



Colliers

Enterprise Center

Carolyn Shears, CCIM

Senior Vice President
+1 434 284 4011
carolyn.shears@colliers.com

Cass Kawecki

Vice President
+1 434 284 4018
cass.kawecki@colliers.com

Colliers
701 E. Water Street, Suite 301
Charlottesville, VA 22902
P: +1 434 974 7377
colliers.com/charlottesville



401 East Market Street,
Charlottesville, VA

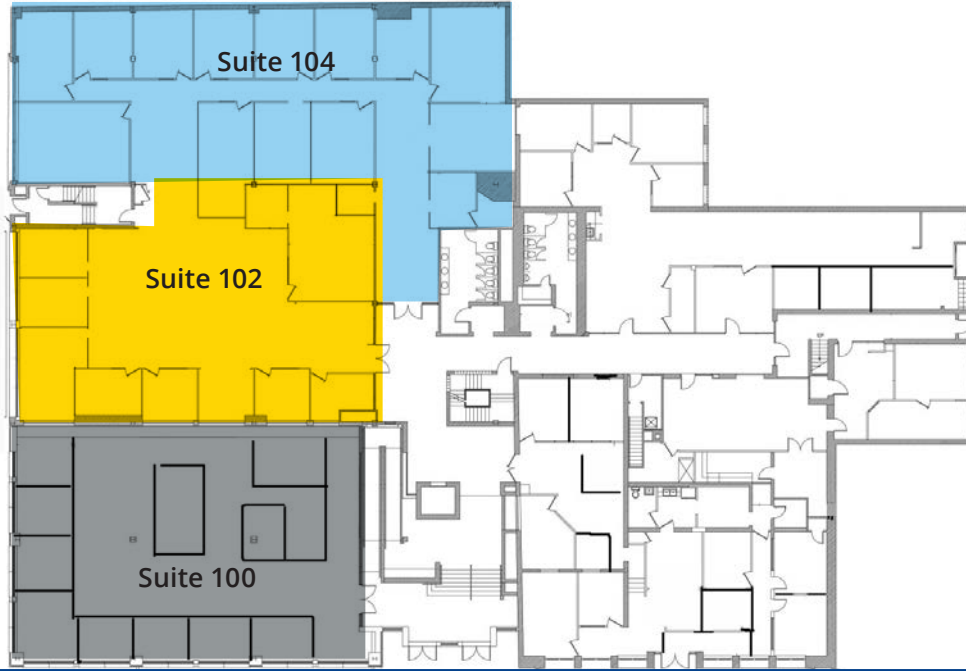
2-story office building steps from the Downtown Mall

- Prominently located in the Central Business District at corner of East Market Street and 4th Street
- Building offers desirable downtown location: One block from the courthouses, one block from the historic downtown pedestrian mall, and across the street from the Market Street parking garage
- Well-appointed lobby with light-filled two story atrium
- Vacant spaces offer abundant natural light, attractive finishes and desirable mix of private offices and open floor plan
- Well maintained building with responsive on-site property management
- Multiple suites available which can be combined or subdivided to meet tenant size requirements

Accelerating success.

1st Floor - Suite 104* | 5,604 RSF
 - Suite 102* | 4,720 RSF
 - Suite 100 | 4,706 RSF

*Suite 102 and Suite 104 can be combined for a total 10,324 RSF



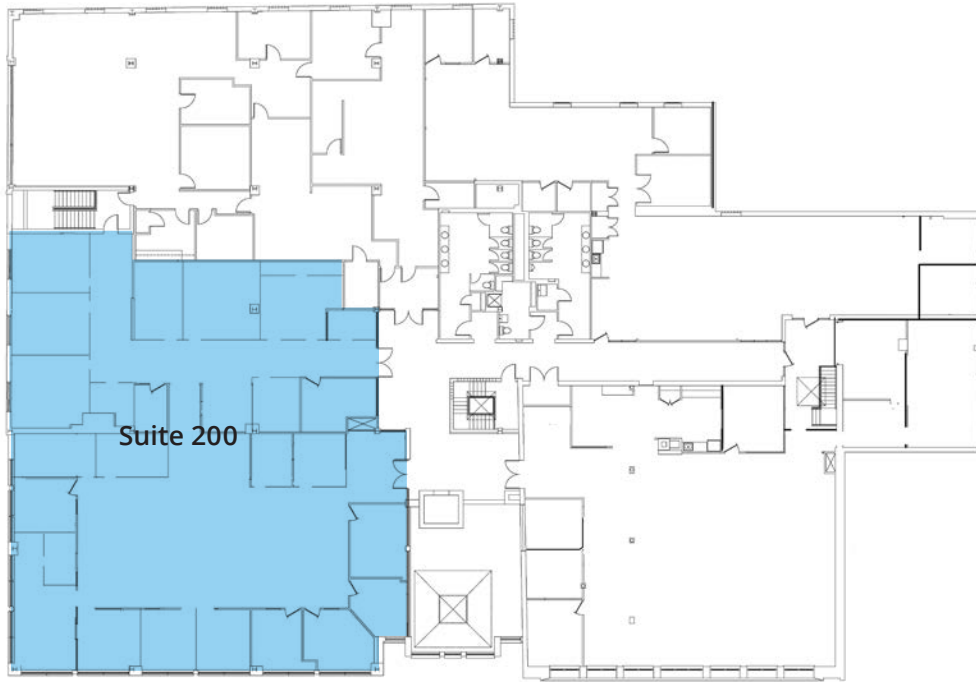
Floor/Location	Size	Rental Rate	TI	Rent Abatement
1st Floor Suite 104	5,604 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
1st Floor Suite 102	4,720 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
1st Floor Suite 100	4,706 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



