

Benefits of leasing office space in downtown Waynesboro

REDUCED OPERATING COSTS - Lower your monthly operating costs:

- Enterprise Zone tax credits – Real tax credits based on wages of new hire employees.
- Façade Grant – Cash grants based on façade improvements.
- Price competitive full gross leases for class A/B office space. Lease rates below market rates in surrounding markets (Charlottesville, Harrisonburg, and Crozet). Employees commuting from Waynesboro/Fishersville? Reduce your monthly operating cost while moving their place of work closer to your employee's home.
- Lower cost of doing business: utilities, business license, and business services below other market rates.

DOWNTOWN AMENITIES WITHIN 1 TO 2 BLOCK WALKING DISTANCE:

- Excellent restaurants.
- Legal, financial management and stock brokerage, banking and mortgage (bank branches and mortgage brokers), insurance and professional services (accounting, book keeping, computer and IT firms).
- Telecommunications presence – nTelos NOC located downtown.
- Other retail options: Major grocery chain, major clothing store chain, major crafts and home decor chain, florists, auto repair, vet, cleaners, specialty and boutique shops.
- Government offices: City Government offices, UP Post office, District Court.
- Churches: Methodist, Baptist, Presbyterian, Roman Catholic, Episcopalian, Lutheran, non denominational Christian.
- Arts, entertainment and fitness: SVAC, YMCA, River City Radio Hour, Waynesboro Heritage Museum, and South River trout fishery (popular with Fly Fishers).
- In the heart of downtown festivals: Virginia Fly Fishing Festival, Fall Foliage Festival, Main Street Muscle Car Show, Waynesboro Chili Brews and Blues Cook-Off, The River City Wine Festival, Waynesboro Christmas Parade, Christmas in the River City.
- Small town appeal, small town friendliness.

LABOR FORCE:

- Unemployment rate over 7%.
- Competitive wages.
- Employees can walk or bike to work.

MAIN STREET PROGRAM COMMITMENT:

- Dedicated public-private partnership heading into 10th year.
- Third Friday's partnership with Waynesboro Cultural Commission.
- Extensive (1,000 members plus) eblast mailing listing.

CENTRALIZED LOCATION – EASY ACCESS:

- Main arteries lead to downtown – three exits off I64, two state roads (VA 340 and VA 250) pass through downtown.
- Ample free parking within walking distance.
- Within walking distance to four established residential and historic neighborhoods and the Appalachian Trail.
- Hundreds of people work downtown, tens of thousands visit downtown weekly.
- Blue Ridge Parkway, Post Office, YMCA, Kroger, Fishburne Military School, Waynesboro High School.
- Beautiful views of Blue Ridge Mountains and Shenandoah National Park.



Desired Potential Employers

Call centers:

Hotel reservation
Medical billing and collections
IT support
Government services
University and college admissions

Research and development:

Start up companies
Organizations fulfilling grants –
UVA, JMU, MBC
Incubator activity

Government agencies:

State government agencies
Federal agencies relocating out of
the blast zone
Other state agencies:
Medicaid
Social services