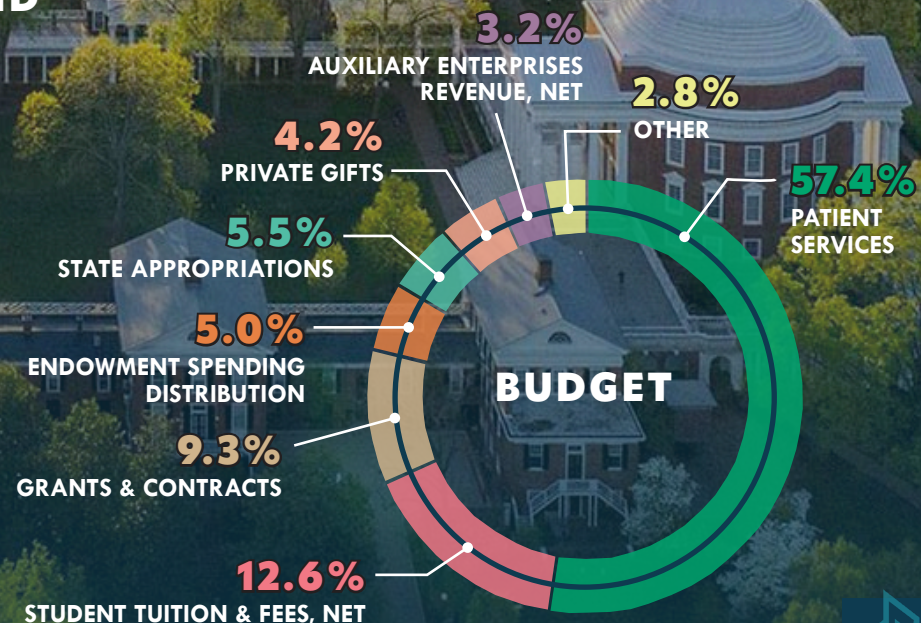
 **BEST VALUE
PUBLIC UNIVERSITY**
PRINCETON REVIEW, 2024

 **BEST ALUMNI
NETWORK**
PRINCETON REVIEW, 2024

 **BEST PUBLIC
NATIONAL UNIVERSITY**
U.S. NEWS & WORLD REPORT, 2025

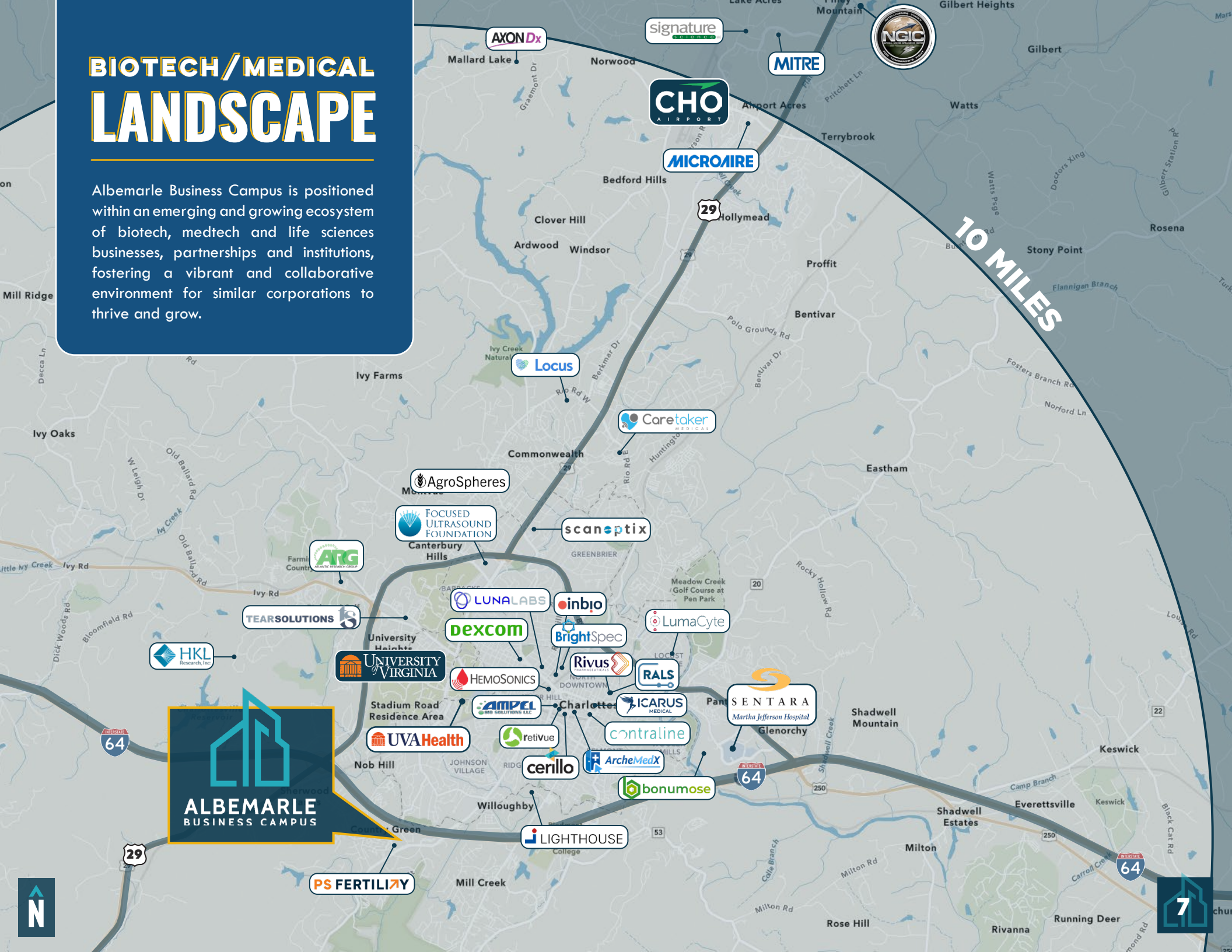
 **BEST HEALTH
SERVICES**
PRINCETON REVIEW, 2025