Carolyn Shears, CCIM
 Senior Vice President
 +1 434 284 4011
 carolyn.shears@colliers.com

Cass Kawecki
 Vice President
 +1 434 284 4018
 cass.kawecki@colliers.com

2nd Floor - Suite 200 | 9,588 RSF



Floor/Location	Size	Rental Rate	TI	Rent Abatement
2nd floor Suite 200	9,588 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



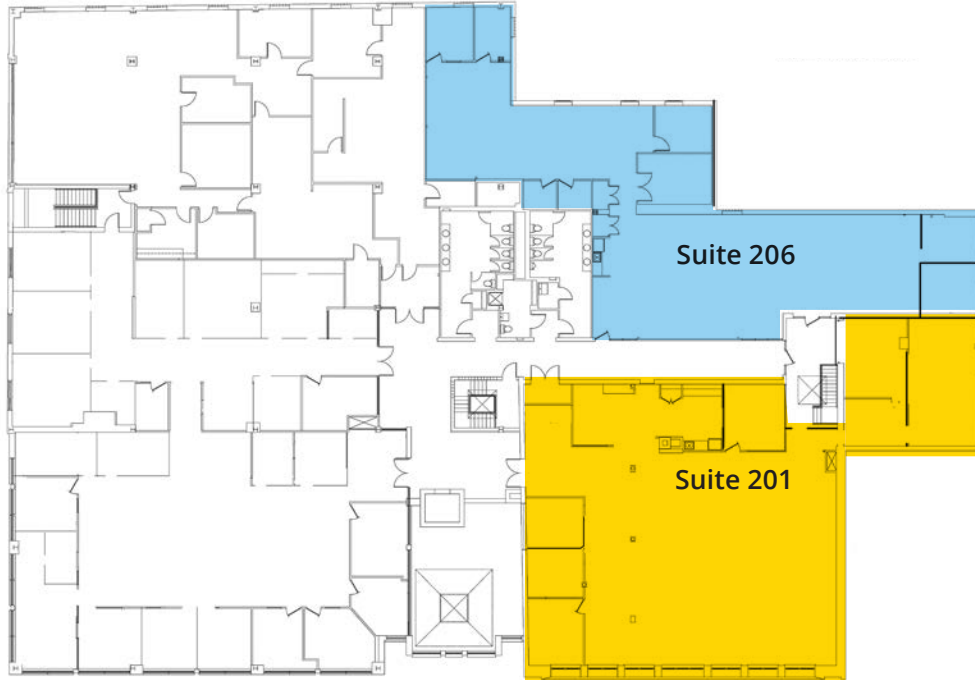
Carolyn Shears, CCIM
Senior Vice President
+1 434 284 4011
carolyn.shears@colliers.com

Cass Kawecki
Vice President
+1 434 284 4018
cass.kawecki@colliers.com



2nd Floor - Suite 206 | 5,553 RSF
 - Suite 201 | 6,768 RSF

*Suite 206 and Suite 201 can be combined for a total 12,321 RSF



Floor/Location	Size	Rental Rate	TI	Rent Abatement
2nd floor Suite 206	5,553 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term
2nd floor Suite 201	6,768 RSF	\$28.50 PSF Full Service, Excludes Janitorial	Negotiable	2 month rent abatement for a 5-year term



Carolyn Shears, CCIM
 Senior Vice President
 +1 434 284 4011
 carolyn.shears@colliers.com

Cass Kawecki
 Vice President
 +1 434 284 4018
 cass.kawecki@colliers.com

