

# 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/Albemarle Regional Airport
- ▶ 3.7 million square foot mixed-use development
- ▶ Architectural award-winning master plan
- ▶ Customer service oriented property management



- ▶ 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

## Special Features

- ▶ State-of-the-art office and laboratory space customized to the needs of each partner
- ▶ Walking trails and picnic pavilion enable partners to enjoy Park's natural beauty
- ▶ Development encompasses 562 acres, ensuring flexibility for partner growth
- ▶ Preservation of natural and historical features; 200 acres remaining undeveloped
- ▶ Pedestrian-friendly atmosphere and shared common spaces encourage collaborations which otherwise might not occur
- ▶ Strategic marketing plan targeting high-tech, biotech, biomedical, and information technology firms ensures that partners will be surrounded with like-minded companies
- ▶ Planned hotel/conference center, emerging technology center(s), athletic facilities, stocked lake, and recreational fields



*Where innovation takes flight.*