PARK AMENITIES

Partnership has its benefits

**University Affiliation**
- Cutting-edge University research and technology programs
- Highly educated and market-ready workforce
- Available undergraduate and graduate interns
- Consulting and joint research opportunities with faculty
- Credibility with investors/clients derived from association with the University

**State-of-the-Art Development**
- Fiber optic cable hookup available
- Redundant power
- Gas/water/cable/sewer infrastructure in place
- Ample, convenient parking
- Direct access to Route 29
- Adjacent to Charlottesville/Albermarle Regional Airport
- 3.7 million square foot mixed-use development
- Architectural award-winning master plan
- Customer service oriented property management

**Special Features**
- Full service leases include utilities and custodial services
- Net service leases available
- Zoned PD-IP (Planned Development-Industrial Park) for commercial office and light industrial; also includes provisions for lab space, retail, hotel/conference

**UVA RESEARCH PARK**

*Where innovation takes flight.*