

1500

STATE FARM BLVD

AVAILABLE FOR SUBLEASE UP TO 281,000 RSF
POTENTIAL CORPORATE HEADQUARTERS



C H A R L O T T E S V I L L E , V A 2 2 9 0 9

CBRE

Building Details

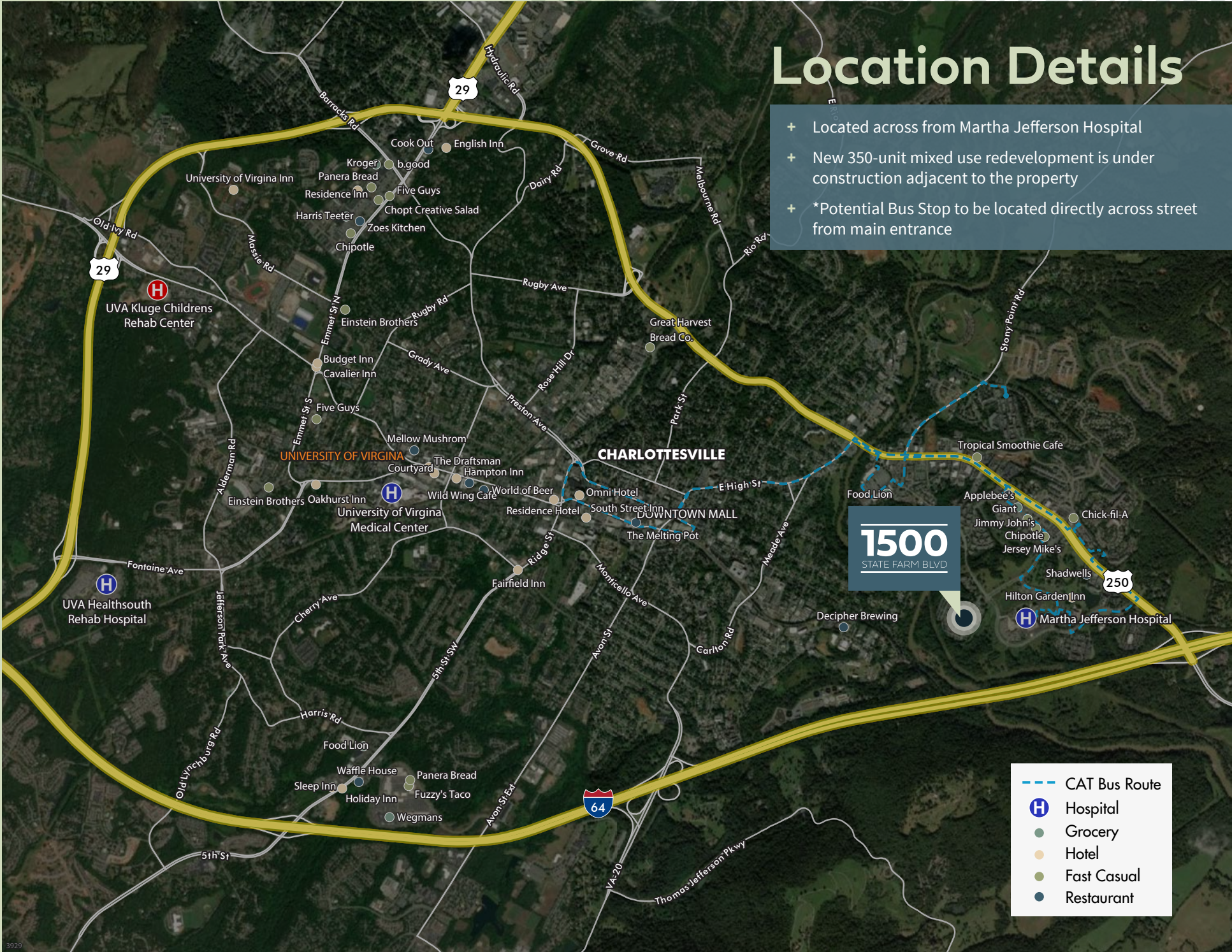
- + Built in 1978 with 120,000 SF addition completed in 1993
- + Common area renovations in 2018
- + Roof recently re-sealed and re-coated, extending warranty an additional 10 years
- + 1,100 on-site parking spaces surrounding the building, providing easy access to tenants
- + Indoor cafeteria seats up to 150 people
- + Multiple outdoor seating/dining areas
- + Full-service kitchen serves up to 1,400 people
- + Multiple break-rooms positioned throughout facility
- + Property Management will remain on-site
- + Walking trails lead to Albemarle River Trail and pond at Martha Jefferson Hospital
- + Medical exam rooms on-site





Location Details

- + Located across from Martha Jefferson Hospital
- + New 350-unit mixed use redevelopment is under construction adjacent to the property
- + *Potential Bus Stop to be located directly across street from main entrance



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- CAT Bus Route
- H Hospital
- Grocery
- Hotel
- Fast Casual
- Restaurant

