
VACANT UNIT 13

Suite 301

Address: 967 Second Street, S.E., Charlottesville, Virginia, 22902

Square Footage: 2,728 +/-

Ceiling Height: 12'6" +/-

Rent: \$3,637 per month, \$43,648 per year. As is.

Utilities: Gas and electric individually metered. Water and sewer billed on a prorata basis.

Operating Exp.: Triple Net

DESCRIPTION

Two Entrances

Main entry is double-door; second entry is in conference room. Both on Second St., S.E.

Small Lobby Area

Good natural light with glass double-door entry.

Four Offices

Three with natural light. Two offices large enough to share or subdivide.

Conference Room

With separate glass door entrance and window frontage.

Two Storage Rooms

One long and narrow with a single wall of built-in shelving, one with 3 walls of metal shelving.

Climate Controlled Data Closet

Galley Kitchen

Cabinets, sink and full-size refrigerator

Bathroom

Large unisex ADA bathroom with lockers and shower

Miscellaneous

Open warehouse ceiling

Carpet and tile floors

Drinking water fountain