

---

**VACANT UNIT 3**

**Suite 404**

---

**Address:** 947 Second Street, S.E., Charlottesville, Virginia, 22902

**Square Footage:** 10,388 +/-

**Ceiling Height:** 12'6" +/-

**Rent:** Contingent on cost of custom build-out

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

**Operating Exp.:** Triple Net

---

**DESCRIPTION**

Open warehouse ceiling  
Concrete floor  
Interior space with 10' tall windows on concourse  
Contains one large courtyard  
Shares one small courtyard

Can be subdivided.