Space Details

- + ± 5,000 SF raised floor - former data center with heavy electricity
- + Executive kitchen located off board room
- + Executive offices and executive boardroom seats up to 24
- + Modular wall systems throughout facility
- + Flexible conference facility that can seat up to 350 people - breaks down into increments of 25, 50 & 100

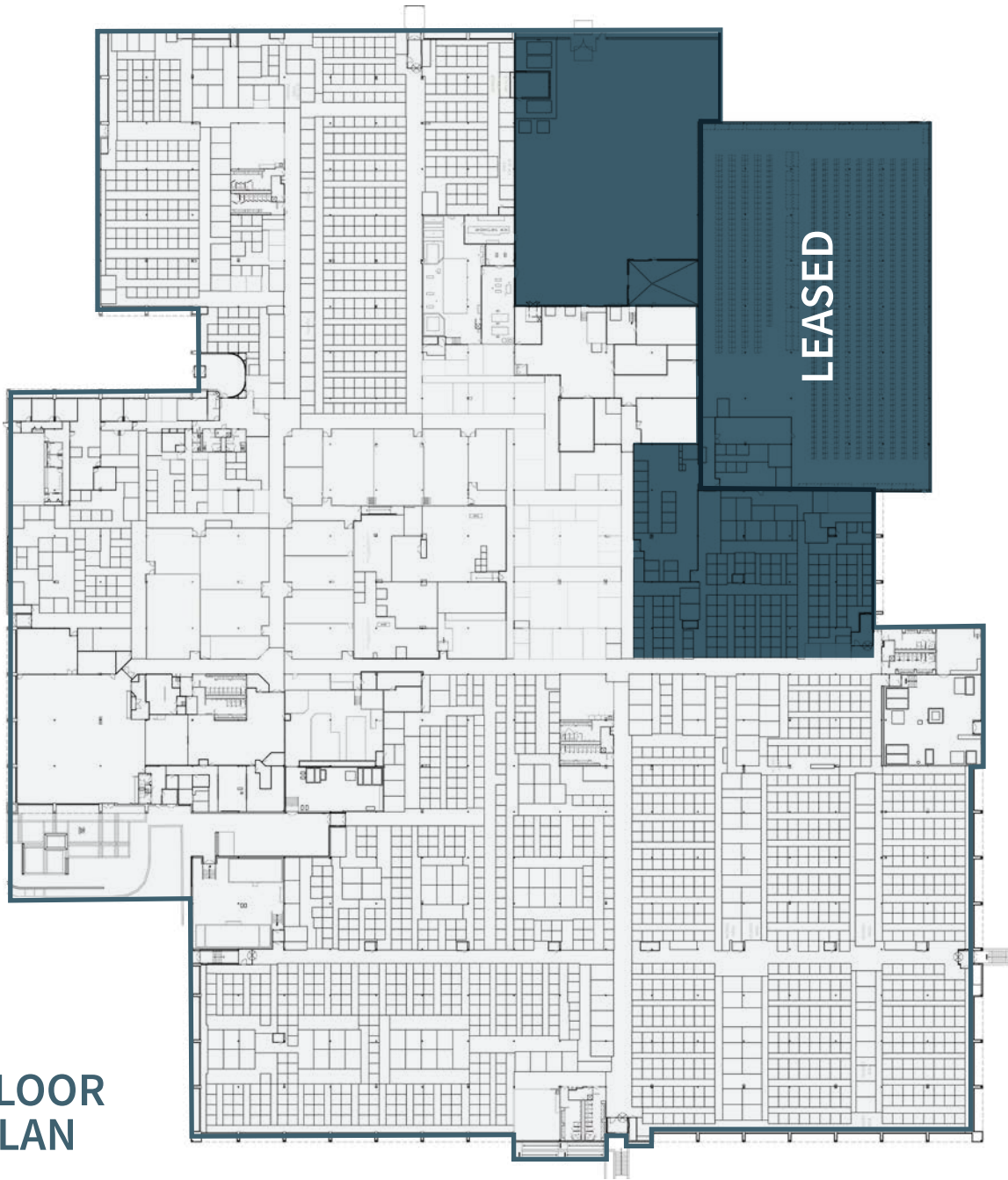


Tech Details

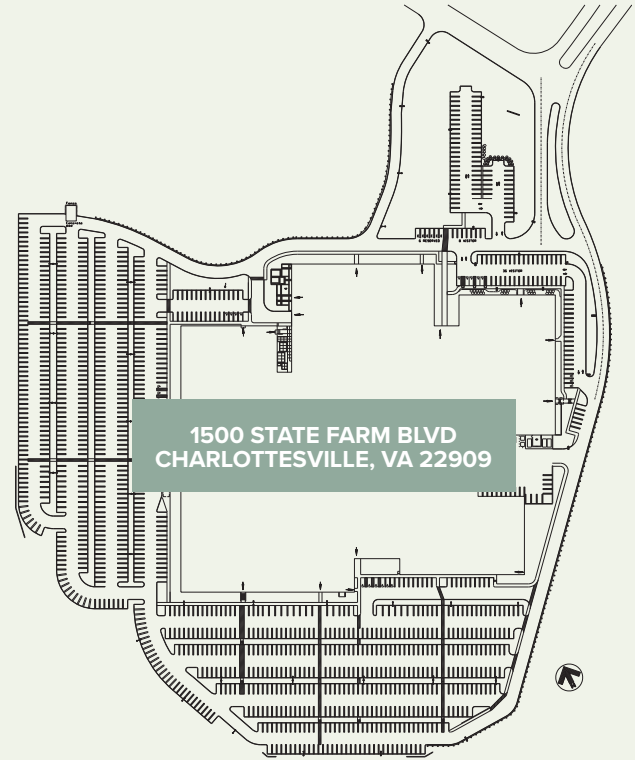
- + Wet Sprinkler System throughout
- + Building-wide PA system integrated into fire system
- + Scheduled lighting systems programmed by computer systems throughout the building