 **BEST PUBLIC UNIV.
FOR VETERANS**
U.S. NEWS & WORLD REPORT, 2025



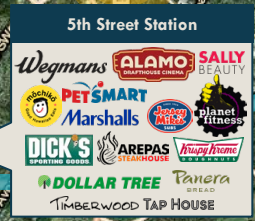
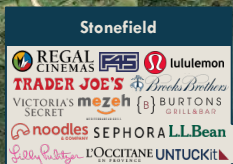
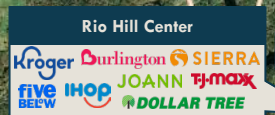
BIOTECH/MEDICAL LANDSCAPE

Albemarle Business Campus is positioned within an emerging and growing ecosystem of biotech, medtech and life sciences businesses, partnerships and institutions, fostering a vibrant and collaborative environment for similar corporations to thrive and grow.



AMENITY AERIAL

Albemarle Business Campus is ideally situated just off of Interstate 64, enjoying immediate access to the many amenities of Downtown Charlottesville as well as Route 29 Corridor to the north.



10 MILES

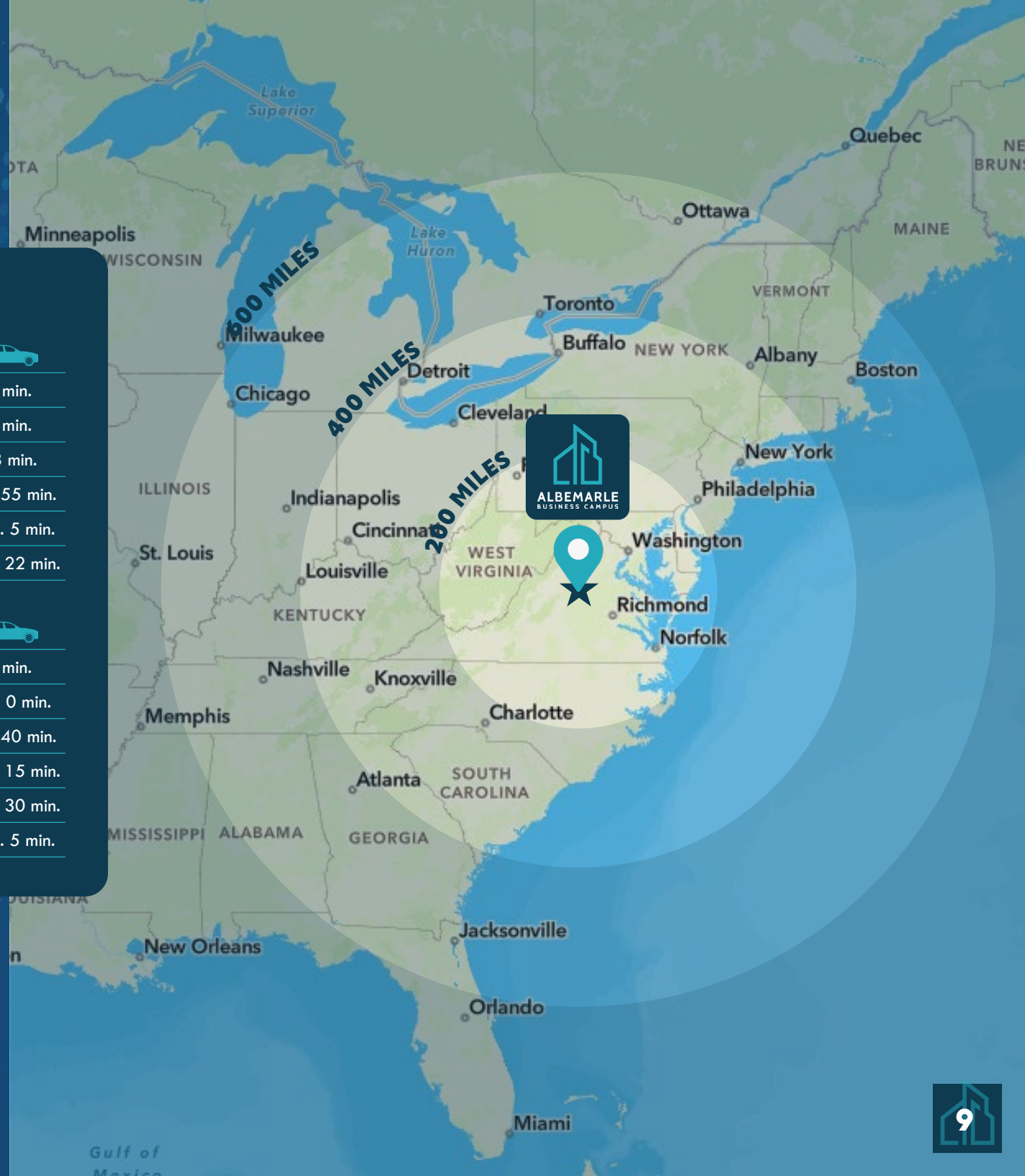


STRATEGIC LOCATION

DISTANCE TO:

Points of Interest:	Miles	
University of Virginia	3.2	4 min.
UVA Health University Hospital	2.7	8 min.
Charlottesville Albemarle Airport	13.3	18 min.
Dulles International Airport	106.0	1 hr. 55 min.
Ronald Reagan Wash. Nat'l Airport	116.0	2 hrs. 5 min.
Port of Virginia (Norfolk, VA)	167.0	2 hrs. 22 min.

Cities:	Miles	
Charlottesville, VA	4.5	8 min.
Richmond, VA	72.5	1 hr. 0 min.
Blacksburg/Roanoke, VA	118.0	1 hr. 40 min.
Washington, DC	121.0	2 hrs. 15 min.
Norfolk, VA	163.0	2 hrs. 30 min.
Raleigh-Durham/Chapel Hill, NC	171.0	3 hrs. 5 min.



2024 DEMOGRAPHICS

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,322

53,507

85,895

DAYTIME POPULATION



6,037

71,342

122,123

AVERAGE HOUSEHOLD INCOME



\$126,323

\$111,793

\$117,268

NUMBER OF HOUSEHOLDS



4,067

20,497

35,020

MEDIAN AGE



32.1

27.5

31.0

FULL DEMOS REPORT



LEARN MORE

14% EMERALD CITY

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age:

37.4

Median Household Income:

\$59,200

TOP LIFESTYLES
(15 MIN. DRIVE TIME)



LEARN MORE

9% DORMS TO DIPLOMAS

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age:

21.6

Median Household Income:

\$16,800



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8% EXURBANITES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age:

33.0

Median Household Income:

\$54,000

9% COLLEGE TOWNS

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age:

24.5

Median Household Income:

\$32,200



LEARN MORE

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FOR MORE INFO CONTACT:



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



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