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**VACANT UNIT 3a**

**Suite 404**

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**Address:** 959 Second Street, S.E., Charlottesville, Virginia, 22902

**Square Footage:** 2,763 +/-

**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

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**DESCRIPTION**

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