- + Two (2) generators: (1) generator for life safety/fire & security and (1) 500 KW generator for designated outlets
- + Dual Feed power
- + Broadband Fiber available. Redundant Telephone Network through Century Link and Verizon Fios
- + All data runs in the tracks under the floor - distributed to IT closets
- + Building is wired for 168 wireless access points, ready for installation







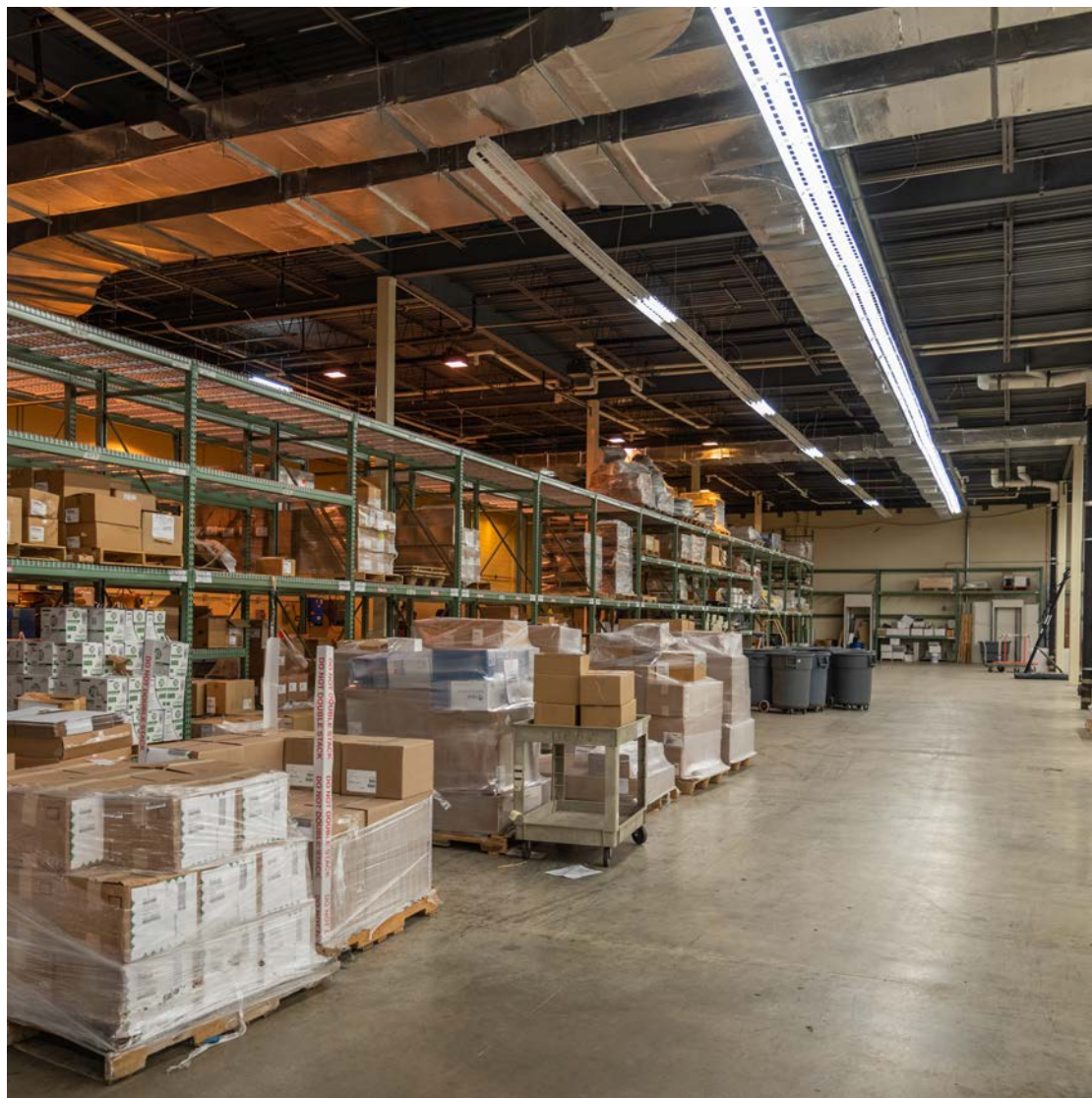
FLOOR
PLAN



SITE PLAN







1500

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CBRE



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